

# 3900

Paradise Road  
LAS VEGAS, NV 89169

**SPECIAL INTRO RATE\* - CONTACT BROKER FOR DETAILS**



**3900**  
Paradise Road  
Suite 200 (2nd Floor)



**Brand New Professional Office Spec Suite with Strip and Sphere Views!**

# PROPERTY HIGHLIGHTS



**3900**  
Paradise Road  
Suite 200 (2nd Floor)

Discover a brand new, spec office suite in the heart of Las Vegas, just steps from iconic landmarks such as the Las Vegas Sphere, the vibrant Las Vegas Strip, the Las Vegas Convention Center, and Harry Reid International Airport. This prime office suite offers unparalleled access to an array of impressive amenities, including some of Las Vegas' most sought after restaurants such as Cleaver, and Tacos and Beer, along with excellent lunch options such as Jersey Mike's and Middle Child. This prime location, coupled with the opportunity to advertise on the 48ft pylon sign, ensures your business stands out in the bustling Las Vegas scene, enhancing visibility and catering to all your professional needs. Make your mark in Las Vegas in this strategically located professional office suite.

## Suite Highlights

- Stunning spec suite with sleek, modern finishes
- Thoughtfully designed office layout with private offices, open office space, break out rooms, and a private patio
- Large windows allow for ample natural light



