



OFFICE / RETAIL

FOR LEASE

352 - 16,292 SF



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DAPPER
COMPANIES



PROPERTY DESCRIPTION

We are in the midst of an amazing \$1 million renovation on this property located just north of Harry Reid International Airport serving residents of Las Vegas and more than 50 million visitors who fly here from all over the world. The building is minutes away from the Las Vegas Strip, Las Vegas Convention Center and University of Nevada Las Vegas, with easy access to all major area highways, including the I-15, I-215 and I-515 making it a great site for commuters from all areas of the Valley, in addition to out-of-town guests. In addition, Paradise Road is heavily traveled with traffic counts numbering 75,000 cars per day.

All suites and common areas have been recently or are in the midst of being refurbished and one of the buildings has a beautiful courtyard with tables and a seating area. The property has onsite patrol and janitorial services for the common areas and a new reader board has been erected on the property offering tenants highly visible advertising opportunities.

HIGHLIGHTS

- Small office and retail spaces starting at \$1,100 per month
- Free rent and free wifi
- Space available from 352 - 16,292 SF
- Rent includes patrol and maintenance for the common areas, in addition to power, water and gas
- New, large reader board sign to offer highly visible advertising opportunities

AVAILABLE SPACE

BUILDING A

BUILDING TOTAL SF: 6,770 SF

1ST FLOOR TOTAL SF: 663 SF

2ND FLOOR TOTAL SF: 6,107 SF

MIN - MAX CONTIGUOUS SF: 663 SF - 4,460 SF

BUILDING B

BUILDING TOTAL SF: 6,681 SF

1ST FLOOR TOTAL SF: 3,053 SF

2ND FLOOR TOTAL SF: 3,628 SF

MIN - MAX CONTIGUOUS SF: 352 SF - 1,803 SF

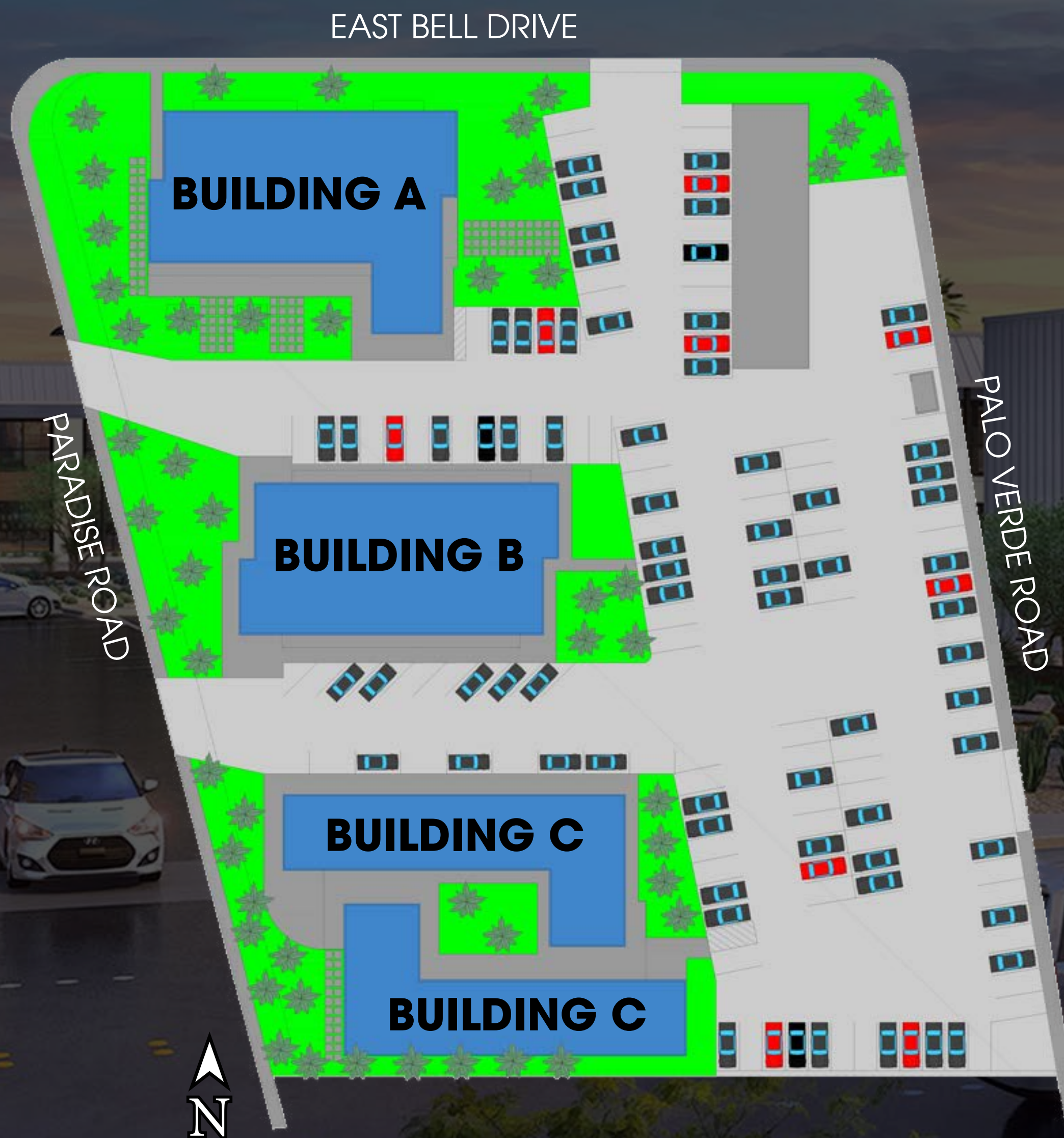
BUILDING C

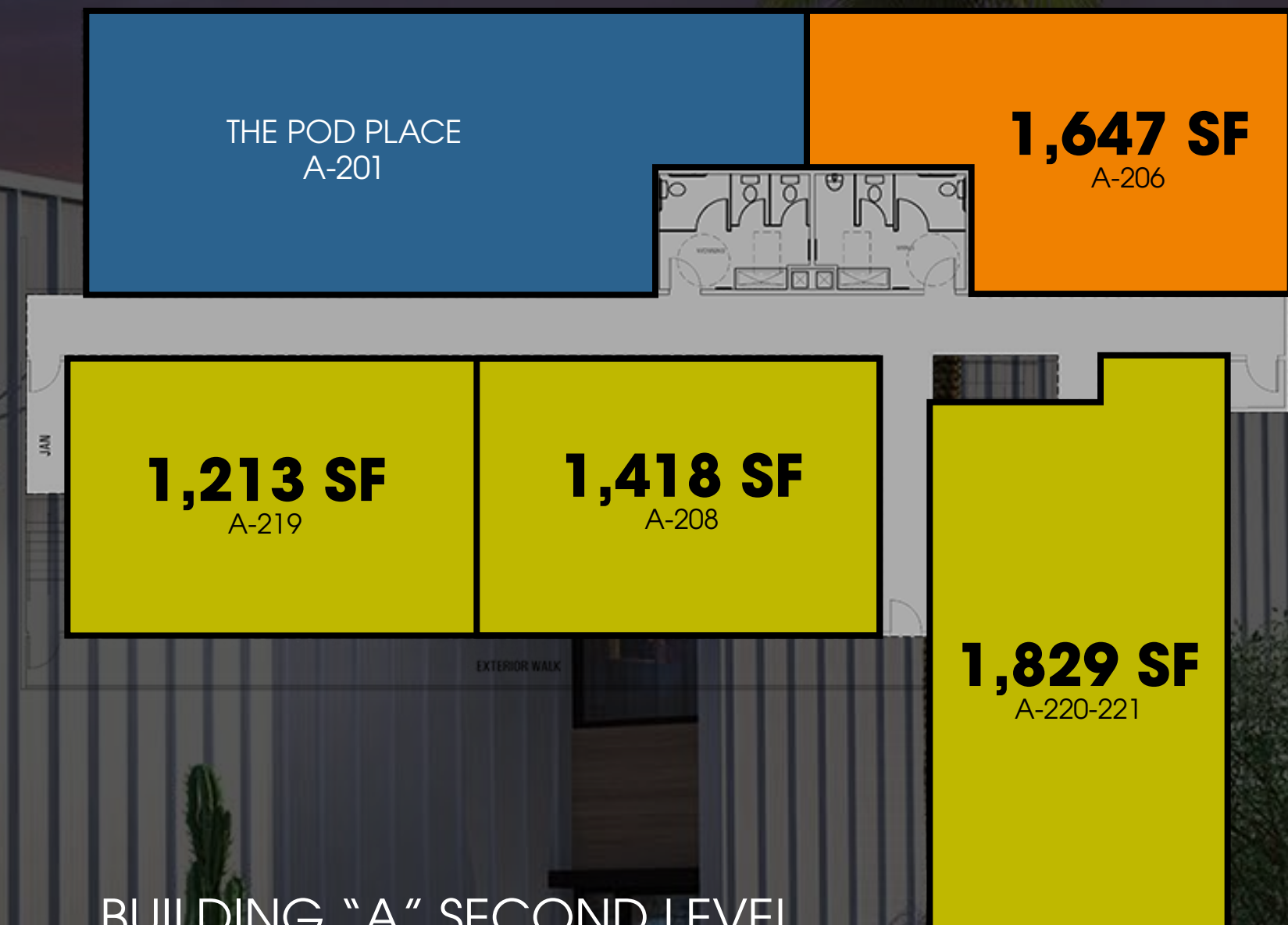
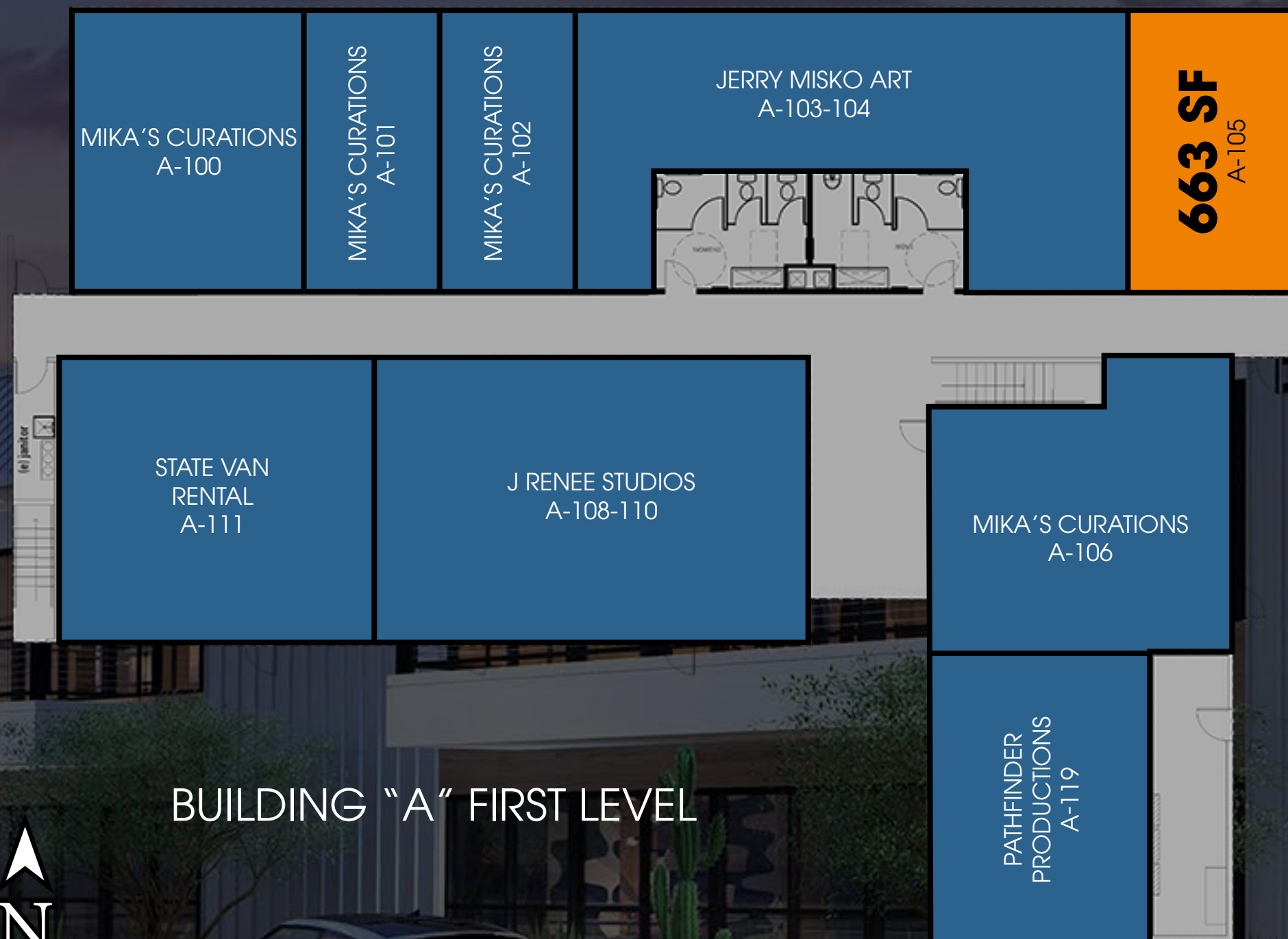
BUILDING TOTAL SF: 2,841 SF

