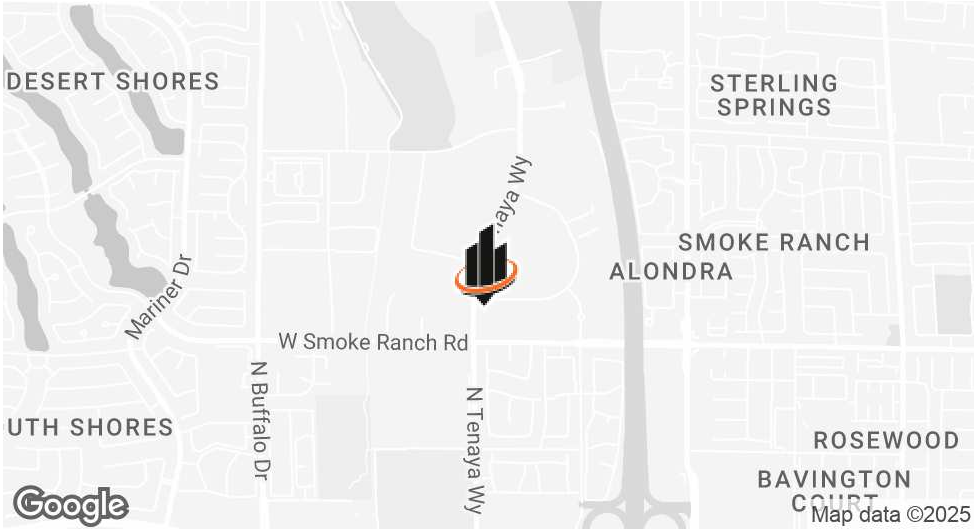


FOR LEASE

2400-2402 N Tenaya Way, Las Vegas, NV 89128



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$500.00 - 3,500.00 per month (Full Service)
BUILDING SIZE:	29,612 SF
AVAILABLE SF:	104 - 1,300 SF
LOT SIZE:	4.08 Acres
ZONING:	C-PB

PROPERTY OVERVIEW

Experience the epitome of modern office space at 2400-2402 N Tenaya Way. This prime property offers an unparalleled leasing opportunity in the heart of Las Vegas. Boasting sleek, contemporary design and state-of-the-art amenities, this space is designed to elevate your business. The expansive layout provides versatile options for customization, with abundant natural light that invigorates the workspace. Enjoy the convenience of ample parking and easy access to major transportation routes. Join a dynamic community of businesses in this sought-after location. Elevate your brand and optimize productivity in this premier commercial space.

