



OFFICE / RETAIL

FOR LEASE

352 - 20,859 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 - 20,859 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

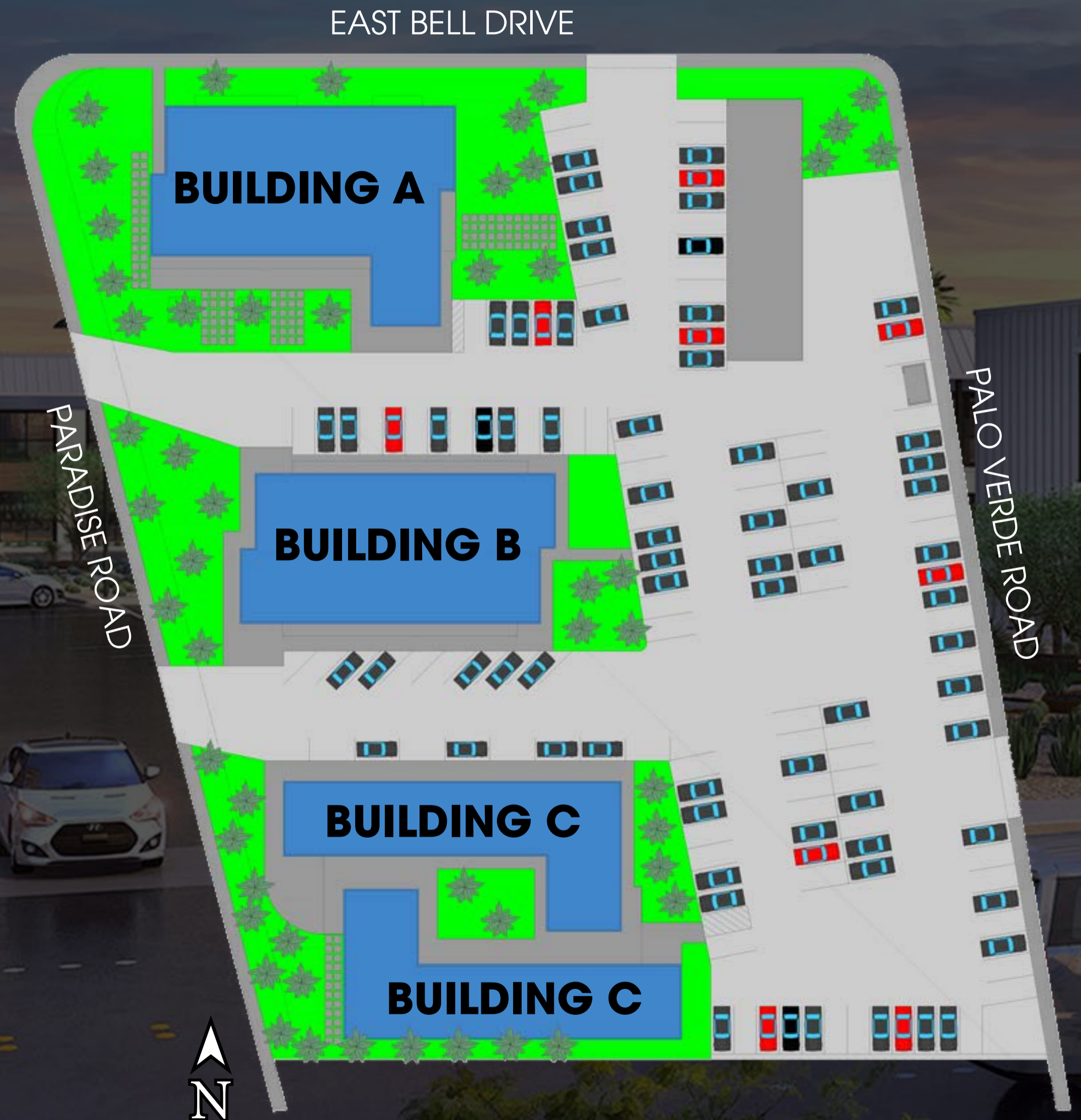
BUILDING TOTAL SF: 6,997 SF
1ST FLOOR TOTAL SF: 2,537 SF
2ND FLOOR TOTAL SF: 4,460 SF
MIN - MAX CONTIGUOUS SF: 492 SF - 2,631 SF

