

OFFICE FOR LEASE

# 4245

## S. GRAND CANYON

LAS VEGAS, NV 89147



CREATIVE  
OFFICE

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**CBRE**

# PROPERTY OVERVIEW

## Available Space:

SUITE 202:	± 2,418 RSF	<b>IN LEASES</b>
SUITE 204:	± 2,328 RSF	<b>AVAILABLE MAY 1, 2026</b>
SUITE 206:	± 3,365 RSF	<b>SPEC SUITE</b>
SUITE 226	± 2,731 RSF	

Lease Rate: \$1.95/RSF NNN

## On Site Tenants Include:

**103°**  
HOT PILATES & YOGA

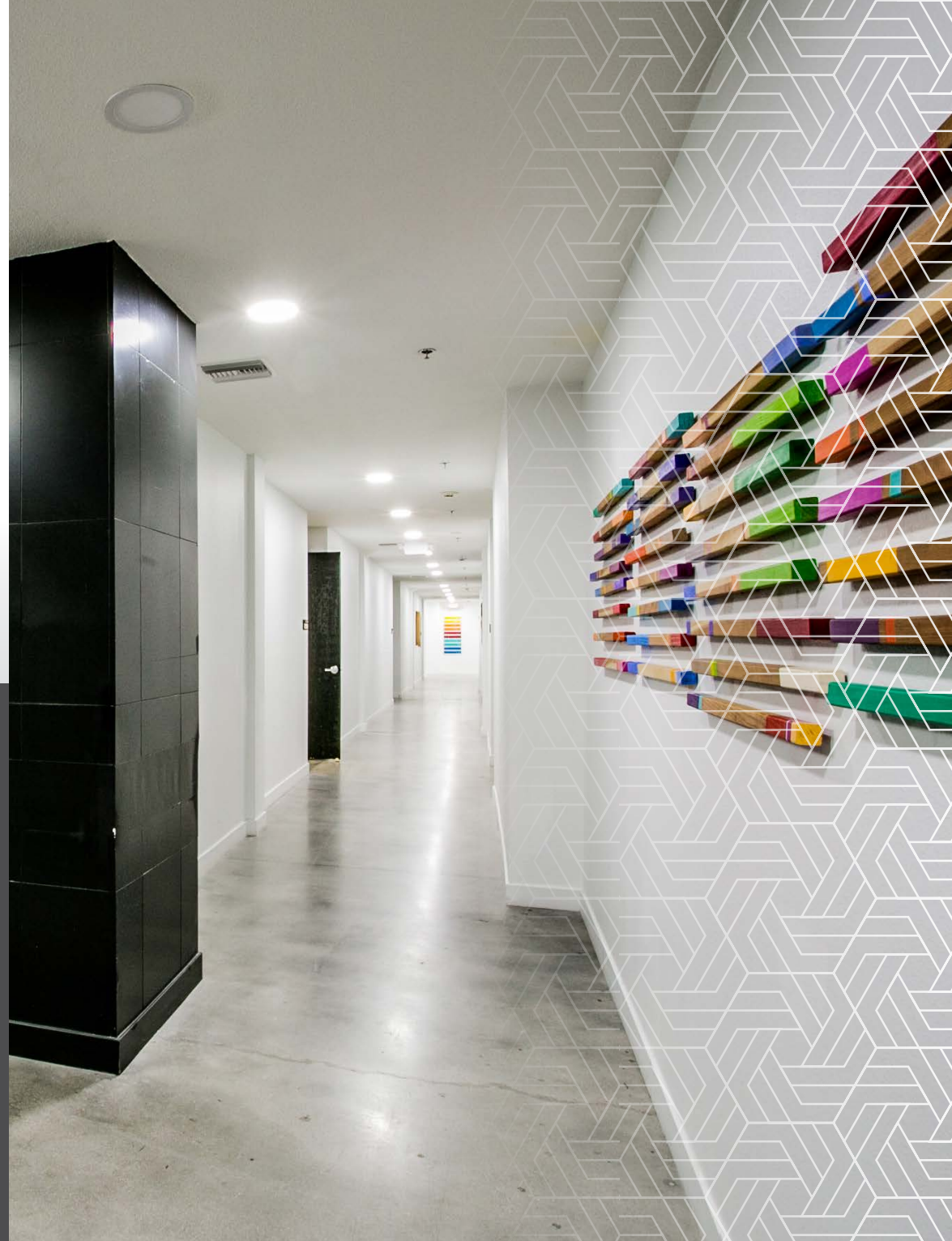
 **THE RIDE**  
PREMIUM INDOOR CYCLING

**HŪE**

 **Orangetheory®**

 **PROJECT FUNCTION**

 **CL9UD**  
FOOT SPA