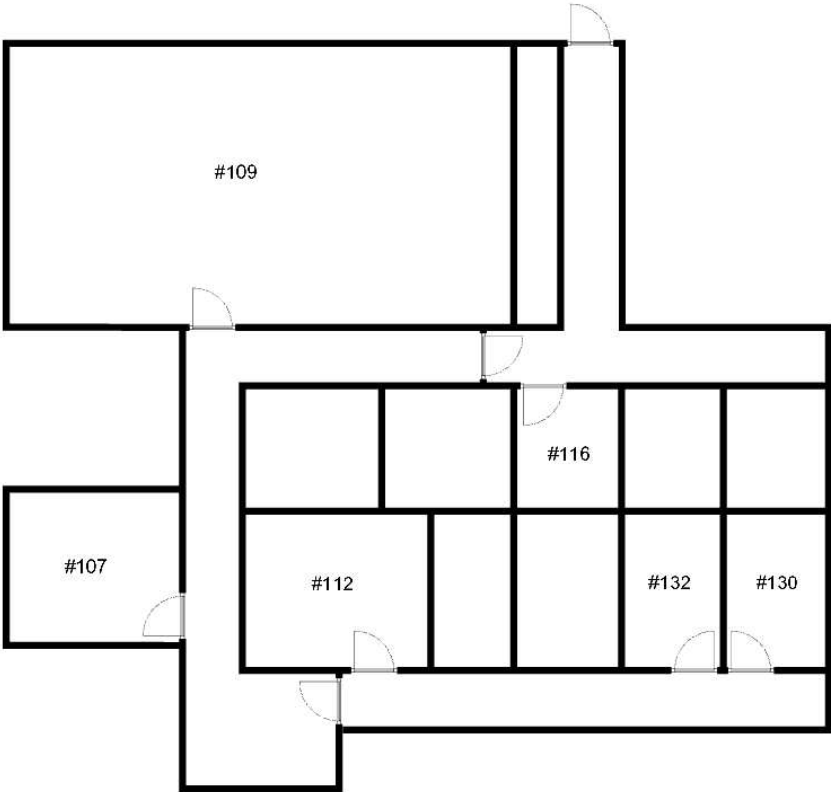
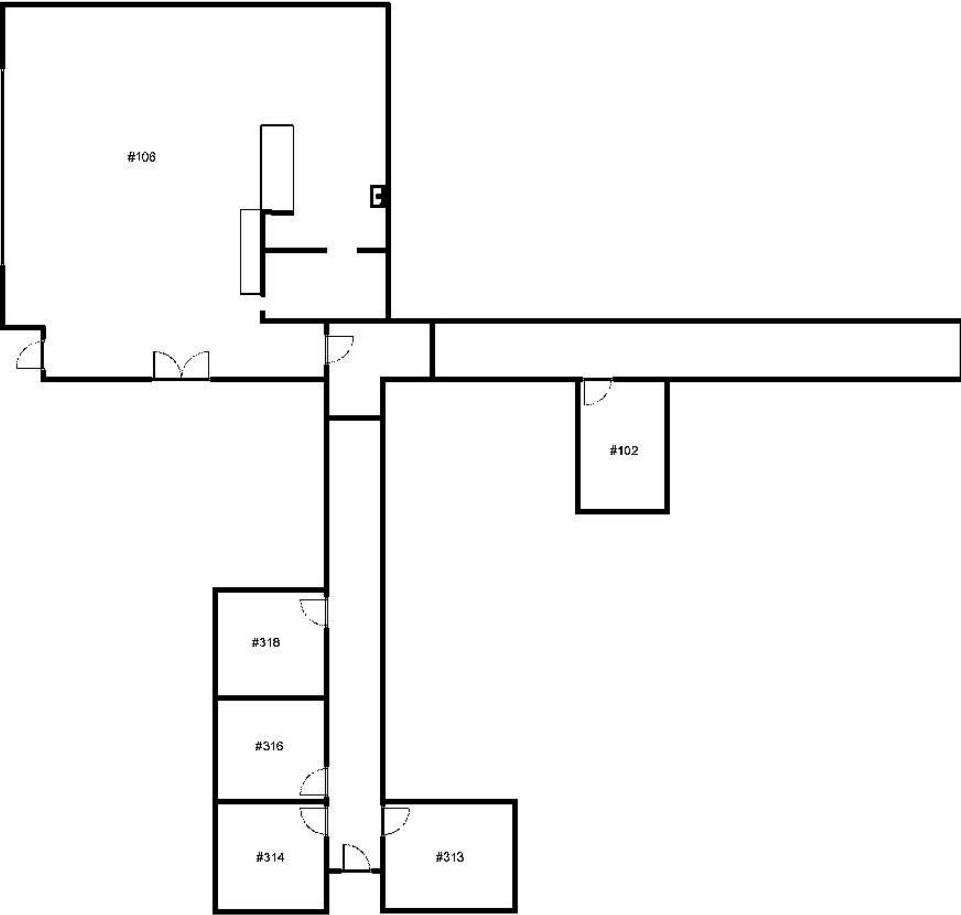
PROPERTY HIGHLIGHTS

- Modern, sleek design with state-of-the-art amenities
- Expansive, versatile layout
- Dynamic business community
- Ample parking

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FLOOR PLAN - 2400 N TENAYA WAY



