



OFFICE / RETAIL

FOR LEASE

352 - 19,632 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 - 19,632 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: 9,054 SF

1ST FLOOR TOTAL SF: 4,594 SF

2ND FLOOR TOTAL SF: 4,460 SF

MIN - MAX CONTIGUOUS SF: 492 SF - 2,631 SF

BUILDING B

BUILDING TOTAL SF: 5,253 SF

1ST FLOOR TOTAL SF: 1,625 SF

2ND FLOOR TOTAL SF: 3,628 SF

MIN - MAX CONTIGUOUS SF: 389 SF - 1,546 SF

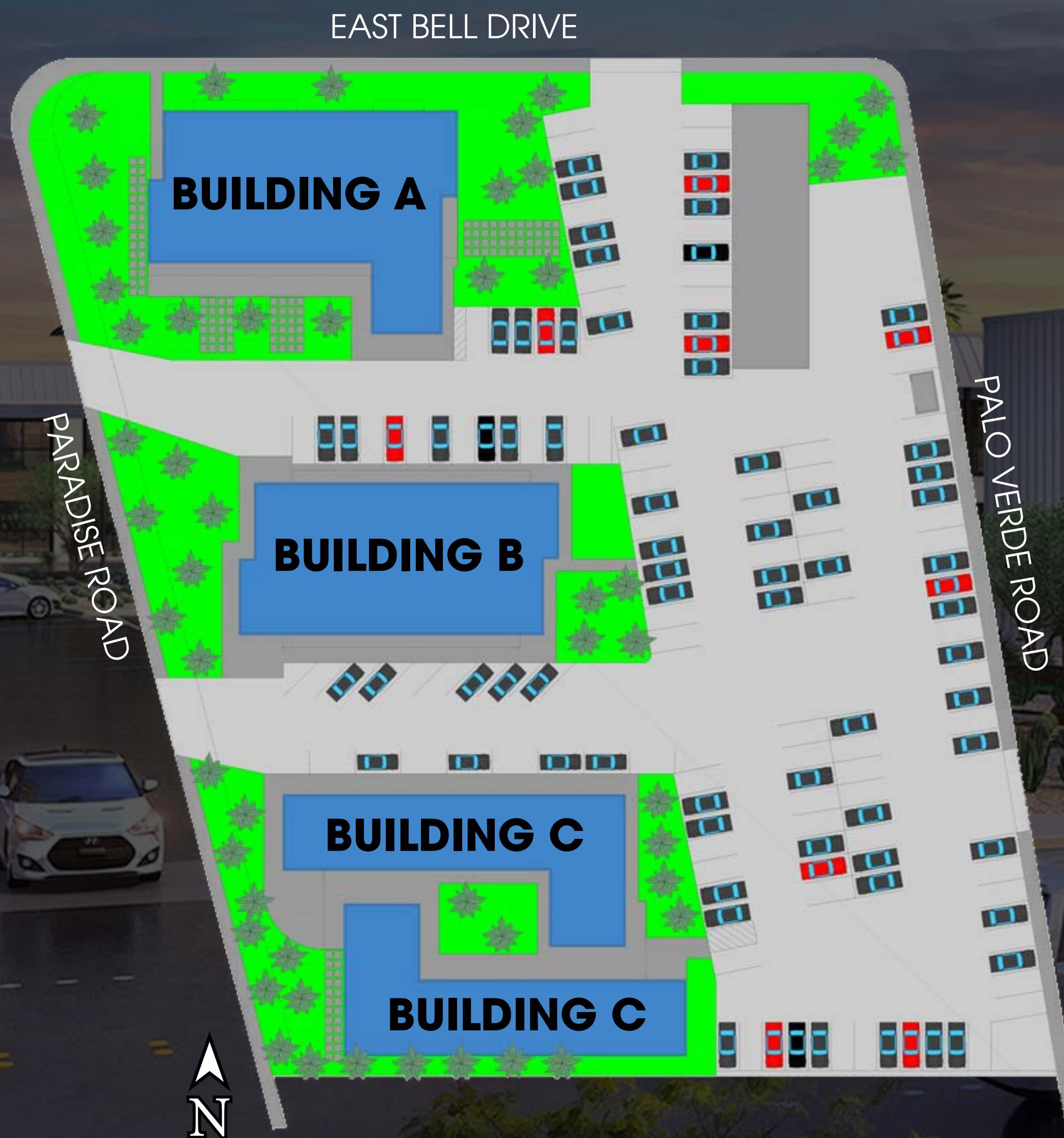
BUILDING C

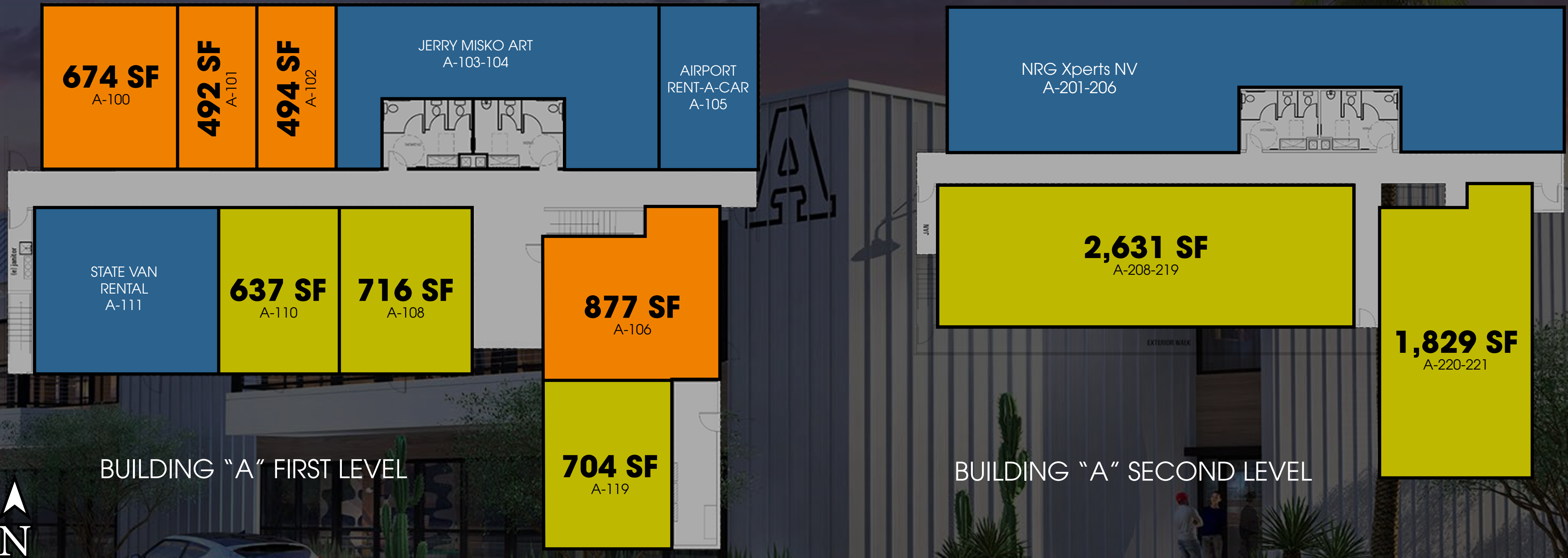
BUILDING TOTAL SF: 5,325 SF

1ST FLOOR TOTAL SF: 1,938 SF

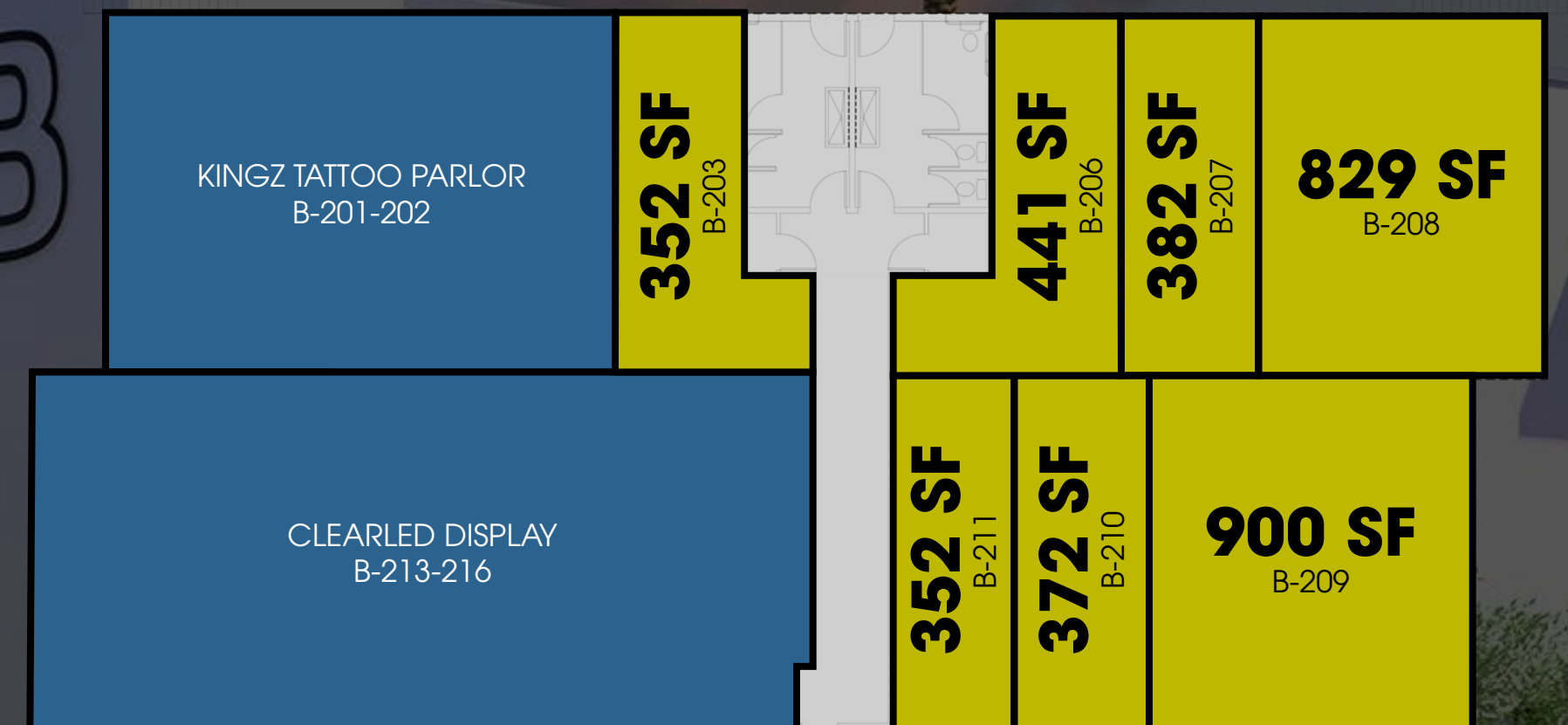
