



OFFICE / RETAIL

FOR LEASE

352 - 22,729 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 - 22,729 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

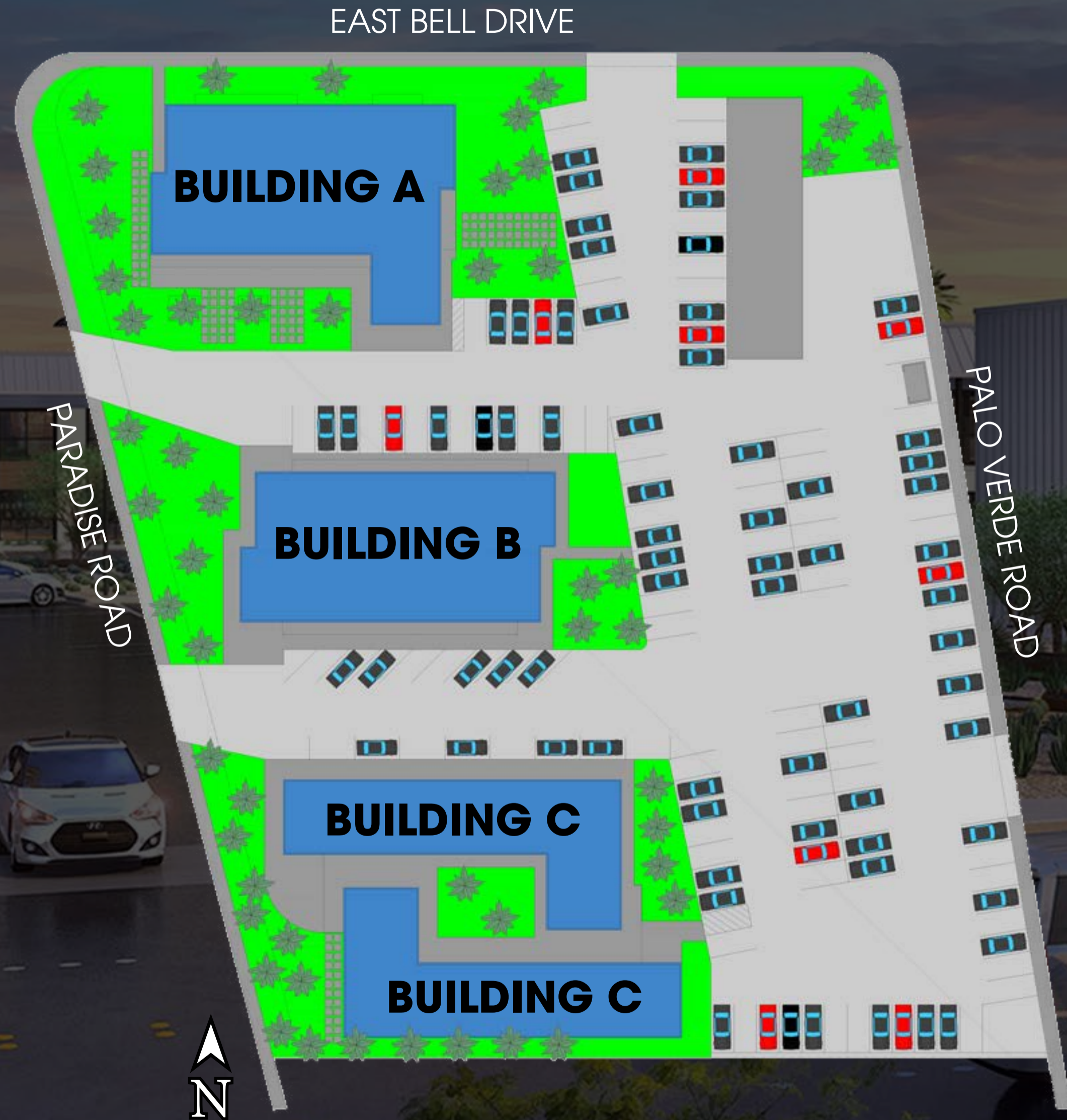
BUILDING TOTAL SF: 8,177 SF
1ST FLOOR TOTAL SF: 3,717 SF
2ND FLOOR TOTAL SF: 4,460 SF
MIN - MAX CONTIGUOUS SF: 492 SF - 2,631 SF