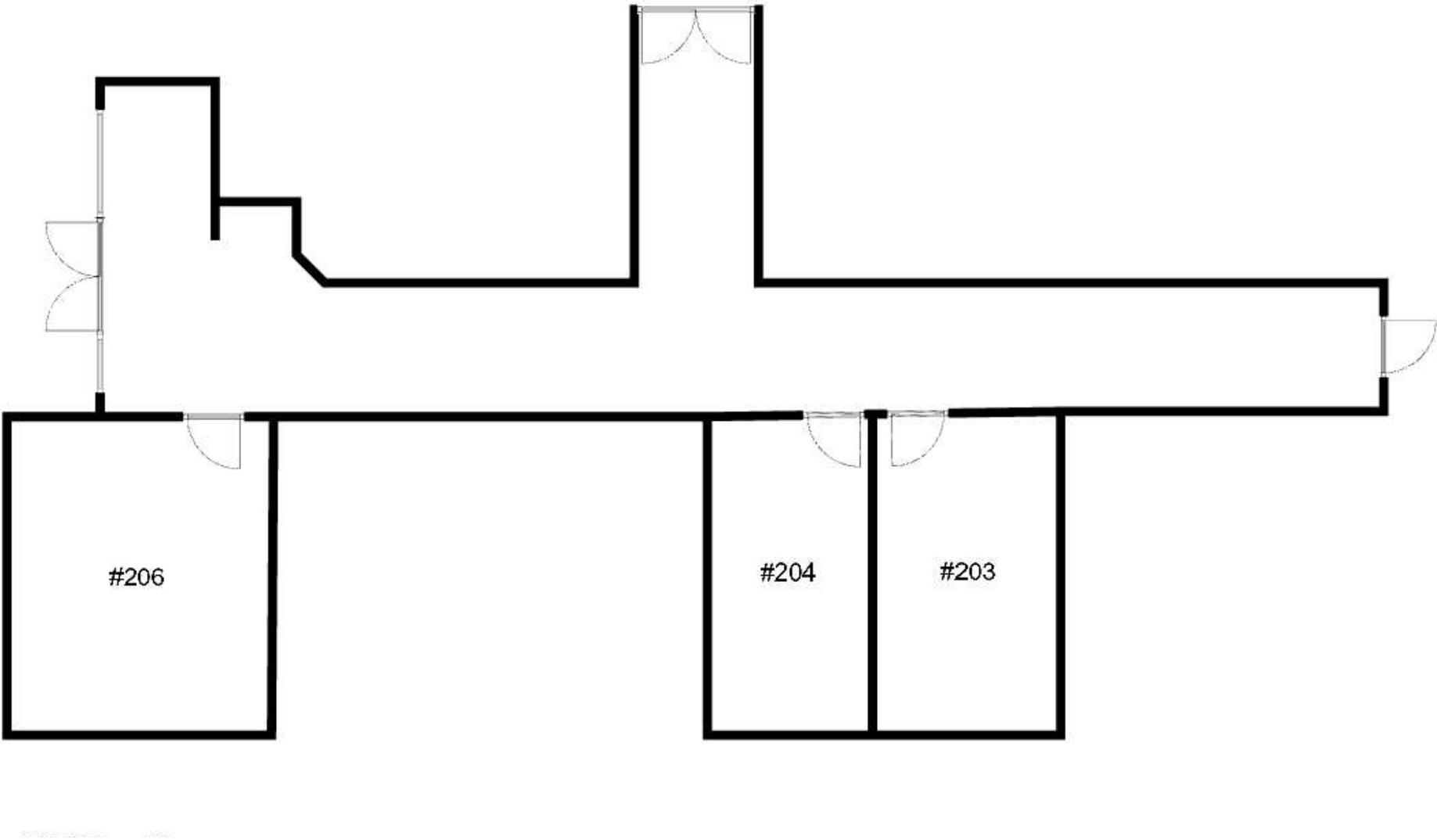
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FLOOR PLAN - 2402 N TENAYA WAY



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	104 - 1,300 SF	LEASE RATE:	\$500.00 - \$3,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
102	Available	123 SF	Full Service	\$500 per month	-
103	Available	123 SF	Full Service	\$500 per month	-
106	Available	1,300 SF	Full Service	\$3,500 per month	View Here
107	Available	216 SF	Full Service	\$650 per month	-
109	Available	1,141 SF	Full Service	\$2,750 per month	View Here
112	Available	374 SF	Full Service	\$1,500 per month	-
114	Available	175 SF	Full Service	\$600 per month	-
116	Available	129 SF	Full Service	\$550 per month	-
132	Available	175 SF	Full Service	\$550 per month	-
308	Available	174 SF	Full Service	\$650 per month	-
309	Available	112 SF	Full Service	\$500 per month	-
310	Available	127 SF	Full Service	\$500 per month	-
312	Available	240 SF	Full Service	\$700 per month	-

