

FOR LEASE

7175 N Durango Drive, Las Vegas, NV 89149



PROPERTY SUMMARY



VIDEO

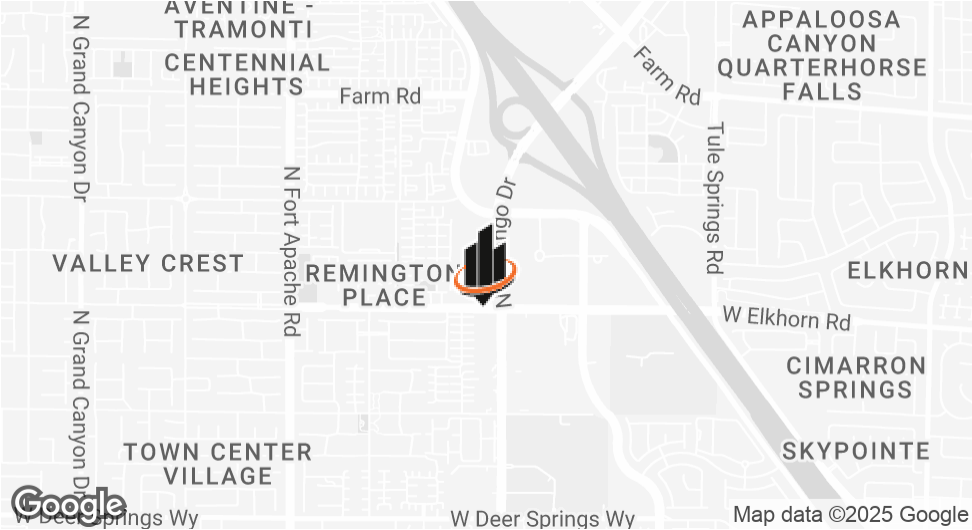
OFFERING SUMMARY

LEASE RATE:	\$2.35 - 3.00 SF/month (NNN)
AVAILABLE SF:	852 - 6,000 SF
CAM:	\$0.53 PSF
BUILDING SIZE:	22,036 SF
YEAR BUILT:	2006
ZONING:	Town Center District (T-C)

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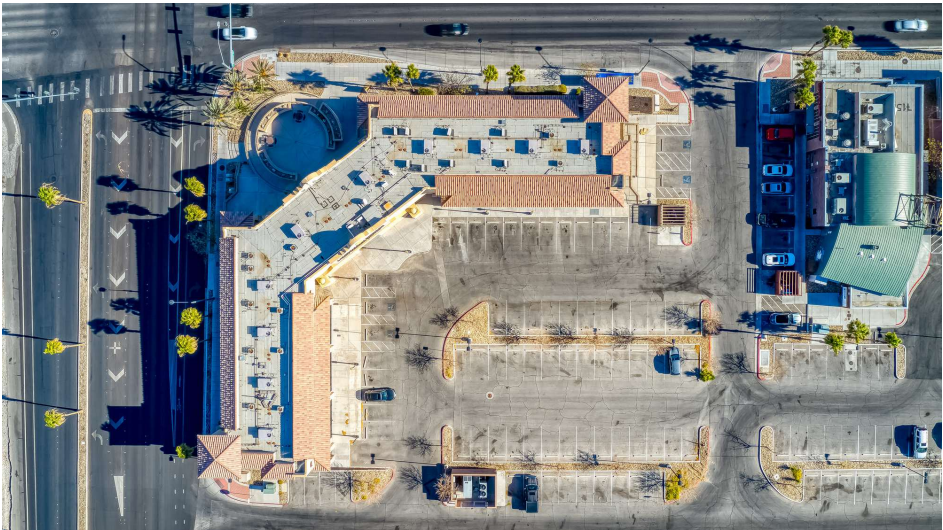
7175 NORTH DURANGO DRIVE | Las Vegas, NV 89149



PROPERTY HIGHLIGHTS

- Spacious interior with abundant natural light
- Modern and versatile layout
- Ample parking for convenience
- High visibility for business exposure
- Ideal for retail, restaurant, or office use
- Strong community presence
- Easy access to nearby amenities
- Dynamic and high-traffic location

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 to 120 months
TOTAL SPACE:	852 - 6,000 SF	LEASE RATE:	\$2.35 - \$3.00 SF/month

AVAILABLE SPACES

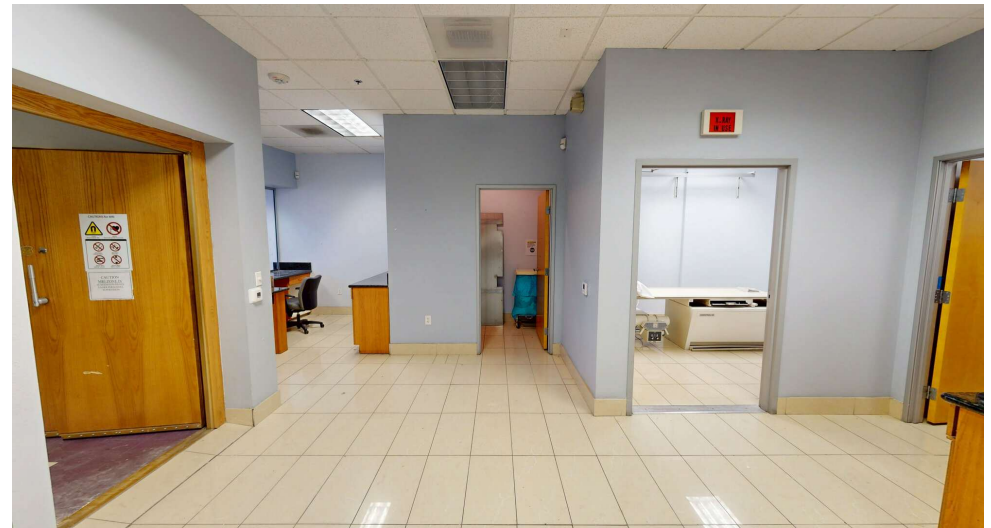
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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260	Available	6,000 SF	NNN	\$2.35 SF/month	6,000 SF of Shell Space Available For Lease. Tenant Improvement Allowance Available.
170	Available	852 SF	NNN	\$3.00 SF/month	Second Generation Imaging Suite with Lead Walls, MRI, CAT Scan, and X-Ray rooms. 3 phase power 800 amps.