1ST FLOOR TOTAL SF: 1,181 SF

2ND FLOOR TOTAL SF: 1,660 SF

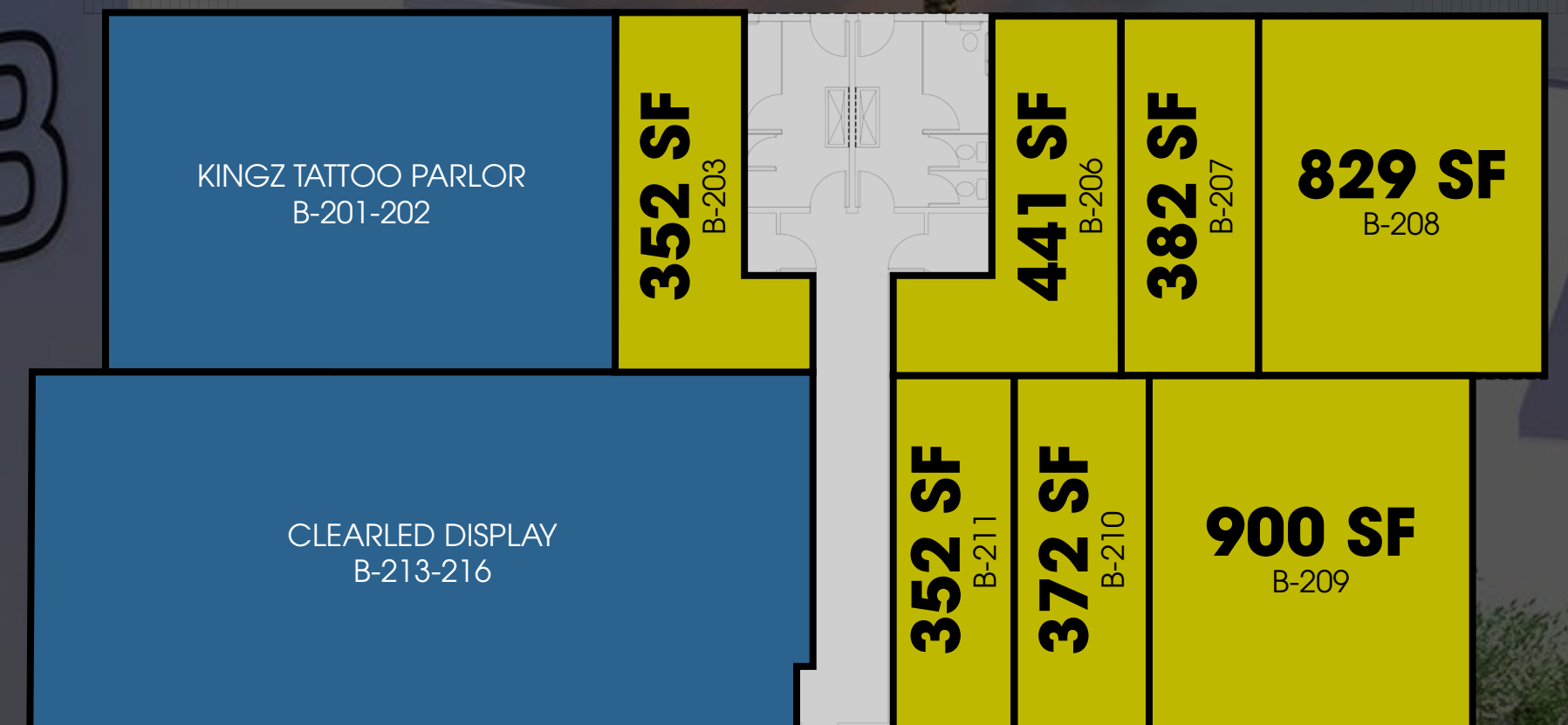
