

Office for Lease

3360 E. Russell Road, Las Vegas, NV 89120



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PROPERTY HIGHLIGHTS

- 4,836 sf office building
- Located ±3 miles from the airport
- Walking distance to many retail amenities and dining services
- Nearby bus stop
- Direct Russell Road frontage
- Traffic count: 22,000 cars per day on Russell Rd.

LEASING DETAILS

- 1,350 - 2,362 sf available immediately
- \$1.25/sf Net
- \$0.40/sf CAM
- Utilities included in base rent
- Monument and building signage
- Common area
- Flexible lease terms
- Landlord can provide tenant improvements



AVAILABLE :

Suite 1 / 1,350 sf

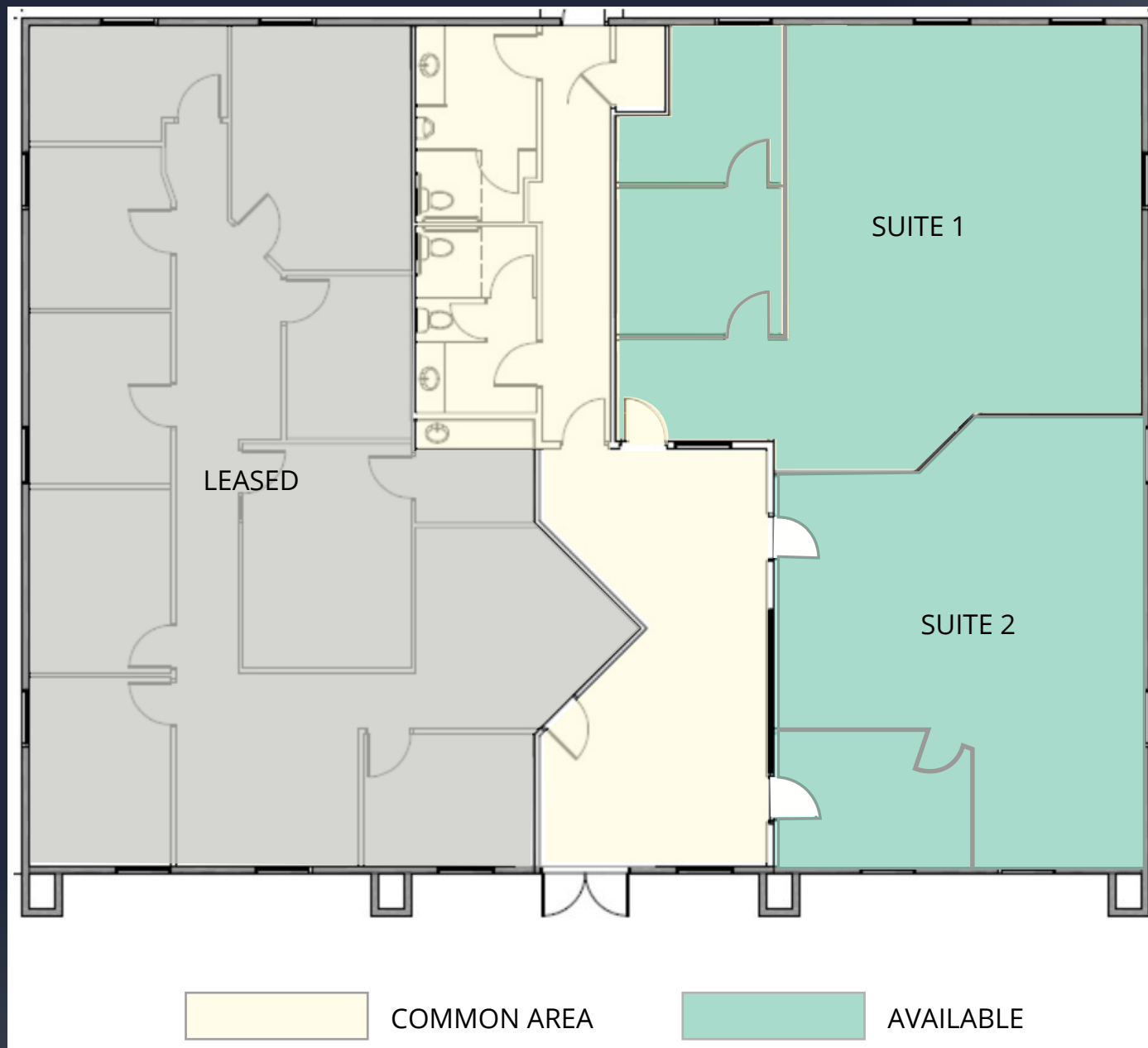
- Reception
- 2 private offices and open work area
- Restrooms located in common area
- \$1.25/sf Net
- \$0.40/sf CAM

Suite 2 / 1,012 sf

- 1 private office and open work area
- Restrooms located in common area
- \$1.25/sf Net
- \$0.40/sf CAM

Suites 1 & 2/ May be combined for a total of 2,362 sf

Drawing not to scale.
For illustration purposes only.



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Photos



