



OFFICE / RETAIL

FOR LEASE

352 - 13,733 SF



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DAPPER
COMPANIES



PROPERTY DESCRIPTION

We are in the midst of an amazing \$1 million renovation on this property located just north of Harry Reid International Airport serving residents of Las Vegas and more than 50 million visitors who fly here from all over the world. The building is minutes away from the Las Vegas Strip, Las Vegas Convention Center and University of Nevada Las Vegas, with easy access to all major area highways, including the I-15, I-215 and I-515 making it a great site for commuters from all areas of the Valley, in addition to out-of-town guests. In addition, Paradise Road is heavily traveled with traffic counts numbering 75,000 cars per day.

All suites and common areas have been recently or are in the midst of being refurbished and one of the buildings has a beautiful courtyard with tables and a seating area. The property has onsite patrol and janitorial services for the common areas and a new reader board has been erected on the property offering tenants highly visible advertising opportunities.

HIGHLIGHTS

- Small office and retail spaces starting at \$1,100 per month
- Free rent and free wifi
- Space available from 352 - 13,733 SF
- Rent includes patrol and maintenance for the common areas, in addition to power, water and gas
- New, large reader board sign to offer highly visible advertising opportunities

AVAILABLE SPACE

BUILDING A

BUILDING TOTAL SF: 4,208 SF

1ST FLOOR TOTAL SF: 1,166 SF

2ND FLOOR TOTAL SF: 3,042 SF

MIN - MAX CONTIGUOUS SF: 492 SF - 1,829 SF

BUILDING B

BUILDING TOTAL SF: 6,681 SF

1ST FLOOR TOTAL SF: 3,053 SF

2ND FLOOR TOTAL SF: 3,628 SF

MIN - MAX CONTIGUOUS SF: 352 SF - 1,803 SF

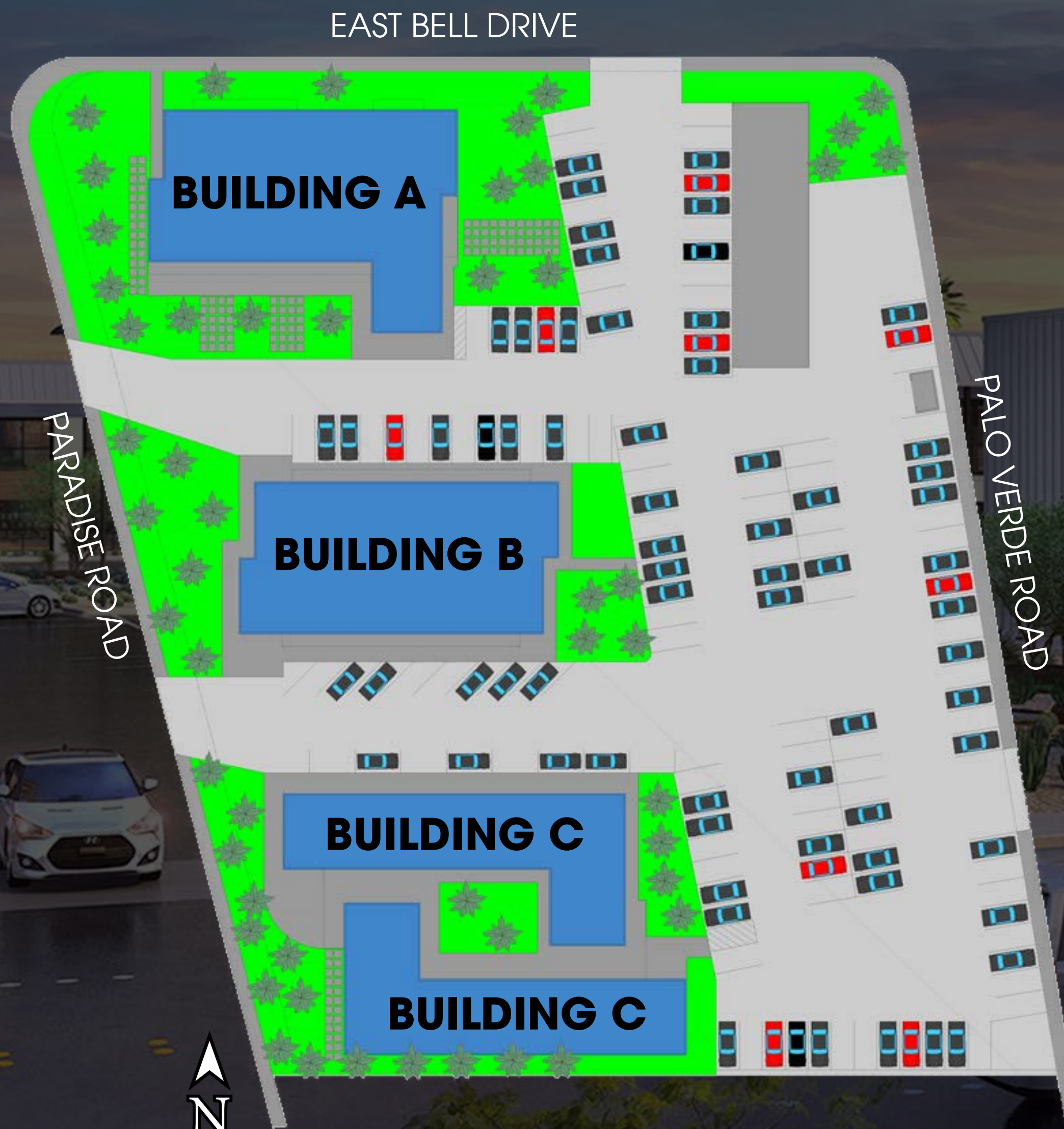
BUILDING C

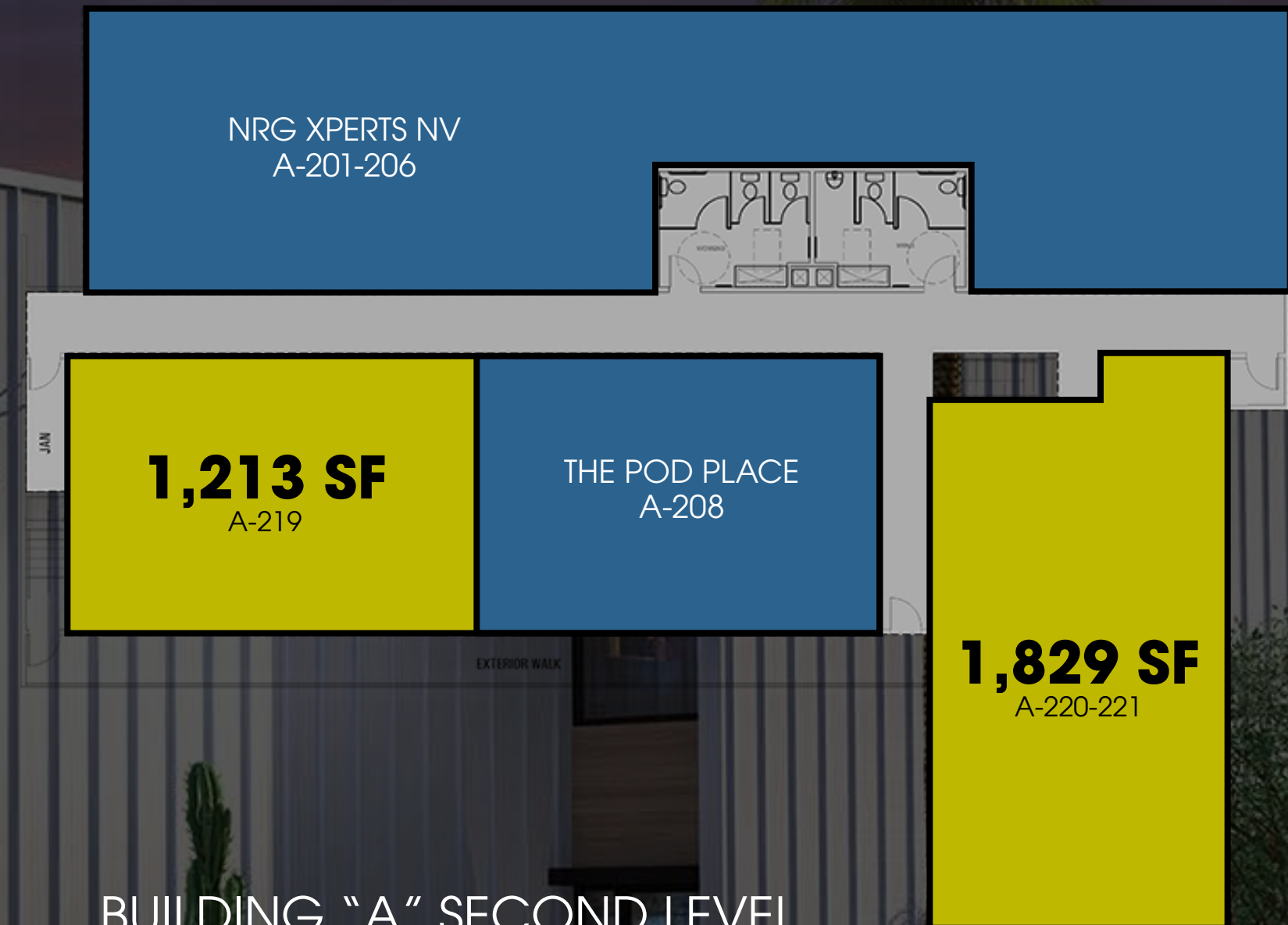
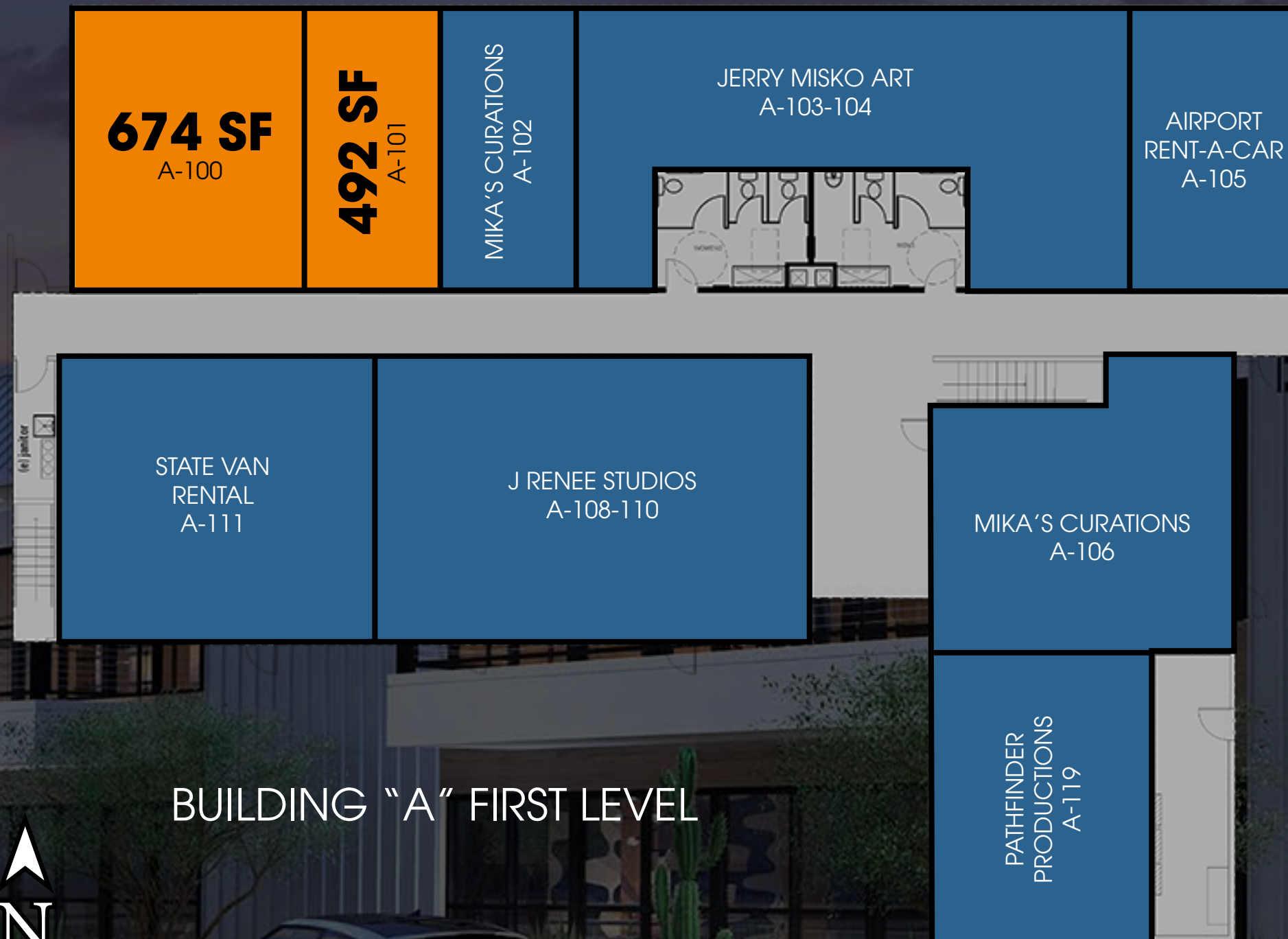
BUILDING TOTAL SF: 2,844 SF