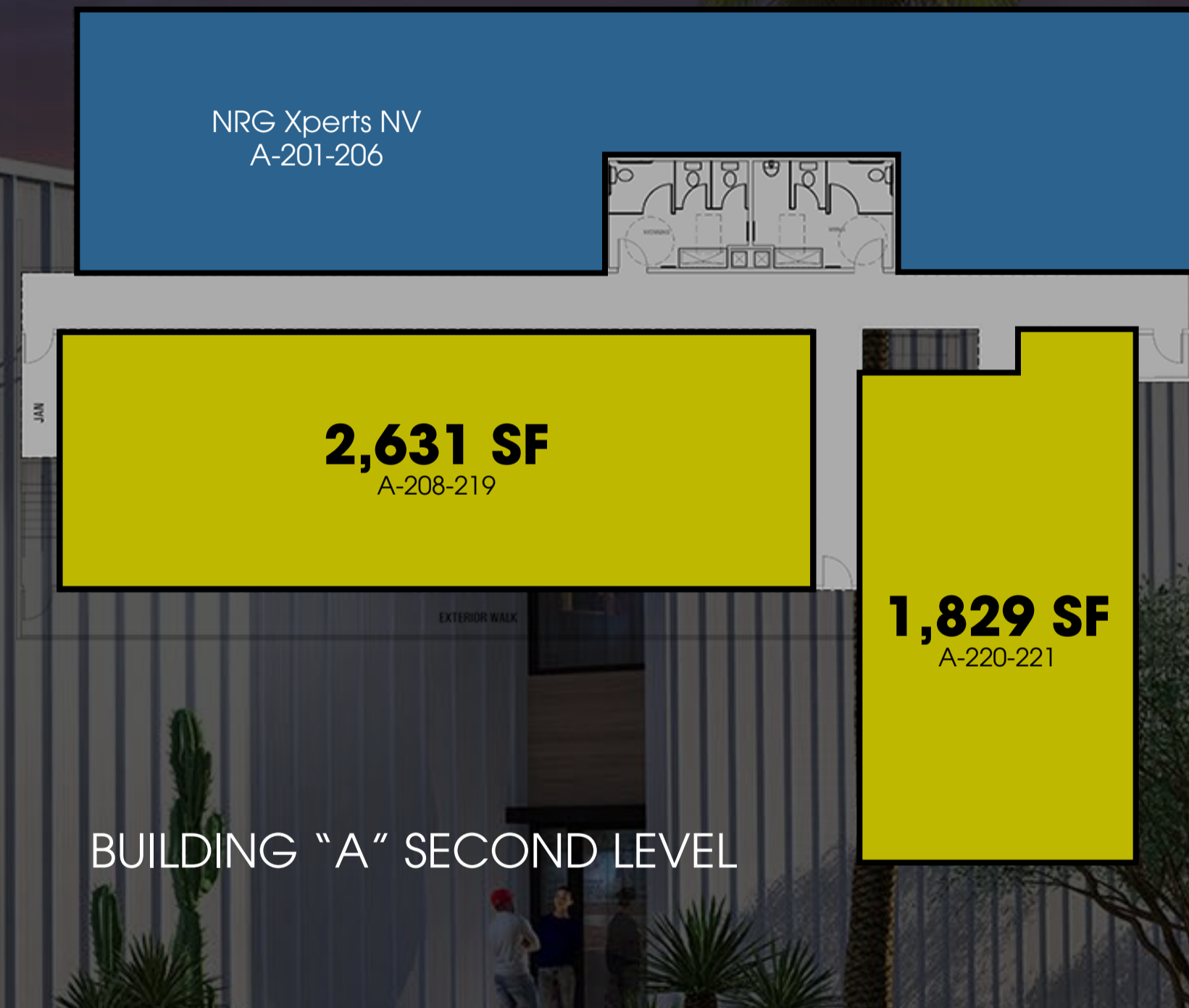