# PROPERTY HIGHLIGHTS



**FINAL SPEC SUITE REMAINING!**



**MONUMENT SIGNAGE AVAILABLE**



**COVERED PARKING AVAILABLE**



**MODERN FINISHES WITH GRAY FLOORING, OPEN CEILING, AND GLASS OFFICES**



**GORGEOUS CITY AND MOUNTAIN VIEWS**



**AMPLE PARKING FOR OFFICE AND RETAIL USERS**



**RECENTLY REMODELED COMMON AREAS**



**2ND FLOOR OFFICE OVER RETAIL AVAILABLE FOR LEASE**



**IMMEDIATE ACCESS TO THE CC 215 AT W FLAMINGO INTERCHANGE**



**IMMEDIATE ACCESS TO AN ABUNDANCE OF RETAIL, RESTAURANT, AND OTHER AMENITIES**



**NEARBY BUS STOP ACCESS**



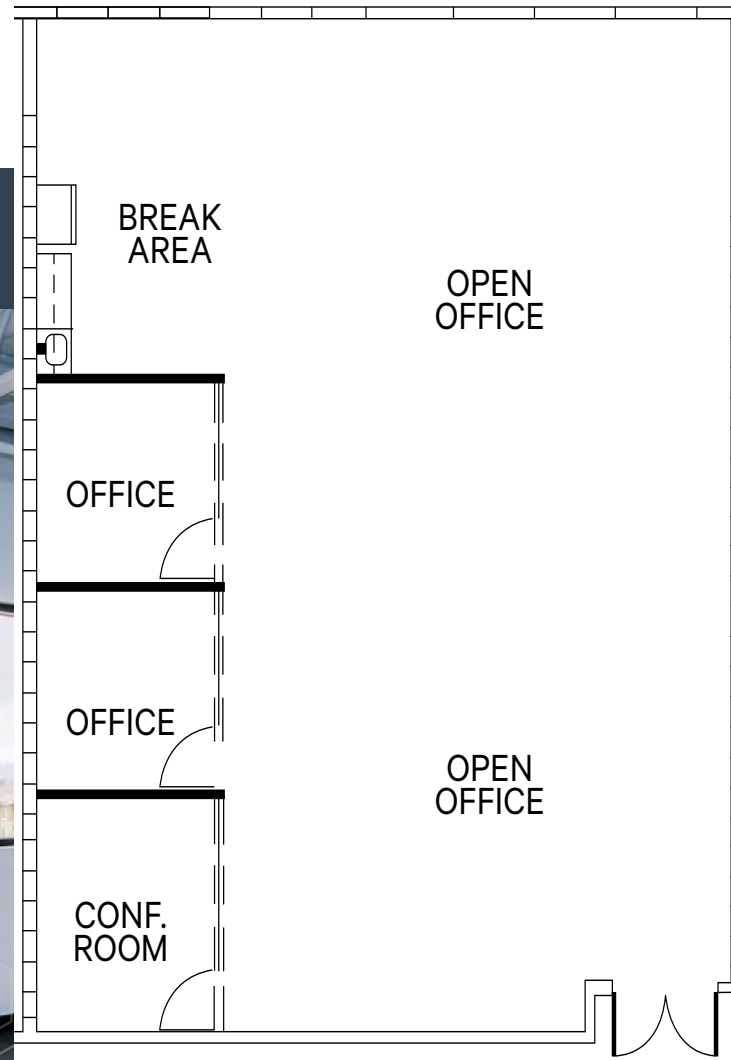
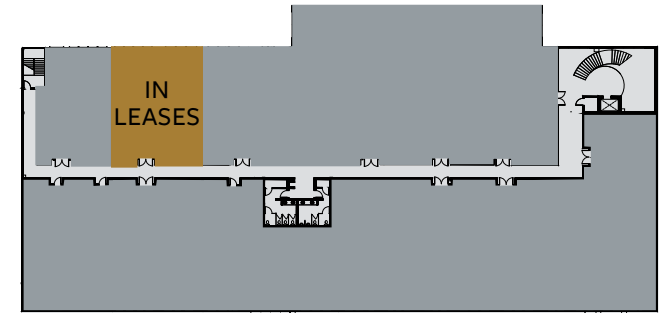
**SITUATED JUST STEPS FROM LAS VEGAS' I-215 BELTWAY TRAIL, PERFECT FOR WALKING AND BIKING**