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SUITE 170 - 852 SF



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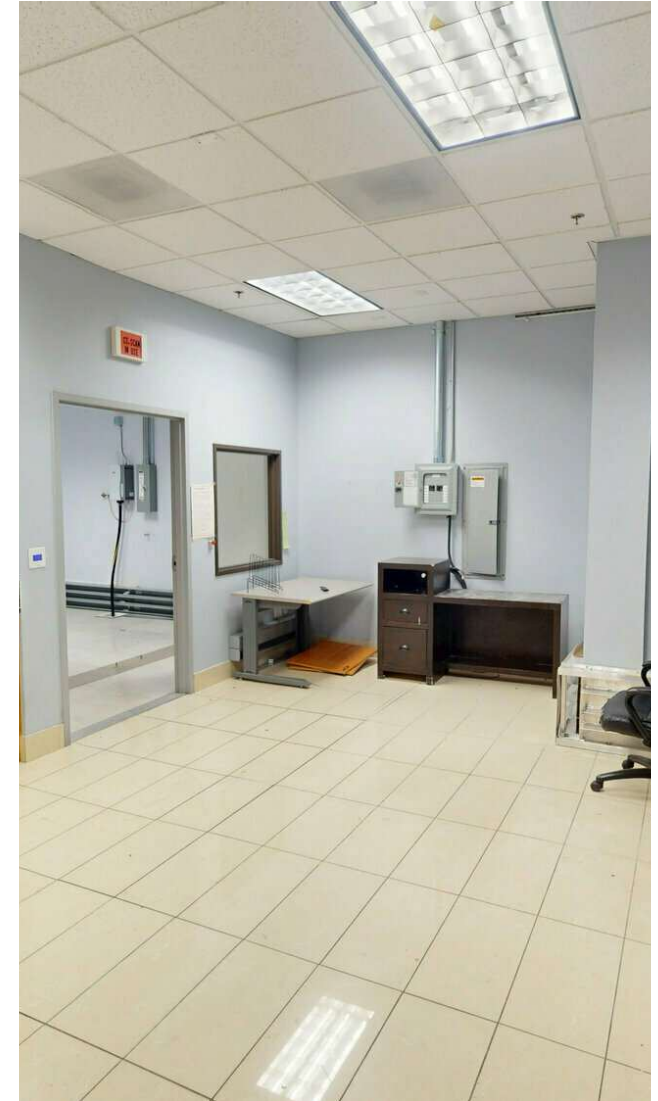
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360° VIRTUAL TOUR



SVN | THE EQUITY GROUP

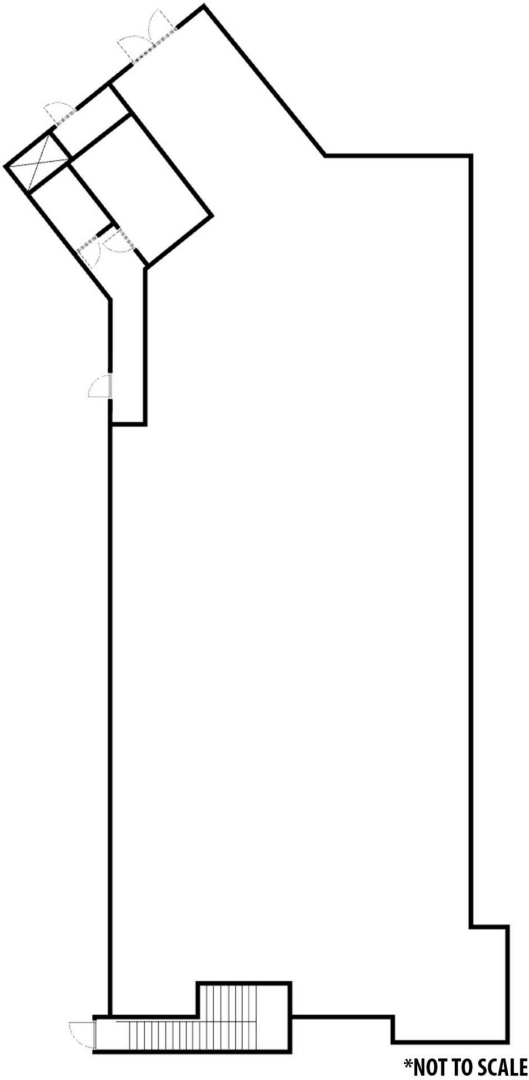
SUITE 170 - ADDITIONAL PHOTOS



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SUITE 260 - 6,000 SF



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RETAILER MAP



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