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LEASE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
313	Available	123 SF	Full Service	\$500 per month	-
314	Available	104 SF	Full Service	\$500 per month	-
316	Available	105 SF	Full Service	\$500 per month	-
318	Available	107 SF	Full Service	\$500 per month	-
322	Available	104 SF	Full Service	\$500 per month	-

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ADDITIONAL PHOTOS



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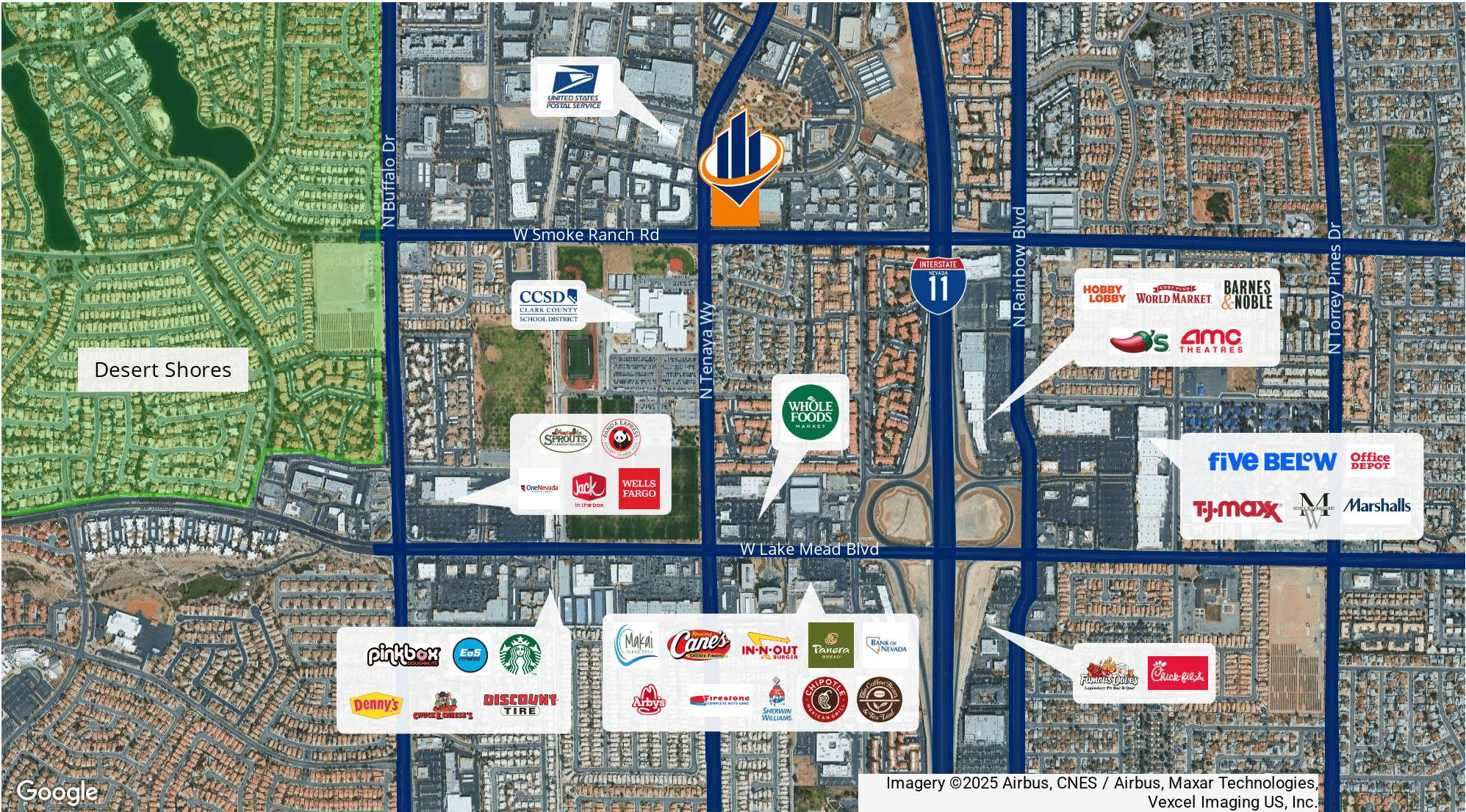
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