# SUITE 202

± 2,418 RSF

**IN LEASES**

- 2 Offices
- 1 Conference Room
- Kitchenette
- Open Office Area

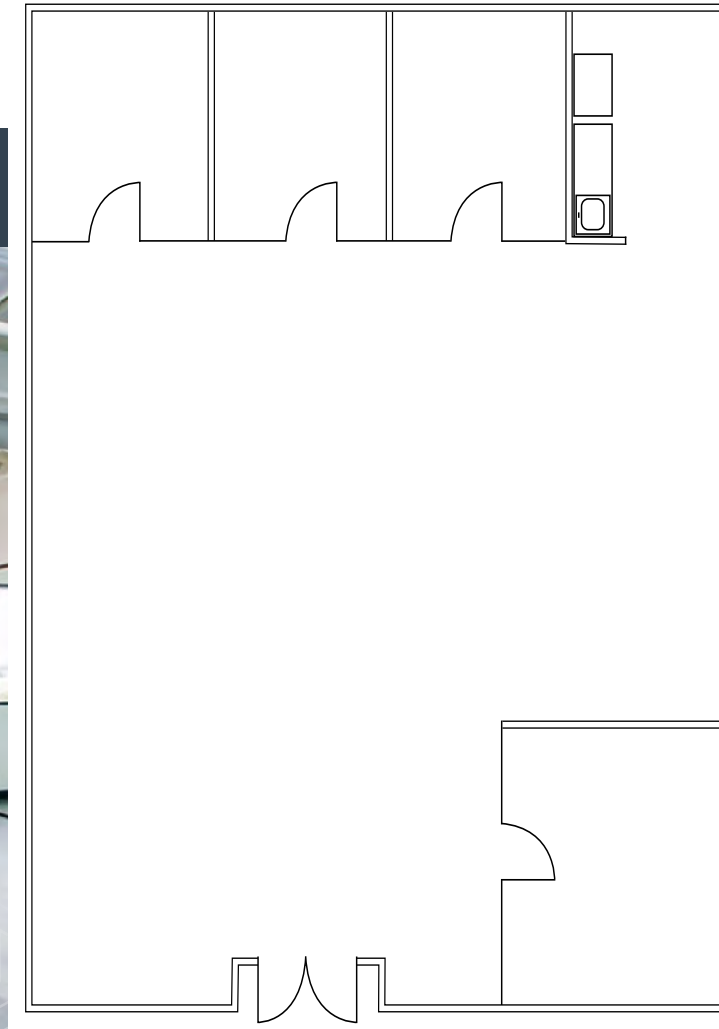
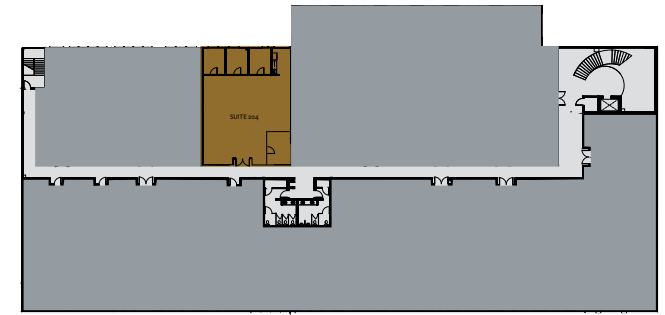