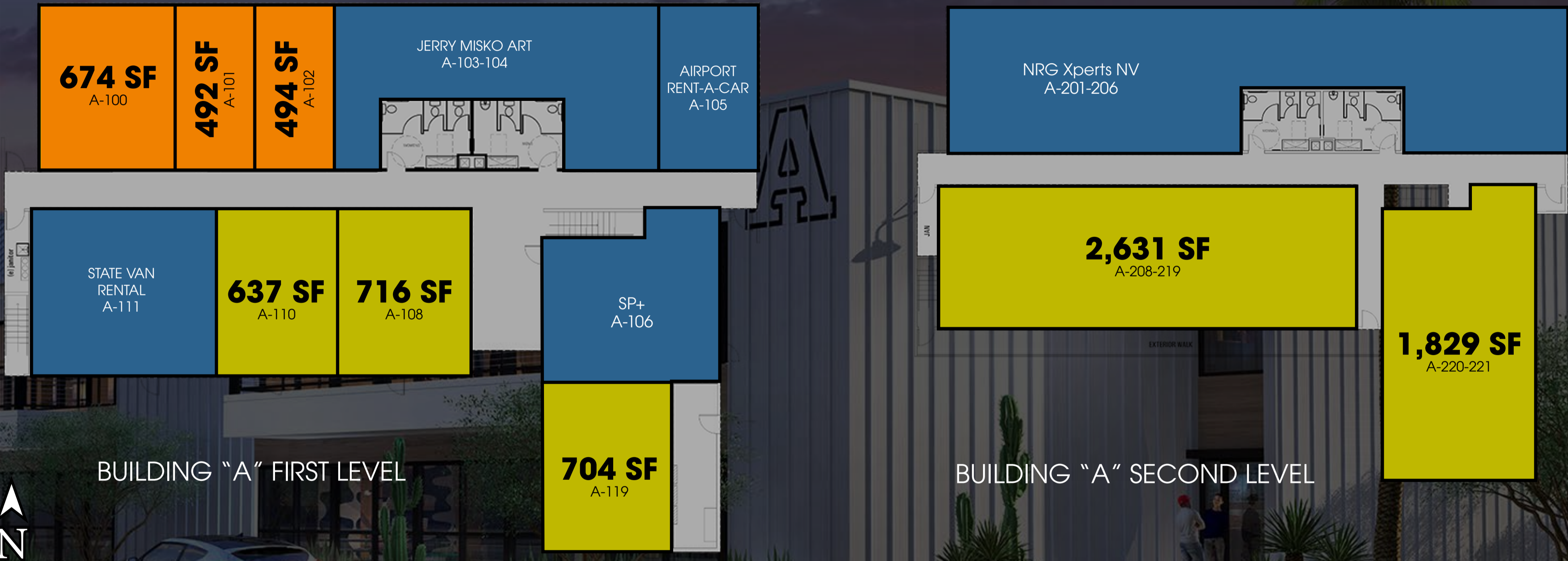
BUILDING B

BUILDING TOTAL SF: 9,227 SF
1ST FLOOR TOTAL SF: 5,599 SF
2ND FLOOR TOTAL SF: 3,628 SF
MIN - MAX CONTIGUOUS SF: 389 SF - 1,803 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