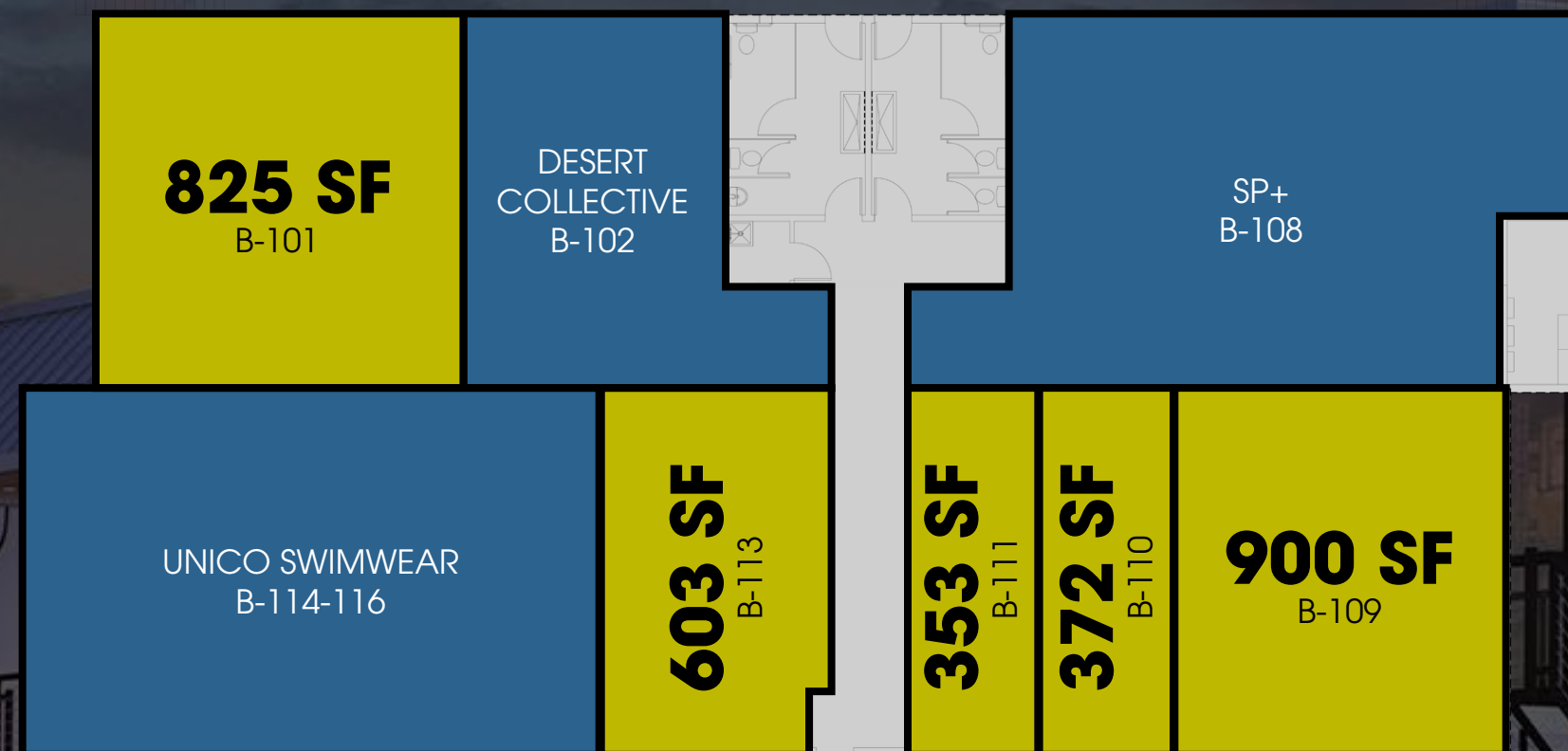
MIN - MAX CONTIGUOUS SF: 406 SF - 1,181 SF