# SUITE 204

± 2,328 RSF

AVAILABLE MAY 1, 2026

- 3 Offices
- 1 Conference Room
- Kitchenette
- Open Office Area



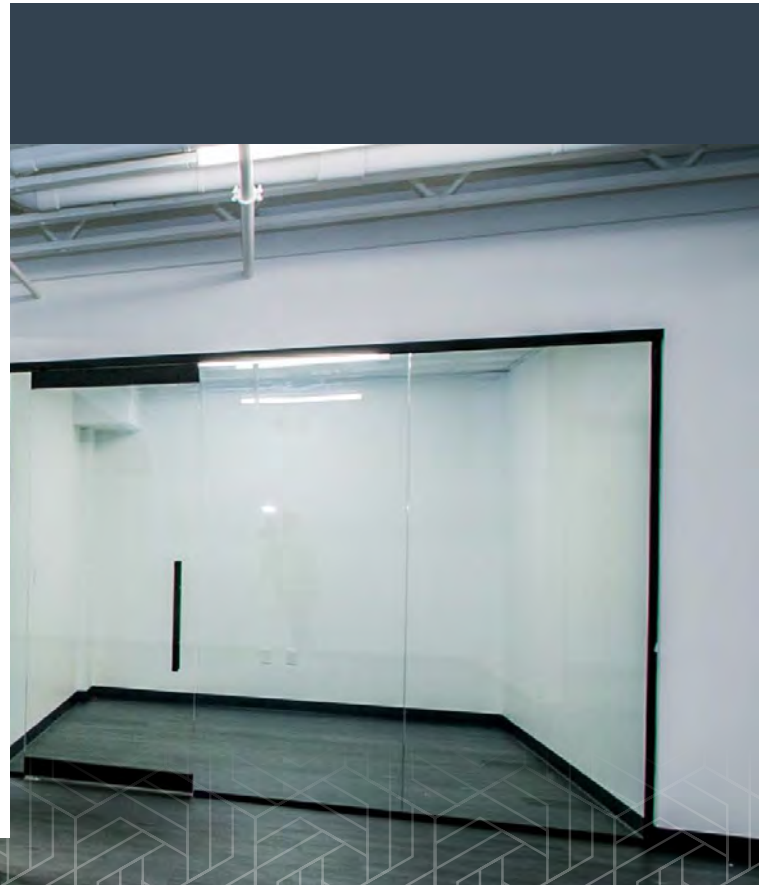
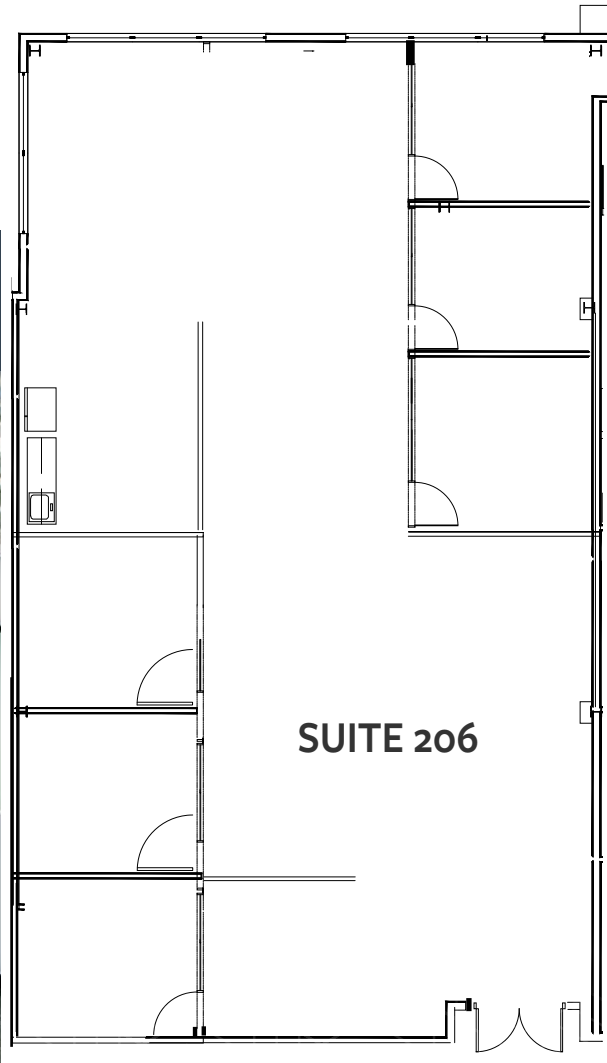
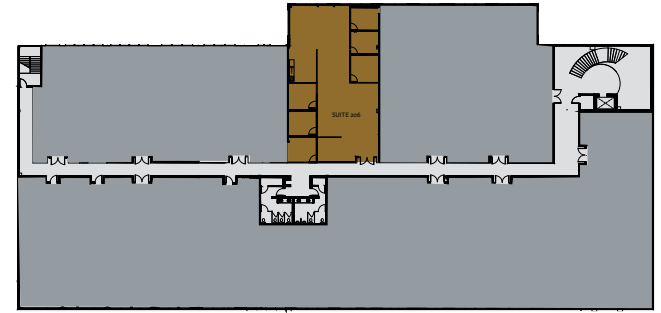
# SUITE 206