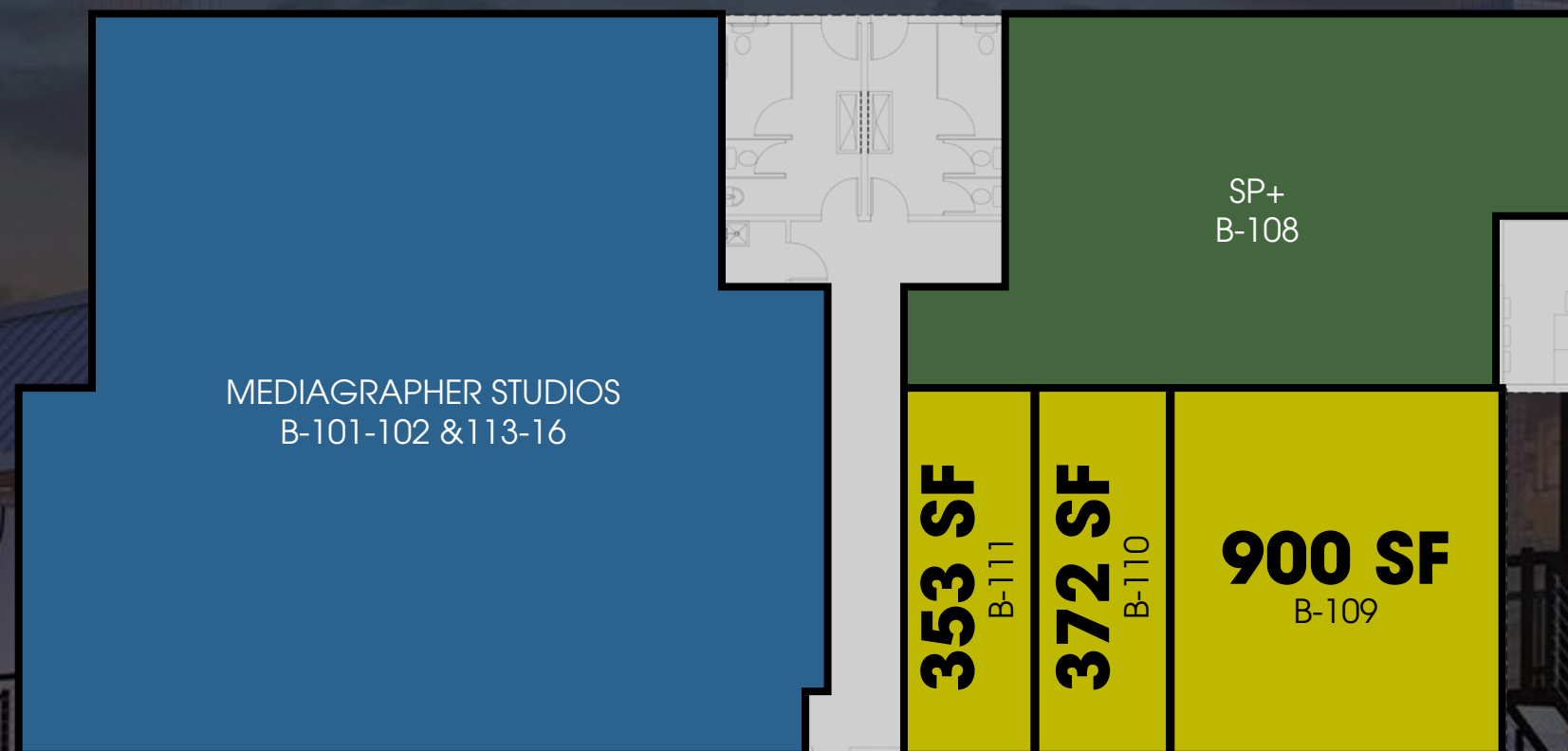
2ND FLOOR TOTAL SF: 3,387 SF

MIN - MAX CONTIGUOUS SF: 389 SF - 1,780 SF





LEASED	PENDING	AVAILABLE	MOVE-IN READY
JERRY MISKO ART		A-108 716 SF	A-100 674 SF
AIRPORT RENT-A-CAR		A-110 637 SF	A-101 492 SF
STATE VAN RENTAL		A-119 704 SF	A-102 494 SF
NRG XPERTS NV		A-208-219 2,631 SF	A-106 877 SF
		A-220-221 1,829 SF	



■ LEASED ■ PENDING ■ AVAILABLE

LEASED	PENDING	AVAILABLE	
KINGZ TATTOO PARLOR	SP+	B-109 900 SF	B-207 382 SF
MEDIAGRAPHER STUDIOS		B-110 372 SF	B-208 829 SF
CLEARLED DISPLAY		B-111 353 SF	B-209 900 SF
		B-203 352 SF	B-210 372 SF
		B-206 441 SF	B-211 352 SF