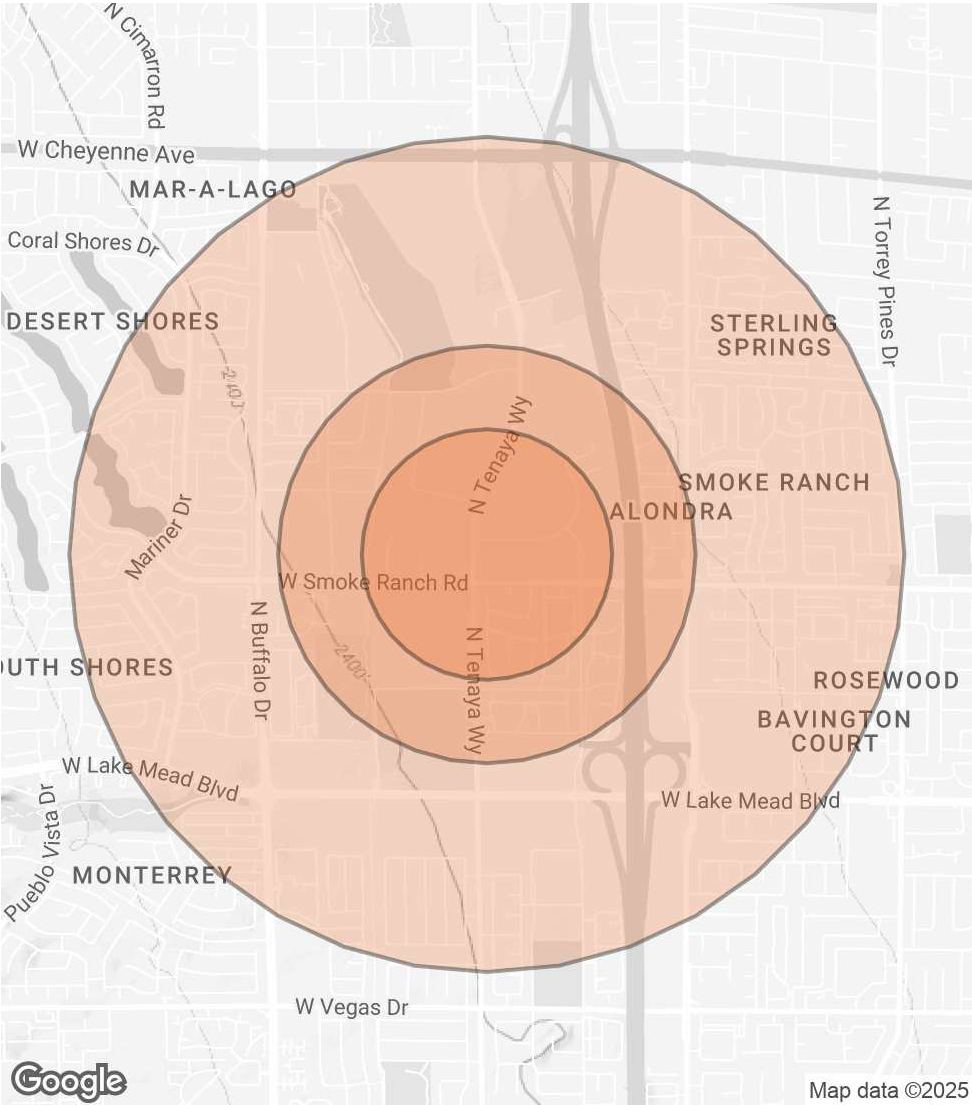
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,048	3,221	21,362
AVERAGE AGE	34	34	38
AVERAGE AGE (MALE)	33	33	37
AVERAGE AGE (FEMALE)	35	35	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	436	1,385	8,680
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$60,578	\$56,799	\$71,654
AVERAGE HOUSE VALUE	\$404,054	\$371,002	\$377,595

Demographics data derived from AlphaMap



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