± 3,365 RSF

FINAL SPEC SUITE REMAINING!



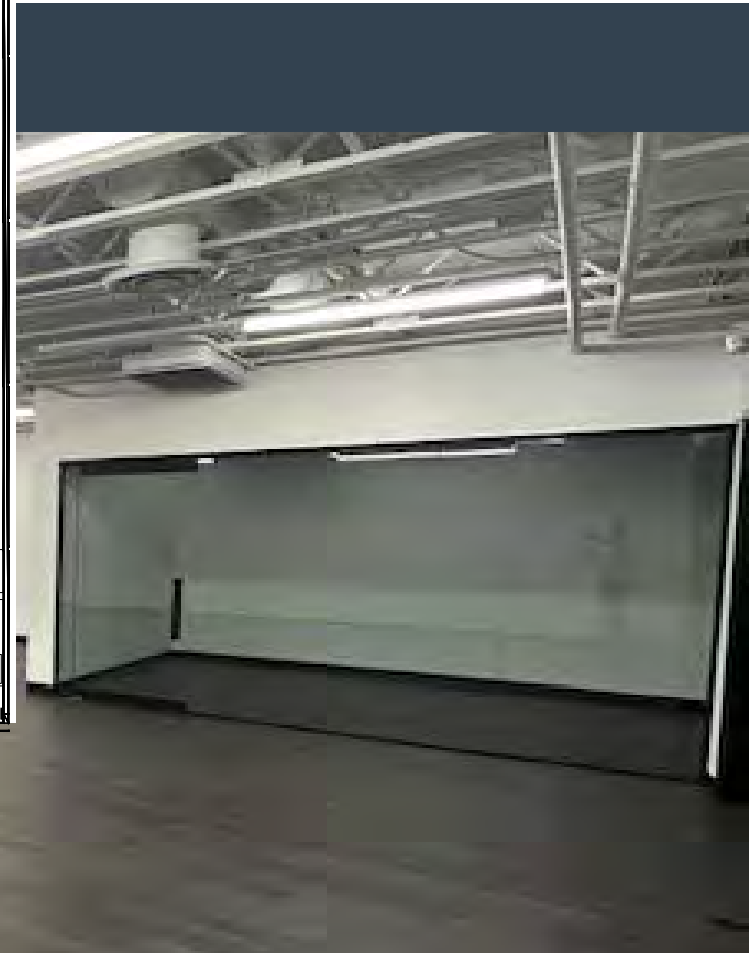
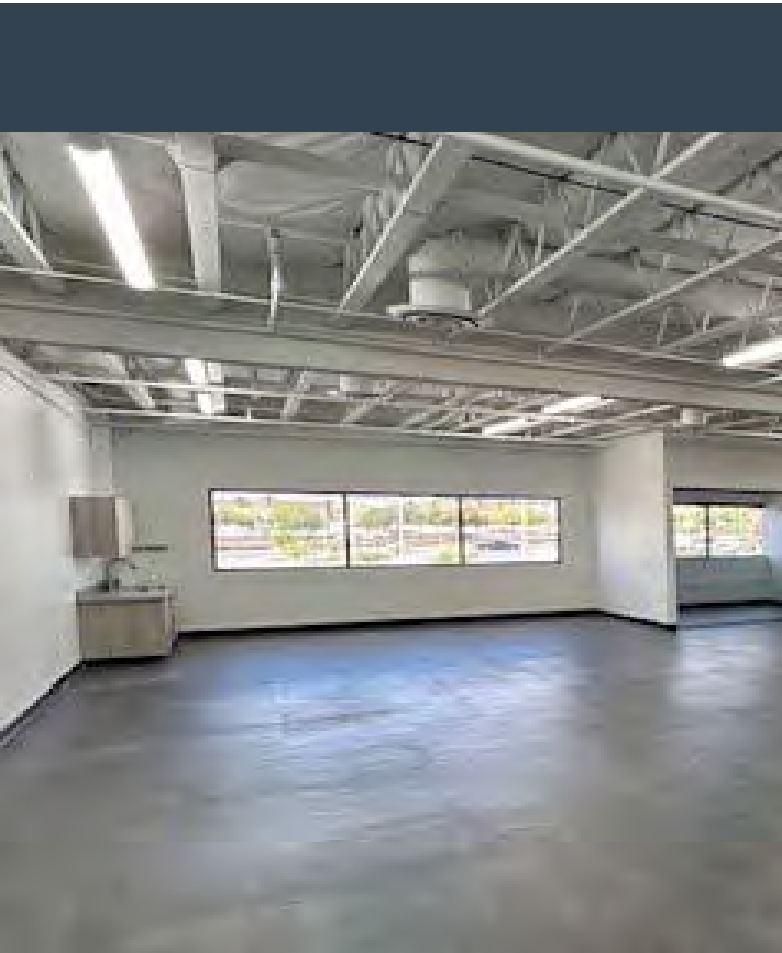