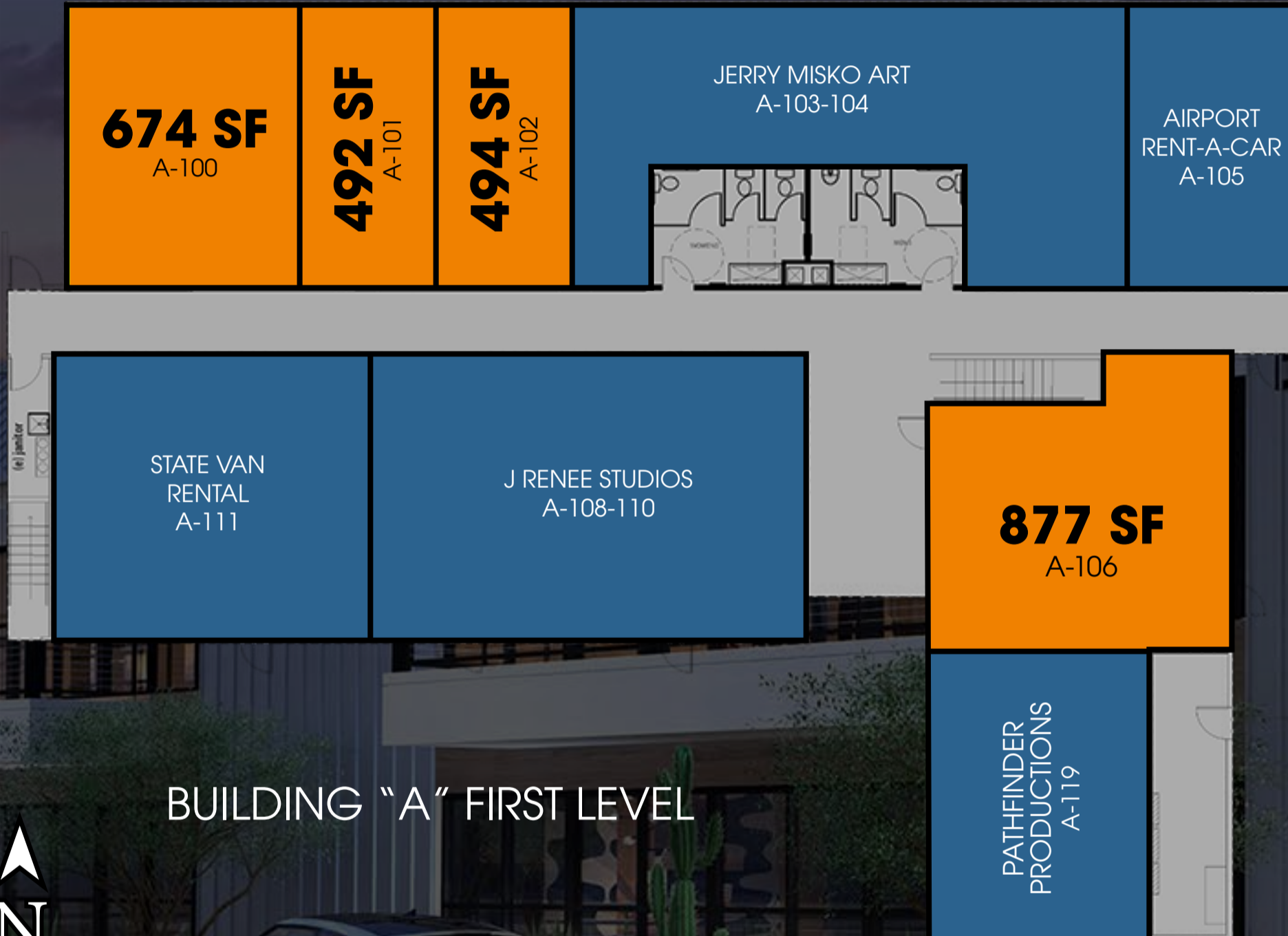
BUILDING B