**Suite 200 ±6,503 RSF**  
Space Available



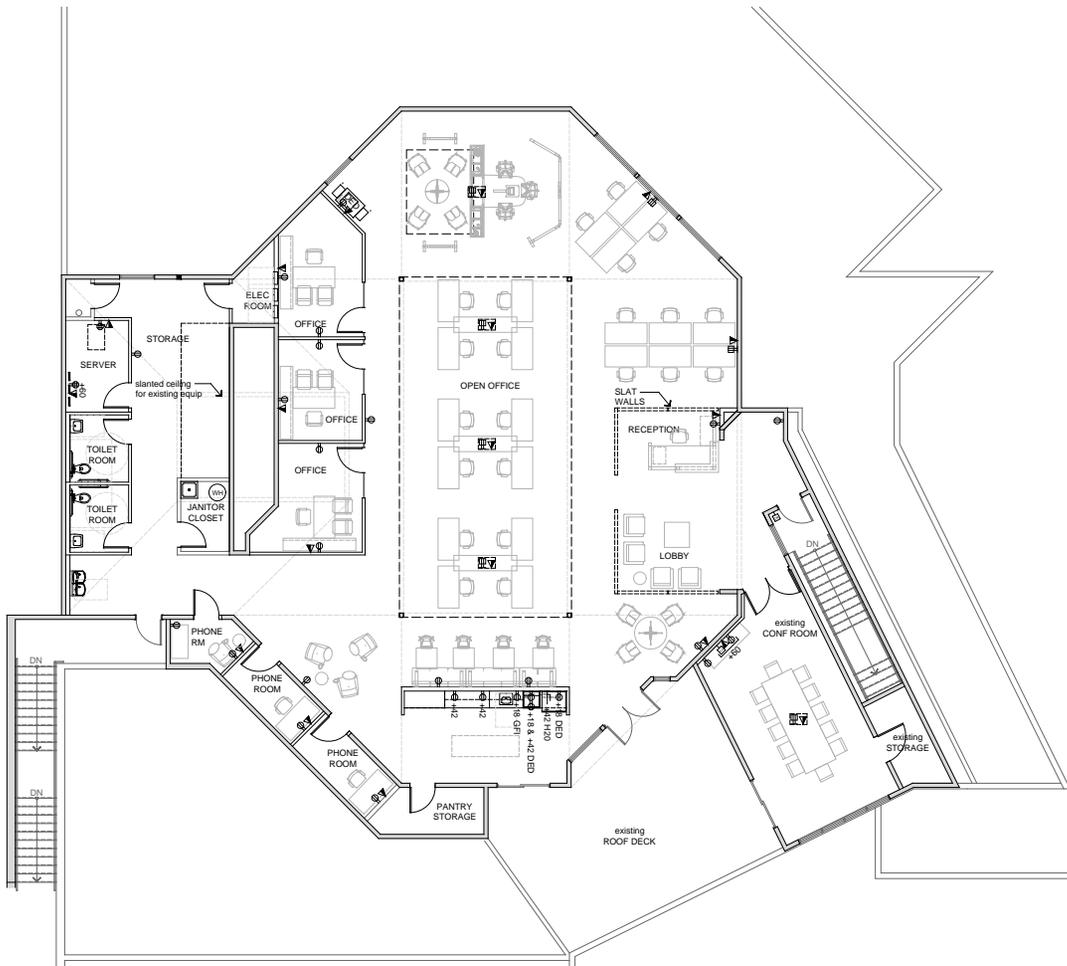
**\$1.45/RSF NNN**  
Lease Rate

**3900 Paradise Road**

# FLOORPLAN



## SUITE 200: ±6,503 RSF



### SUITE HIGHLIGHTS

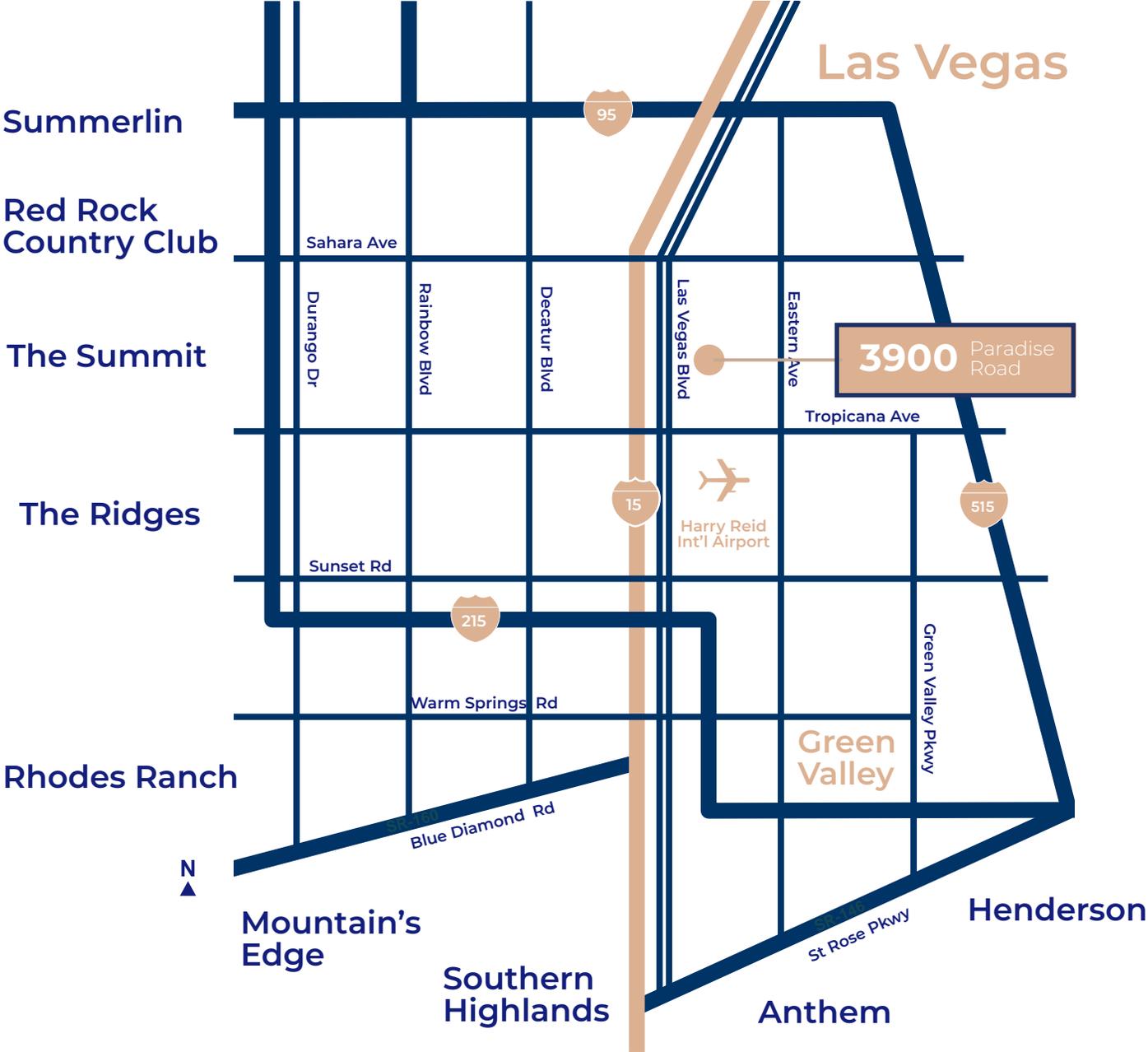
- Reception and Lobby
- 3 Private Offices
- Open Office Space
- Conference Room
- 3 Breakout Rooms
- Open Breakroom

### FINISHES



3900 Paradise Road

# Surrounding Overview



3900 Paradise Road

# PROPERTY PHOTOS



**3900**  
**Paradise Road**  
**Suite 200 (2nd Floor)**



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# 3900

Paradise Road

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## PROFESSIONAL OFFICE FOR LEASE

Brand New Spec Suite  
with Strip and Sphere Views!

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