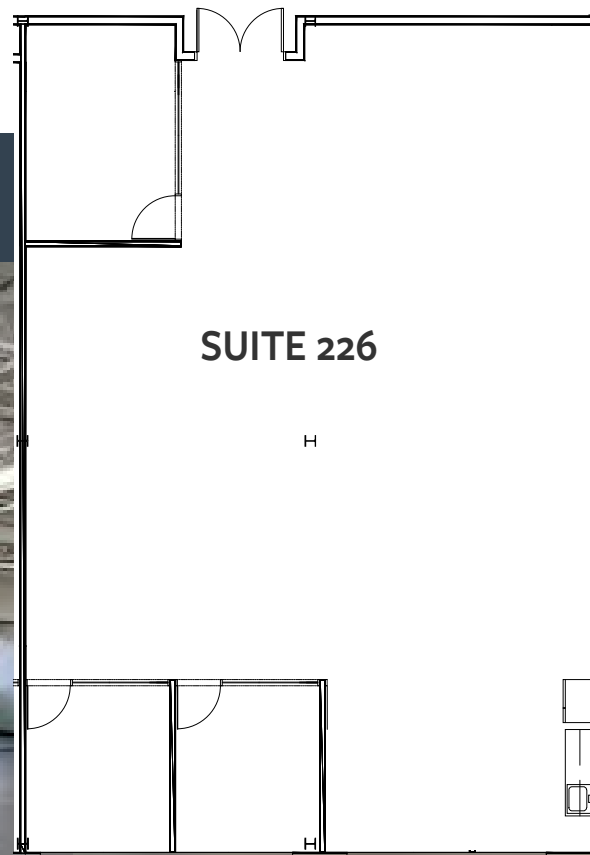
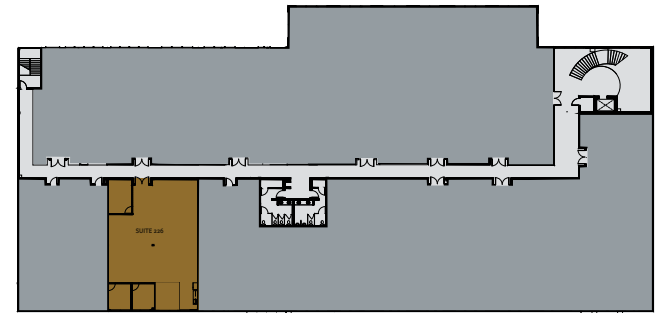
- 6 Offices
- Kitchenette
- Open Office Area