1ST FLOOR TOTAL SF: 1,181 SF

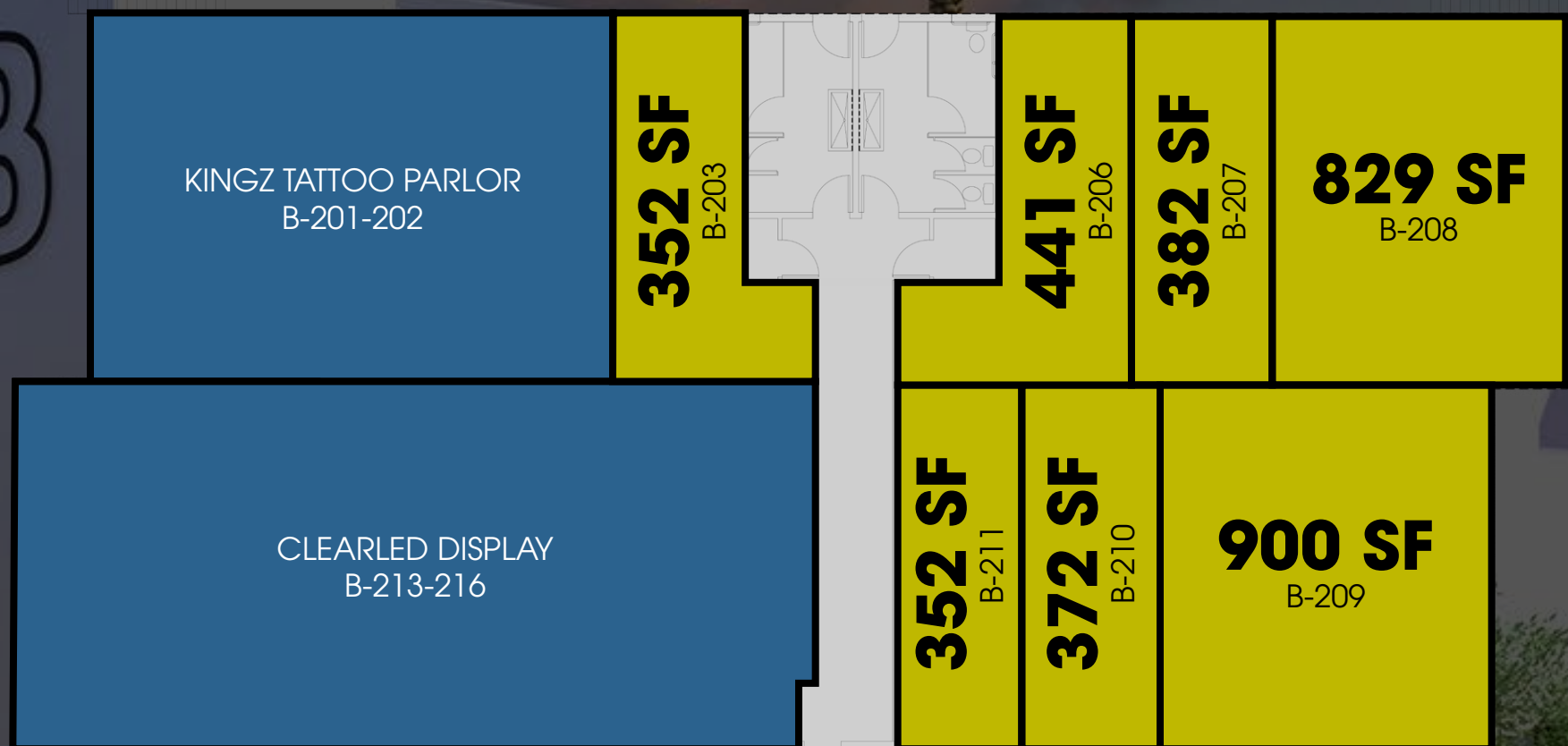
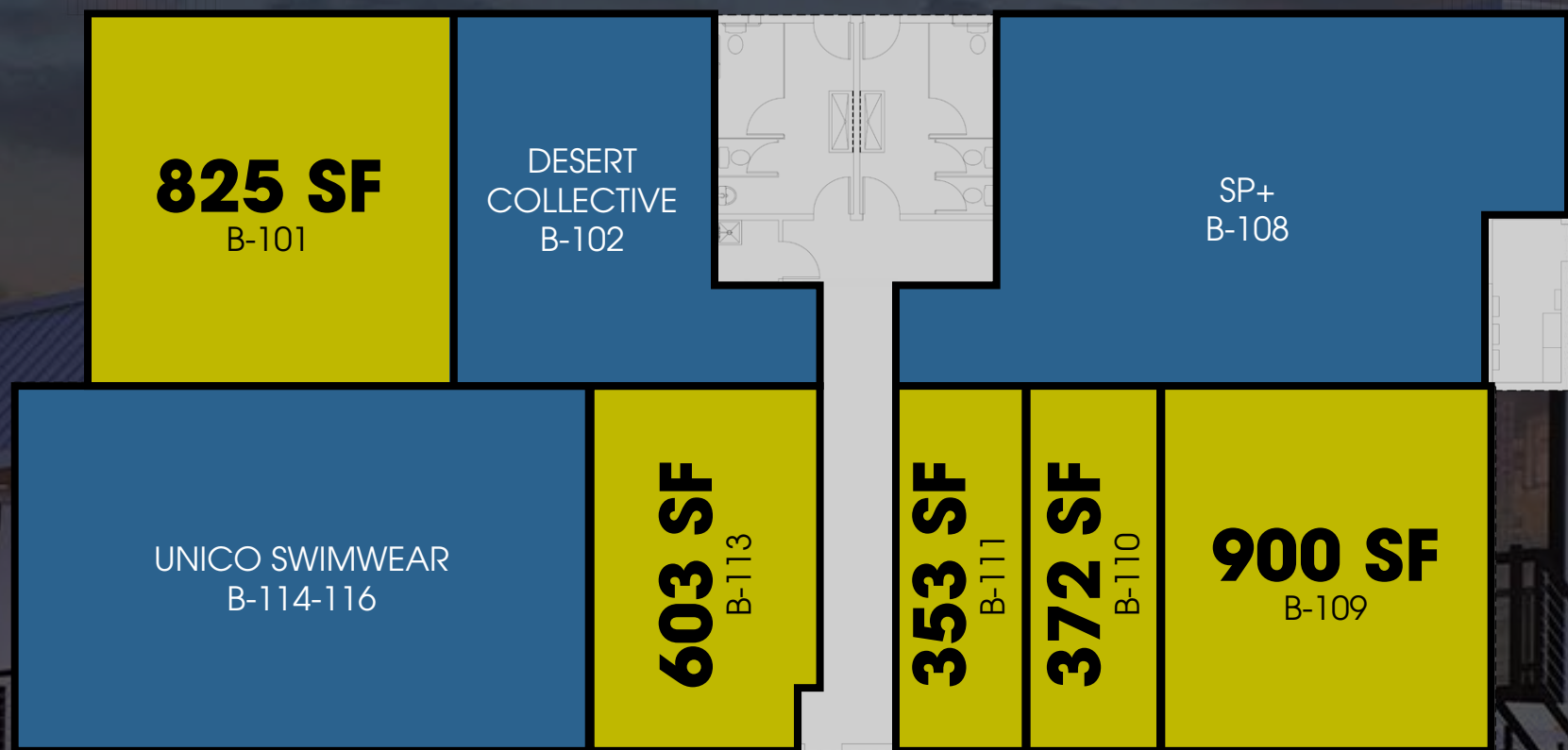
2ND FLOOR TOTAL SF: 1,663 SF

MIN - MAX CONTIGUOUS SF: 409 SF - 1,181 SF





LEASED		PENDING	AVAILABLE	MOVE-IN READY
JERRY Misko ART	PATHFINDER PRODUCTIONS		A-219 1,213 SF	A-100 674 SF
AIRPORT RENT-A-CAR	J RENEE STUDIOS		A-220-221 1,829 SF	A-101 492 SF
STATE VAN RENTAL	MIKA'S CURATIONS			
NRG XPERTS NV	THE POD PLACE			



LEASED	PENDING	AVAILABLE		
KINGZ TATTOO PARLOR		B-101 825 SF	B-203 352 SF	B-210 372 SF
CLEARLED DISPLAY		B-113 603 SF	B-206 441 SF	B-211 352 SF
UNICO SWIMWEAR		B-109 900 SF	B-207 382 SF	
SP+		B-110 372 SF	B-208 829 SF	
DESSERT COLLECTIVE		B-111 353 SF	B-209 900 SF	

