



2nd Generation Café with Built-Out Kitchen

For lease

Speedway Commerce Center I
6825 Speedway Blvd., Ste. B101A
Las Vegas, Nevada 89115



Jones Lang LaSalle Brokerage, Inc. License #: B.1000836.CORP

Project & location

Highlights

Conveniently located in the heart of the North Las Vegas Speedway submarket with immediate access to I-15 freeway via Speedway Boulevard and the Tropical Parkway Interchange. Proximate to Harry Reid International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!



15.2 miles to the
Las Vegas Strip



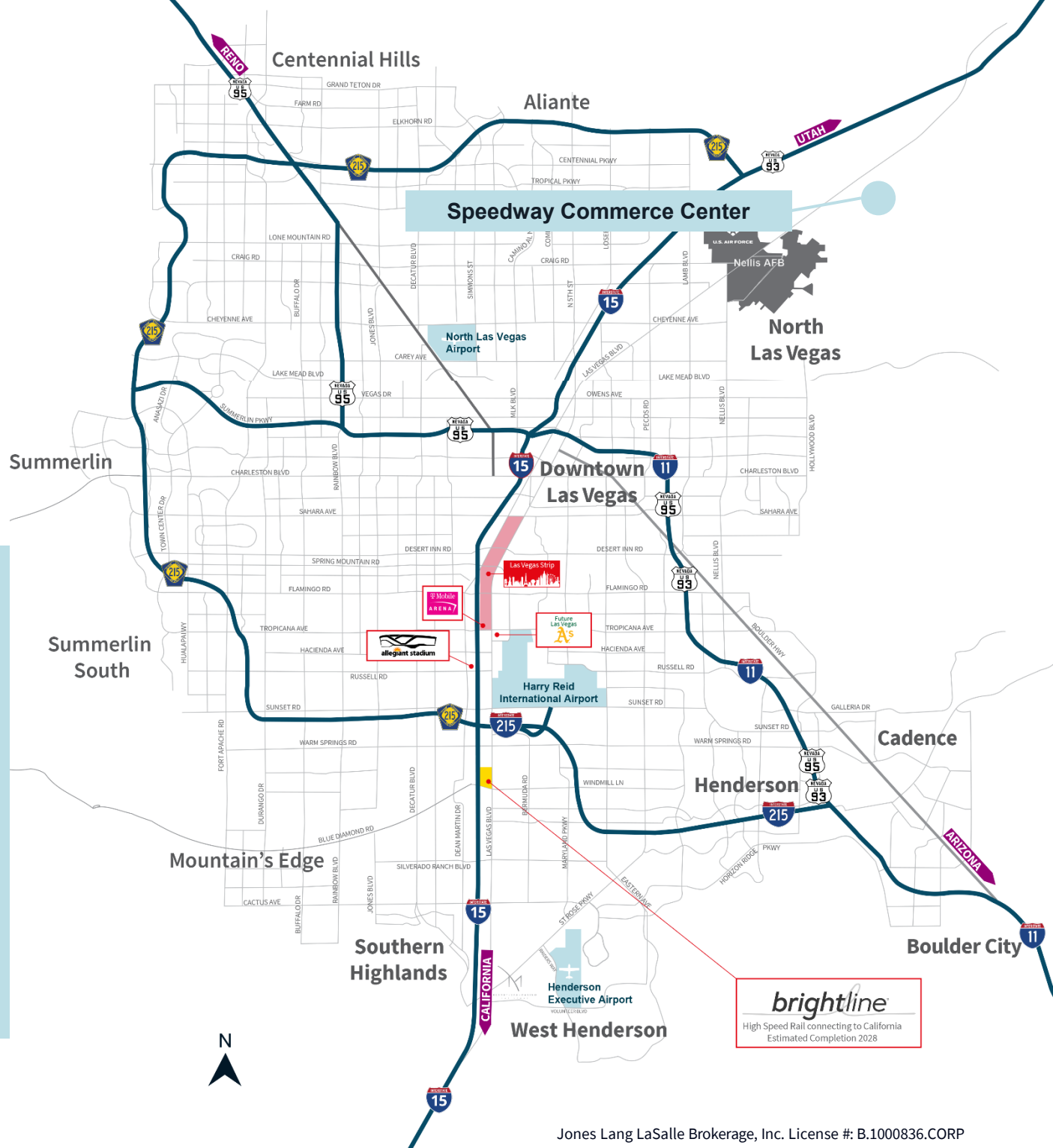
Less than a 20-minute drive to
the Las Vegas Strip