# SUITE 226

± 2,731 RSF

- 2 Offices
- Conference Room
- Kitchenette
- Open Office Area



# SURROUNDING AMENITIES

- COFFEE/TEA**
  - Dutch Bros Coffee
  - Starbucks US
  - The Coffee Bean & Tea Leaf
  - Einstein Brothers

- GYM & FITNESS**
  - BODY2o
  - CrossFit
  - Burn Boot Camp
  - F45 Training
  - HOTWORX
  - Orangetheory Fitness

- BANKS & FINANCIAL SERVICES**
  - Western Union
  - Bank of America
  - Koalafi
  - Ria Money Transfer
  - Wells Fargo
  - U.S. Bank
  - VyStar Credit Union
  - Chase

- SHIPPING**
  - United States Postal Service (USPS)
  - DHL
  - PostNet
  - FedEx
  - The UPS Store

- RESTAURANT- FAST FOOD/FAST CASUAL**
  - Wingstop
  - Arby's
  - Popeyes Louisiana Kitchen
  - Port of Subs
  - Subway

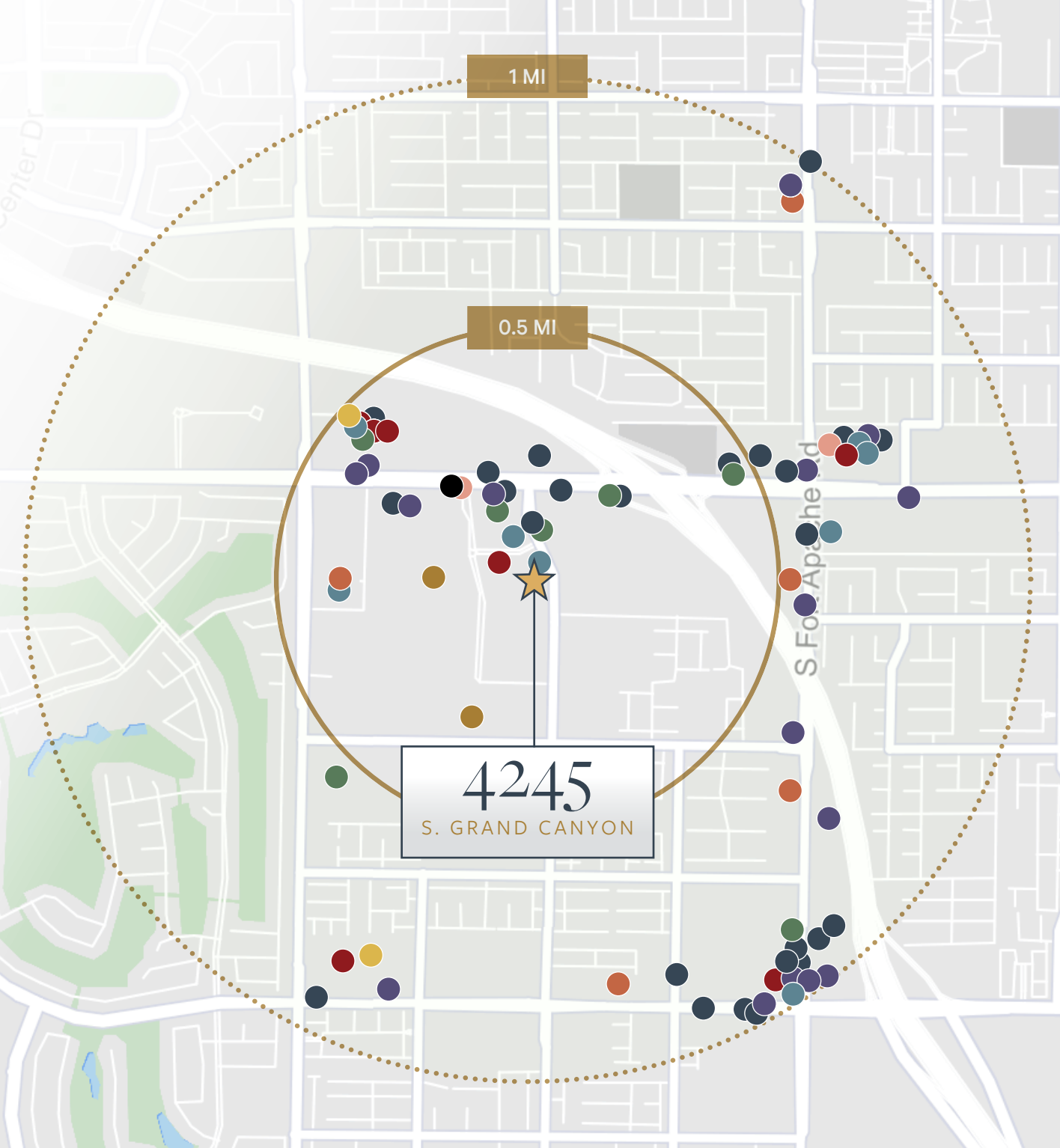
- John Smith Subs
- In-N-Out Burger
- Long John Silver's
- McDonald's US
- Chick-fil-A
- Zaba's Mexican Grill
- Domino's Pizza
- Five Guys
- Fatburger
- Jimmy John's
- KFC US
- Pizza Hut
- Papa John's
- Papa Murphy's
- Jersey Mike's
- Burgerim
- Taco Bell
- Samurai Sam's Teriyaki Grill
- Roll Em Up
- Capriotti's Sandwich Shop
- Big Chicken
- Dickey's Barbecue Pit