BUILDING TOTAL SF: 7,659 SF
1ST FLOOR TOTAL SF: 4,031 SF
2ND FLOOR TOTAL SF: 3,628 SF
MIN - MAX CONTIGUOUS SF: 352 SF - 1,803 SF

BUILDING C

BUILDING TOTAL SF: 6,203 SF
1ST FLOOR TOTAL SF: 3,265 SF
2ND FLOOR TOTAL SF: 2,938 SF
MIN - MAX CONTIGUOUS SF: 407 SF - 1,181 SF

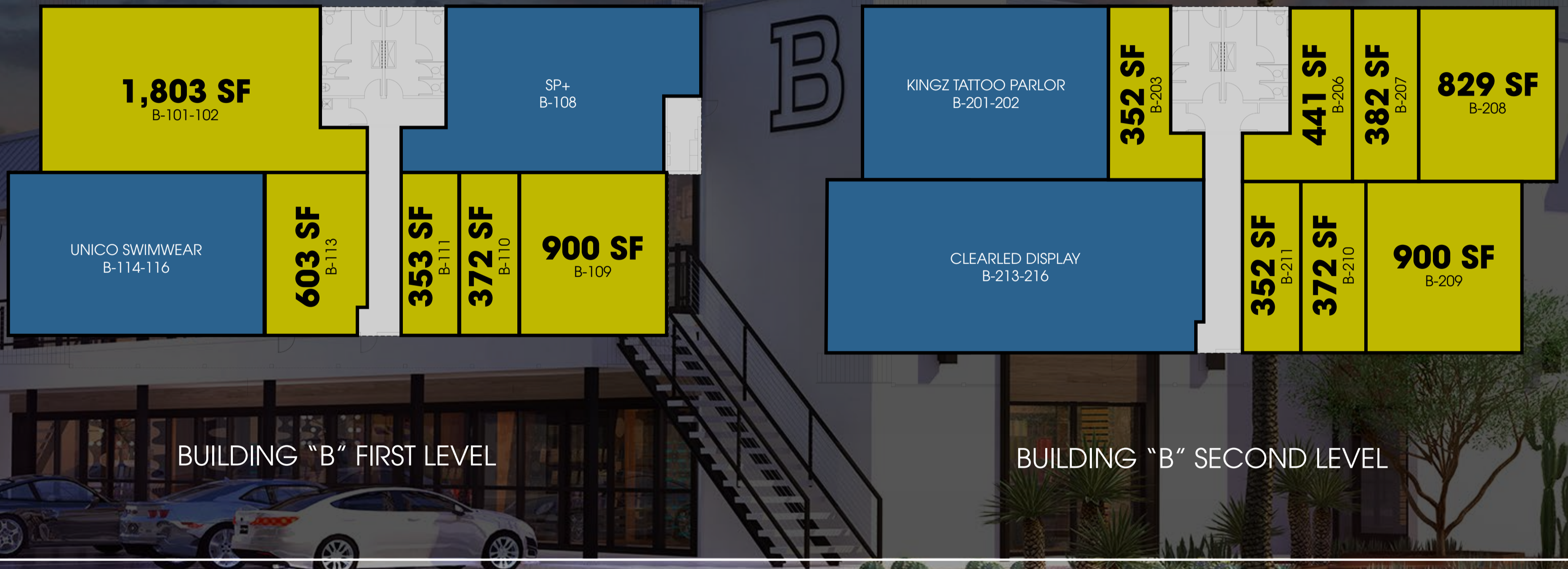




■ LEASED
 ■ PENDING
 ■ AVAILABLE
 ■ MOVE-IN READY

LEASED		PENDING	AVAILABLE	MOVE-IN READY
JERRY Misko ART	PATHFINDER PRODUCTIONS		A-208-219 2,631 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				A-102 494 SF
NRG XPERTS NV				A-106 877 SF