■ LEASED
 ■ PENDING
 ■ AVAILABLE
 ■ MOVE-IN READY

LEASED		PENDING	AVAILABLE	MOVE-IN READY
JERRY Misko ART	MIKA'S CURATIONS		A-208 1,418 SF	A-206 1,647 SF
STATE VAN RENTAL	THE POD PLACE		A-219 1,213 SF	A-106 663 SF
NRG XPRTS NV			A-220-221 1,829 SF	
PATHFINDER PRODUCTIONS				



LEASED	PENDING	AVAILABLE		
KINGZ TATTOO PARLOR		B-101 825 SF	B-203 352 SF	B-210 372 SF
CLEARLED DISPLAY		B-113 603 SF	B-206 441 SF	B-211 352 SF
UNICO SWIMWEAR		B-109 900 SF	B-207 382 SF	
SP+		B-110 372 SF	B-208 829 SF	
DESSERT COLLECTIVE		B-111 353 SF	B-209 900 SF	



LEASED			PENDING	AVAILABLE	MOVE-IN READY
AUTOVERSE	DAPPER BUILDING COMPANY	STRANGE MAGIC		C-120 1,181 SF	C-206 406 SF
BARTOLINI BRIDAL	MAKE-UP BY ANGELA	BALLOON BESTIE		C-201 829 SF	C-219 425 SF
ERIN MARIE PHOTOS	THE WATER BOTTLE	BOND AND STACK			
OFFROAD ADVENTURES	PLOT PROPERTY GROUP	FLEET SALES & LEASING			
THE BABE CAVE	MEDIAGRAPHER STUDIOS	THE RELUXED COLLECTION			
UR BEAUTY SPA	ULTIMUN AUTO SALES	NEWMAN'S GROOMING			
BEAUTY INK	AVERY SPOT ADVERTISING	LOUNGE			
STAX COMPANY	DAPPER COMPANIES	CARBUY			