- RESTAURANT - SIT DOWN**
  - Lindo Michocan

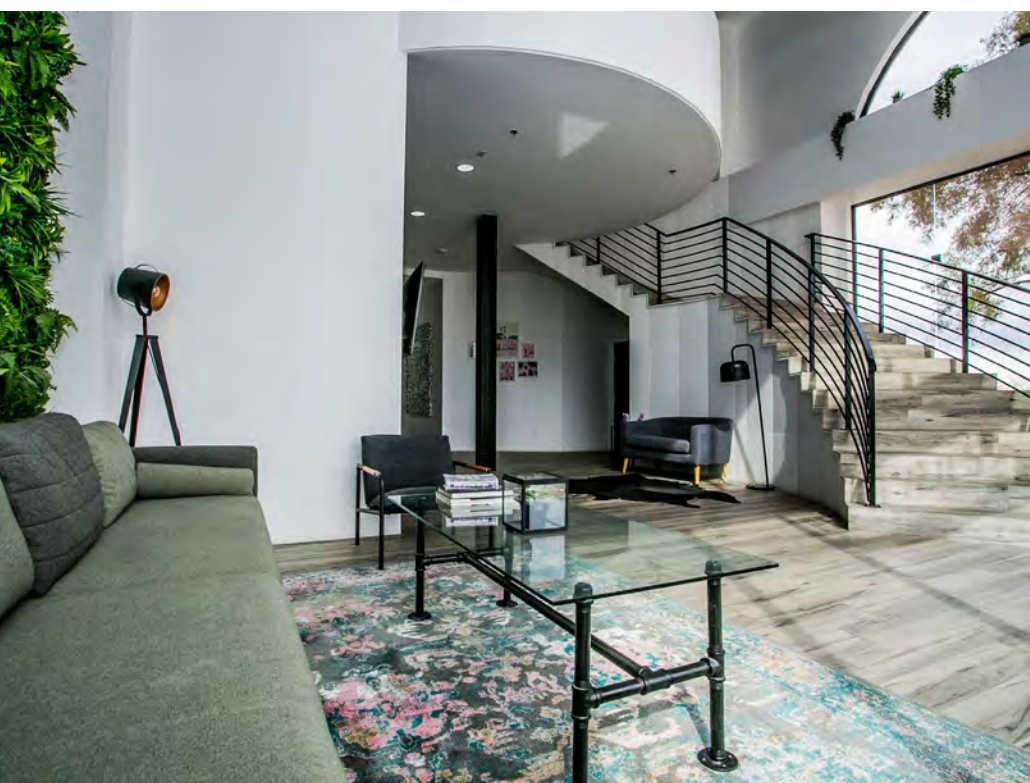
- GROCERY**
  - Albertsons
  - Smith's Food & Drug Stores

- DEPARTMENT STORE**
  - JCPenney
  - Kohl's

- DRUG STORES & PHARMACIES**
  - Walgreens
  - GNC (General Nutrition Centers)
  - The Vitamin Shoppe



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