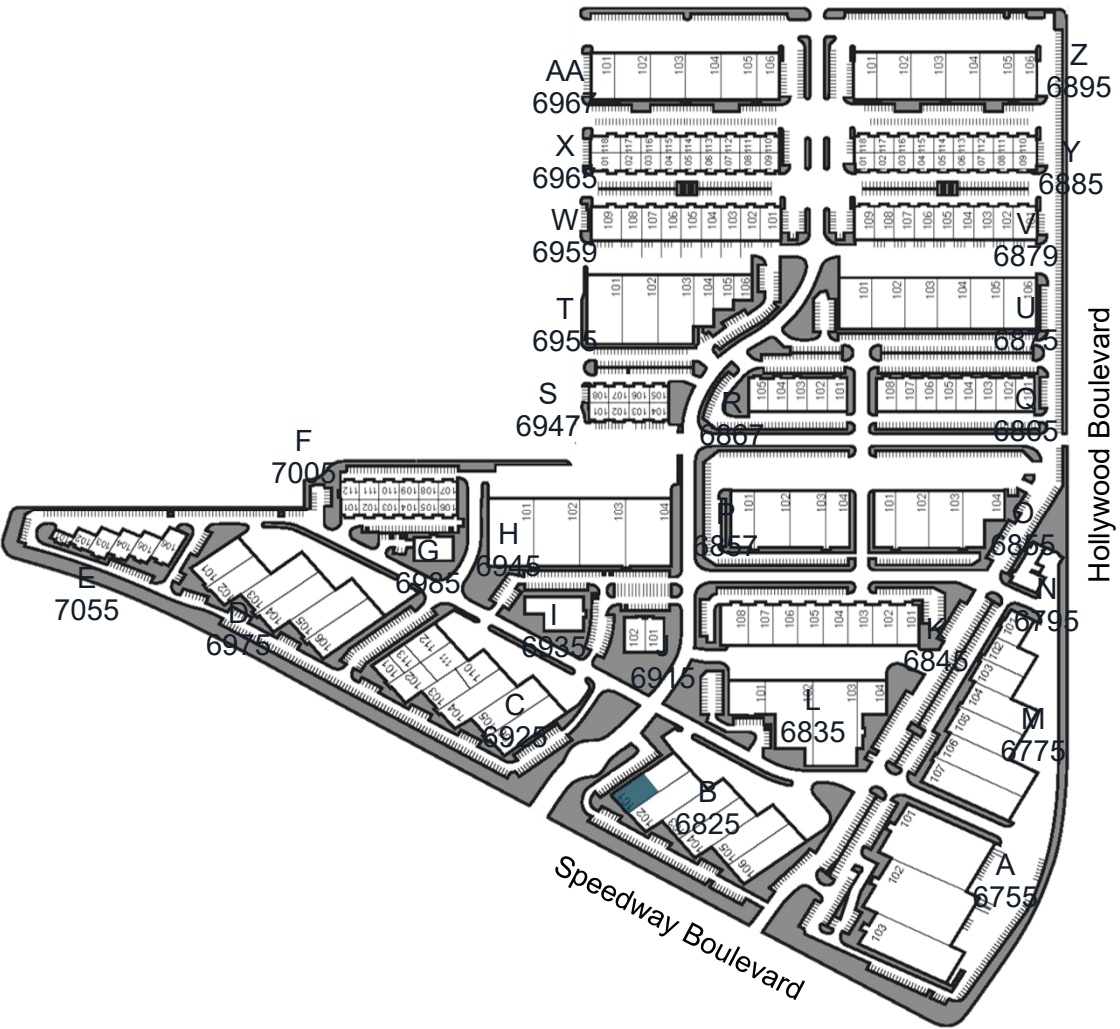


19 miles to Harry Reid
International Airport

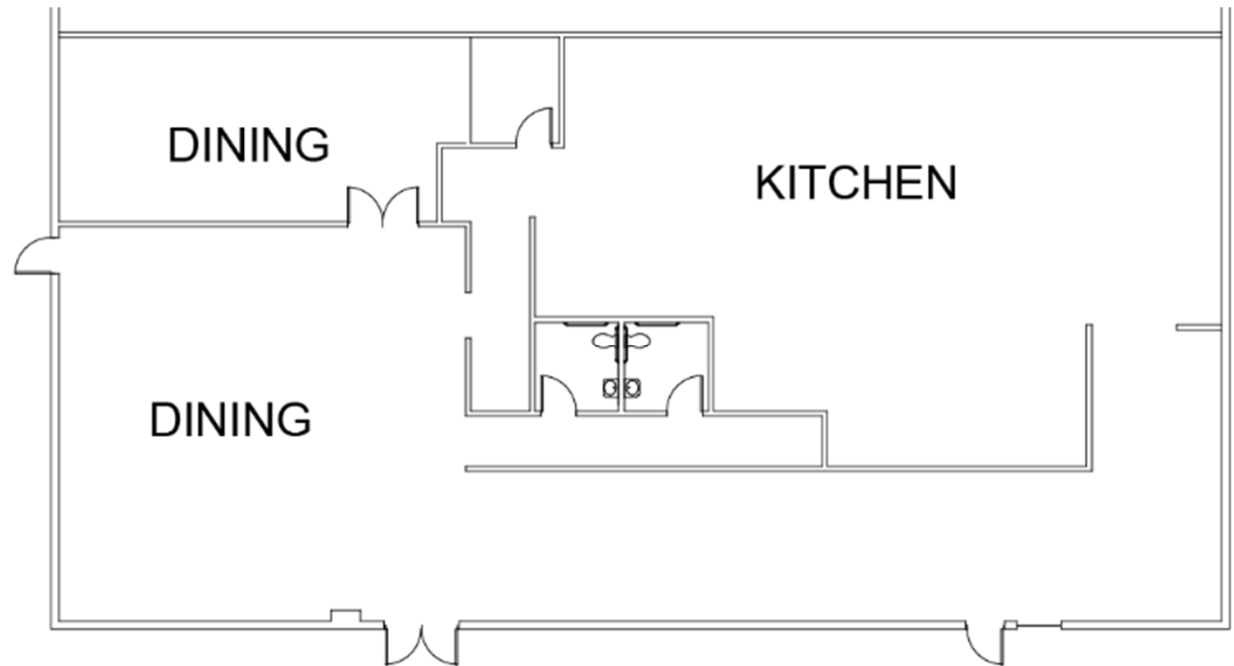


17.8 miles to the
New Allegiant Stadium

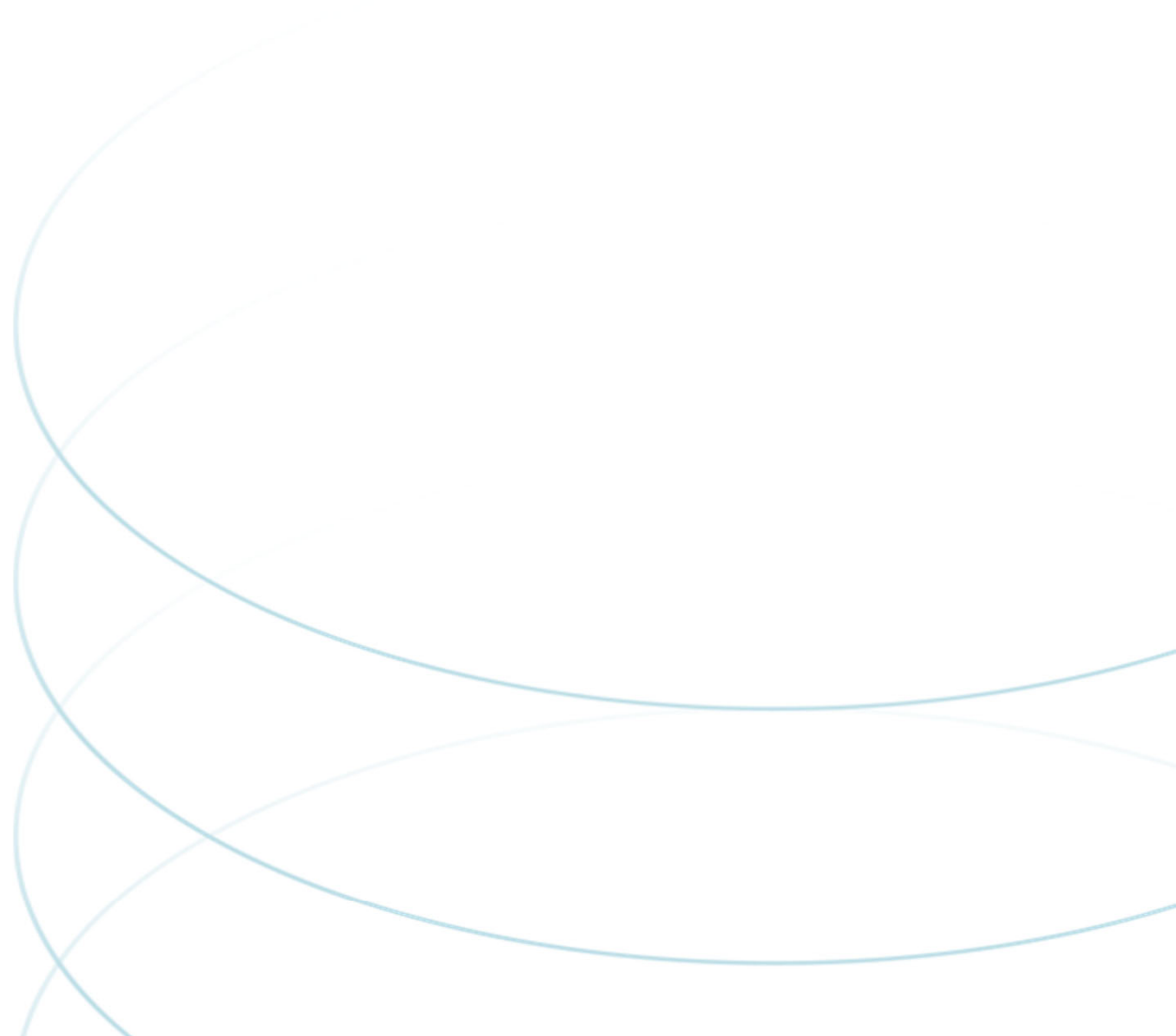




- 3,274 total s.f. 2nd generation café with built-out kitchen
- Outdoor dining / patio area
- Signage opportunity
- \$1.20/s.f. NNN
- \$0.1607 CAM
- \$4,454.93 monthly
- Available now
- On-site property management
- 1.92/1,000 parking ratio
- Sprinklered
- ±1.4 million s.f. Industrial Park with ±285 tenants
- Adjacent to Las Vegas Motor Speedway
- Convenient I-15 & 215 beltway access
- Less than 20 minutes from the Las Vegas strip!







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