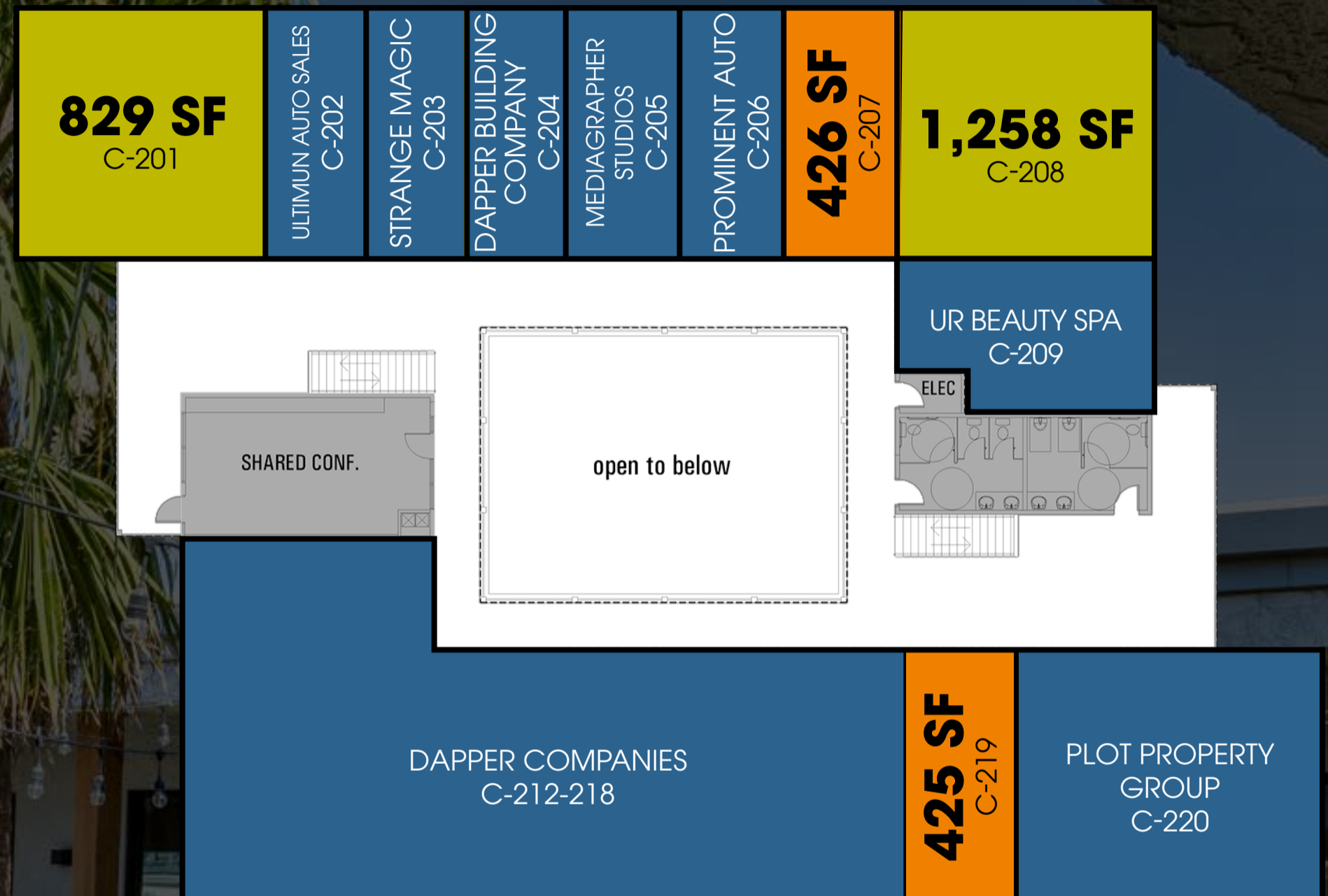
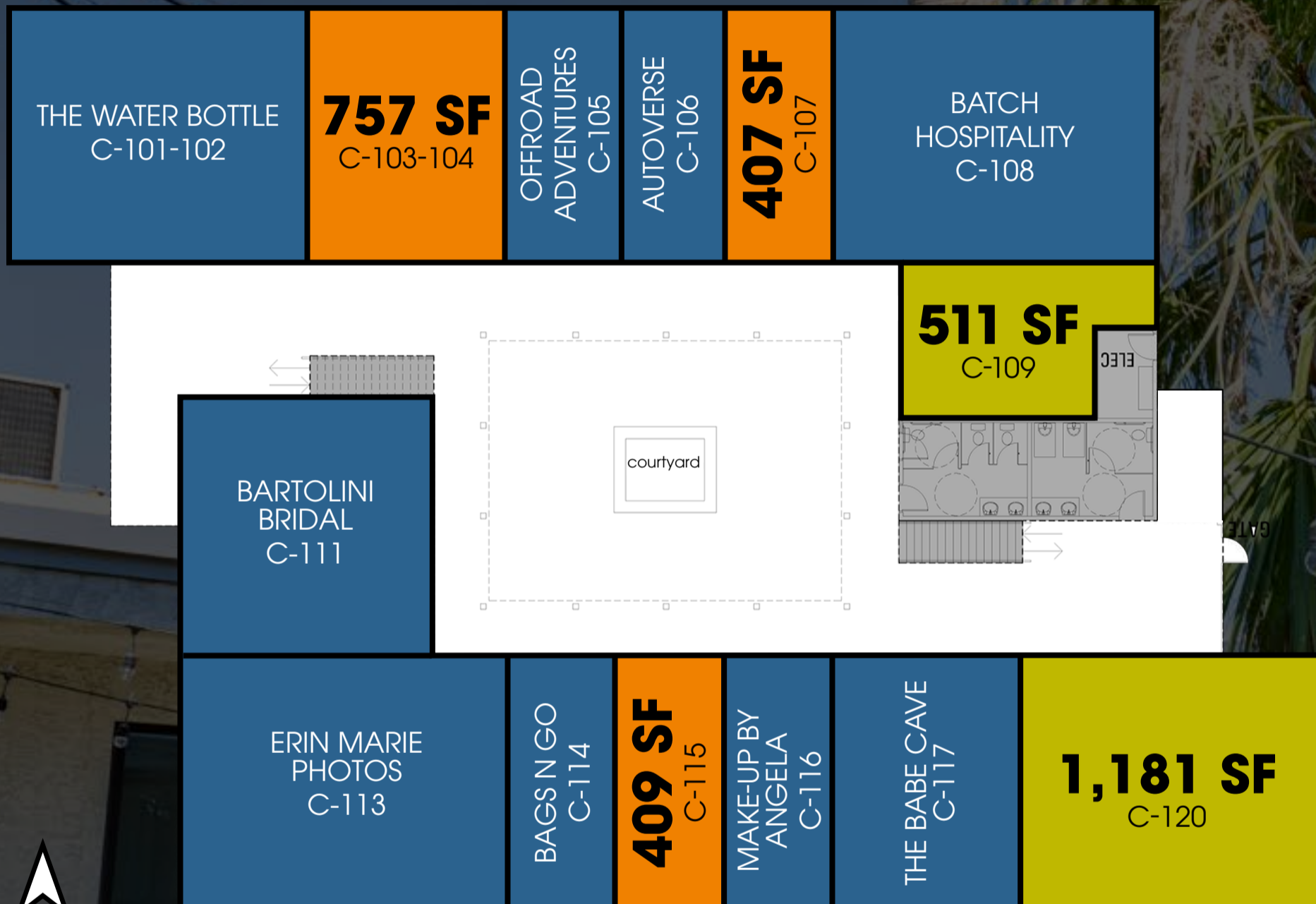


BUILDING "B" FIRST LEVEL

BUILDING "B" SECOND LEVEL

■ LEASED ■ PENDING ■ AVAILABLE

LEASED	PENDING	AVAILABLE		
KINGZ TATTOO PARLOR		B-101-102 1,803 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	
		B-111 353 SF	B-209 900 SF	



■ LEASED
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LEASED		PENDING	AVAILABLE	MOVE-IN READY
AUTOVERSE	DAPPER BUILDING COMPANY	ULTIMUN AUTO SALES	C-109 511 SF	C-103-104 757 SF
BATCH HOSPITALITY	THE BABE CAVE	UR BEAUTY SPA	C-120 1,181 SF	C-107 407 SF
BARTOLINI BRIDAL	MAKE-UP BY ANGELA	PROMINENT AUTO	C-201 829 SF	C-115 409 SF
ERIN MARIE PHOTOS	THE WATER BOTTLE	STRANGE MAGIC	C-208 1,258 SF	C-207 426 SF
BAGS N GO	PLOT PROPERTY GROUP			C-219 425 SF
OFFROAD ADVENTURES	MEDIAGRAPHER STUDIOS			











