

FOR LEASE

10785 W TWAIN AVE - THE GARDENS PLAZA

OFFICE SPACES • 10785 W TWAIN AVE, LAS VEGAS, NV - 89135

\$1.95/SF NNN
STARTING RATE!



ZONED: C-2 (COUNTY) • APN: 164-13-212-027 • YEAR BUILT: 2006 • GLA: 20,833 SF • LOT: 1.75 AC • PARKING RATIO: 3.70/1,000 SF • CAMS: \$0.45/SF

10785 W TWAIN AVE is a 20,833± sf Class-A two story office building located in The Gardens Plaza on the Southwest corner of South Town Center Road and West Twain Avenue, just a block North of the CC-215. One immediately available 5,638± sf second generation office space provide tenant a great opportunity to do business in a prime Summerlin location. Dining options within walking distance provide both great lunch-hour selections as well as off-site meeting opportunities.

Property Highlights

- Only one space left! 5,638± sf second generation office space available for immediate occupancy
- High density demographics in the Summerlin Master Planned Community
- 36 covered parking is available at \$50/mo/space
- Nearby freeway access ensures easy travel to/from all parts of the valley. Just a block away from CC-215 South / Town Center Road (approx 0.2 mi).
- 14.3 miles (approx 15 minutes) away from McCarran International Airport via CC-215 and Paradise Dr; and 15.5 miles (17 minutes) away from South Las Vegas Boulevard.



Scan or click the QR Code to view the property website.

For more information or to schedule an appointment contact:

ROB HATRAK

C: 702.271.3520 E: rhatrak@virtusco.com

Social Media:     

virtus
commercial

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128

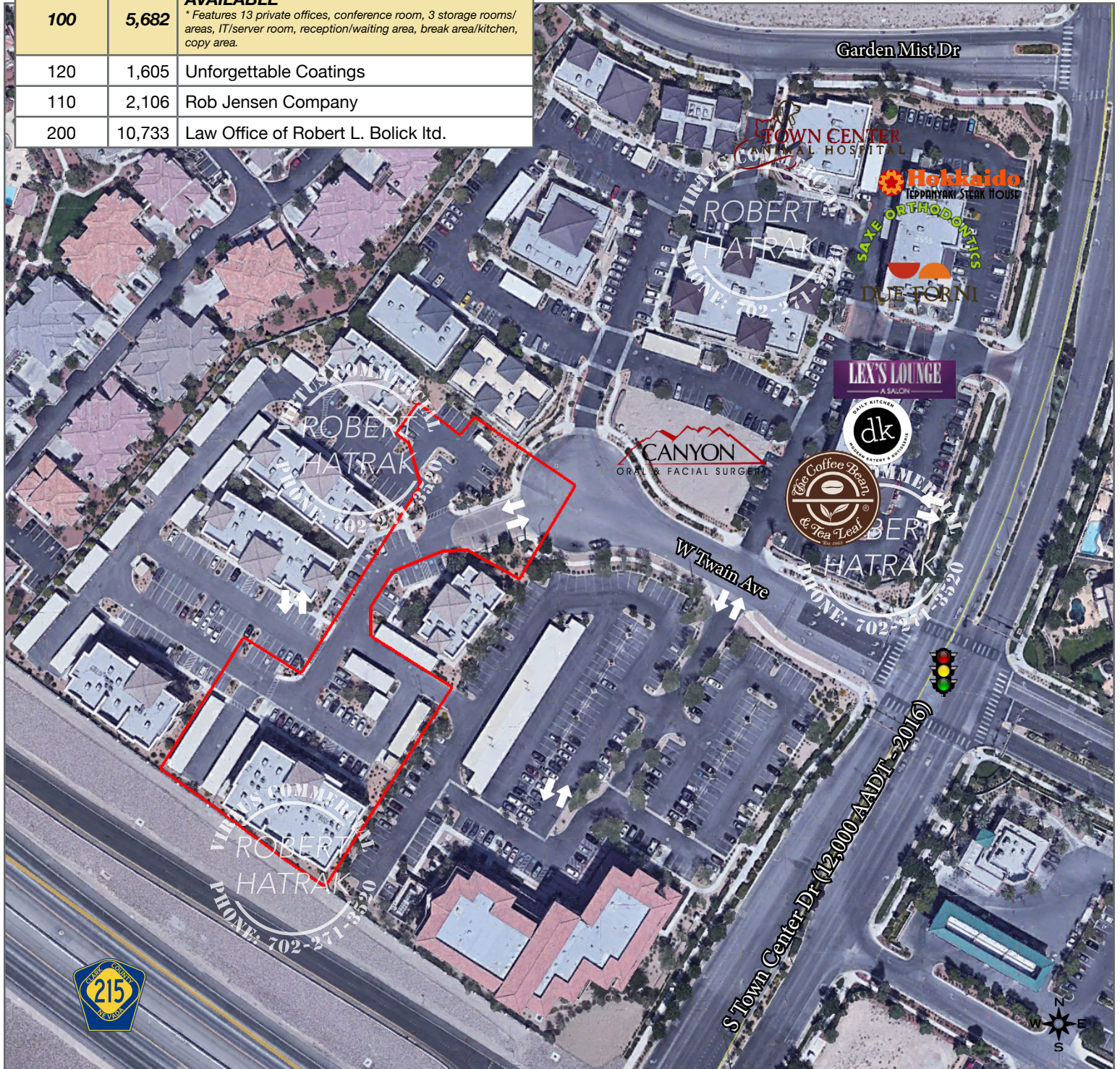
702.787.0123

SITE PLAN

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SUITE	SIZE (± SF)	TENANT
100	5,682	AVAILABLE * Features 13 private offices, conference room, 3 storage rooms/ areas, IT/server room, reception/waiting area, break area/kitchen, copy area.
120	1,605	Unforgettable Coatings
110	2,106	Rob Jensen Company
200	10,733	Law Office of Robert L. Bolick Ltd.



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PHOTOS - EXTERIOR & LOBBY

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PHOTOS - SUITE 100

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FLOOR PLAN - FIRST LEVEL 10785 W TWAIN AVE - THE GARDENS PLAZA

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