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	
SP+		A-220-221 1,829 SF	

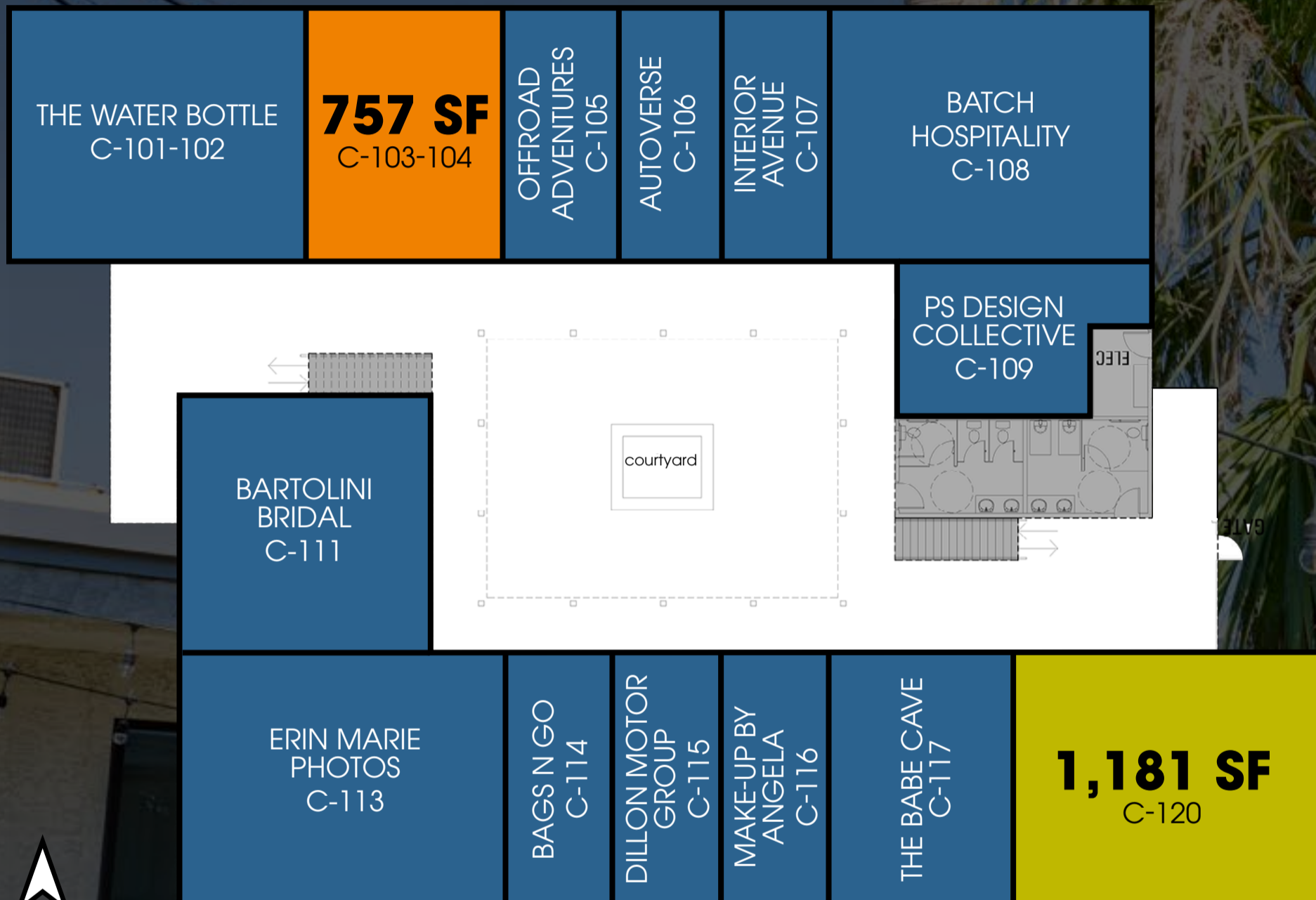


BUILDING "B" FIRST LEVEL

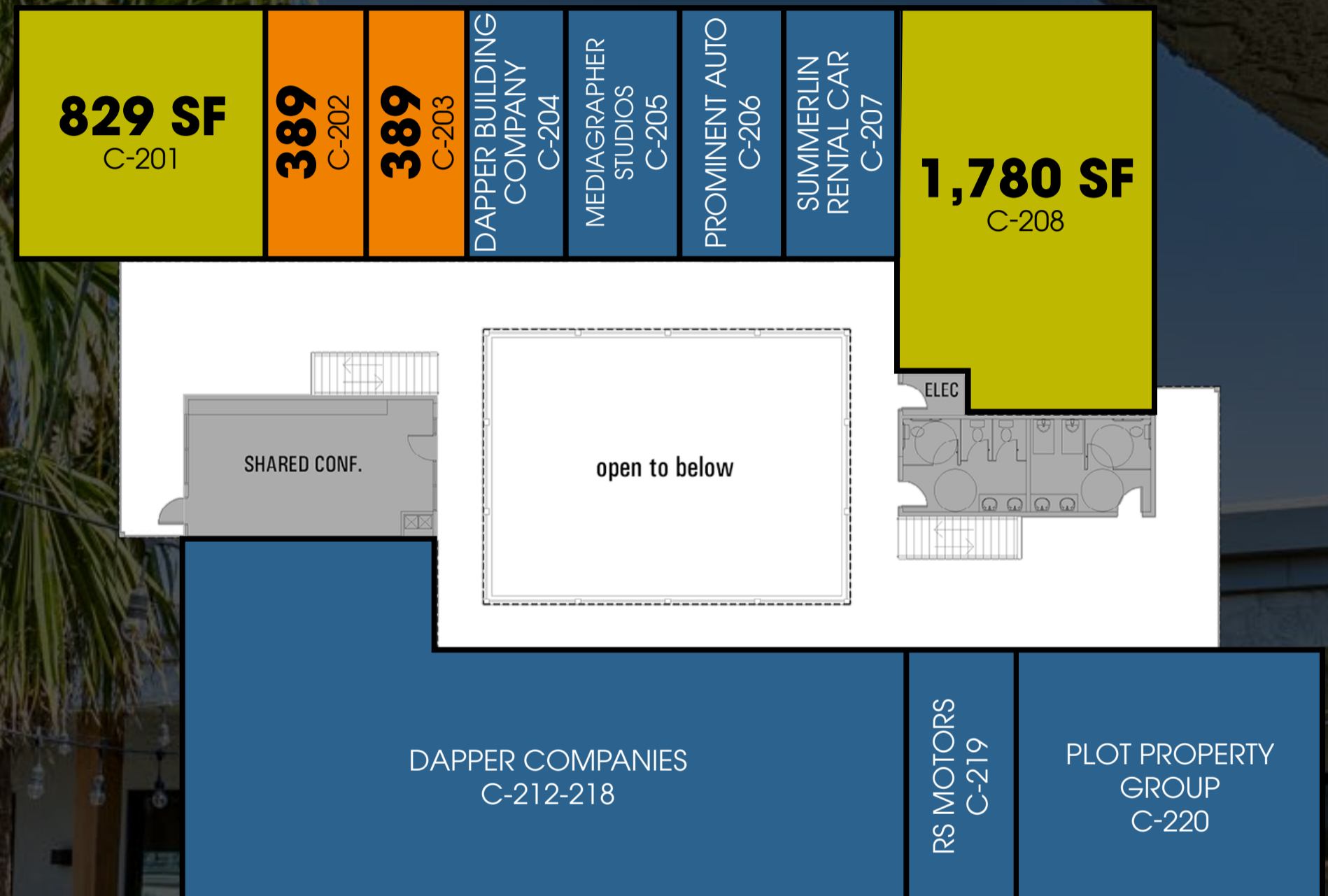
BUILDING "B" SECOND LEVEL

■ LEASED ■ PENDING ■ AVAILABLE

LEASED	PENDING	AVAILABLE					
KINGZ TATTOO PARLOR	SP+	B-101-102	1,803 SF	B-109	900 SF	B-207	382 SF
CLEARLED DISPLAY		B-113	603 SF	B-110	372 SF	B-208	829 SF
		B-114	390 SF	B-111	353 SF	B-209	900 SF
		B-115	358 SF	B-203	352 SF	B-210	372 SF
		B-116	820 SF	B-206	441 SF	B-211	352 SF



BUILDING "C" FIRST LEVEL



BUILDING "C" SECOND LEVEL

■ LEASED
 ■ PENDING
 ■ AVAILABLE
 ■ MOVE-IN READY

LEASED		PENDING	AVAILABLE	MOVE-IN READY
COIN CAR RENTAL	DAPPER BUILDING COMPANY	MEDIAGRAPHER STUDIOS	C-120 1,181 SF	C-103-104 757 SF
INTERIOR AVENUE	RS MOTORS	PROMINENT AUTO	C-201 829 SF	C-202 389 SF
BATCH HOSPITALITY	THE BABE CAVE		C-208 1,780 SF	C-203 389 SF
BARTOLINI BRIDAL	MAKE-UP BY ANGELA			
ERIN MARIE PHOTOS	PS DESIGN COLLECTIVE			
BAGS N GO	SUMMERLIN RENTAL CAR			
DILLON MOTOR GROUP	THE WATER BOTTLE			
OFFROAD ADVENTURES	PLOT PROPERTY GROUP			











