LEASE HERE

4520 S PECOS ROAD

Las Vegas, NV 89121

Professional Offices

On the South Pecos Corridor



Suites from
+/-1,735 to 4,559 RSF
with up to
+/-6,294 RSF
combined

6:1000 parking with
covered spaces
available

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Turn key spaces, direct suite access, and professional management

SUBMARKET	USE	AVAILABLE	ZONING	RATE
Eastern / Pecos Central Las Vegas Office Corridor	Professional Office or Medical	+/-1,735 to 4,559 Individually, or up to 6,294 Contiguous Rentable Square Feet	C-P Clark County Commercial Professional	$1.45 NNN with $0.38 NNNs (TI & FREE RENT AVAILABLE)

ABOUT THIS PROPERTY

Freestanding building with direct walk-up suites

4:1000 Parking ratio with covered spaces available

Monument signage on Pecos available (21,800 CPD)

Tenant improvement available for qualified tenants

Rent concessions available for qualified tenants



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Current Availabilities

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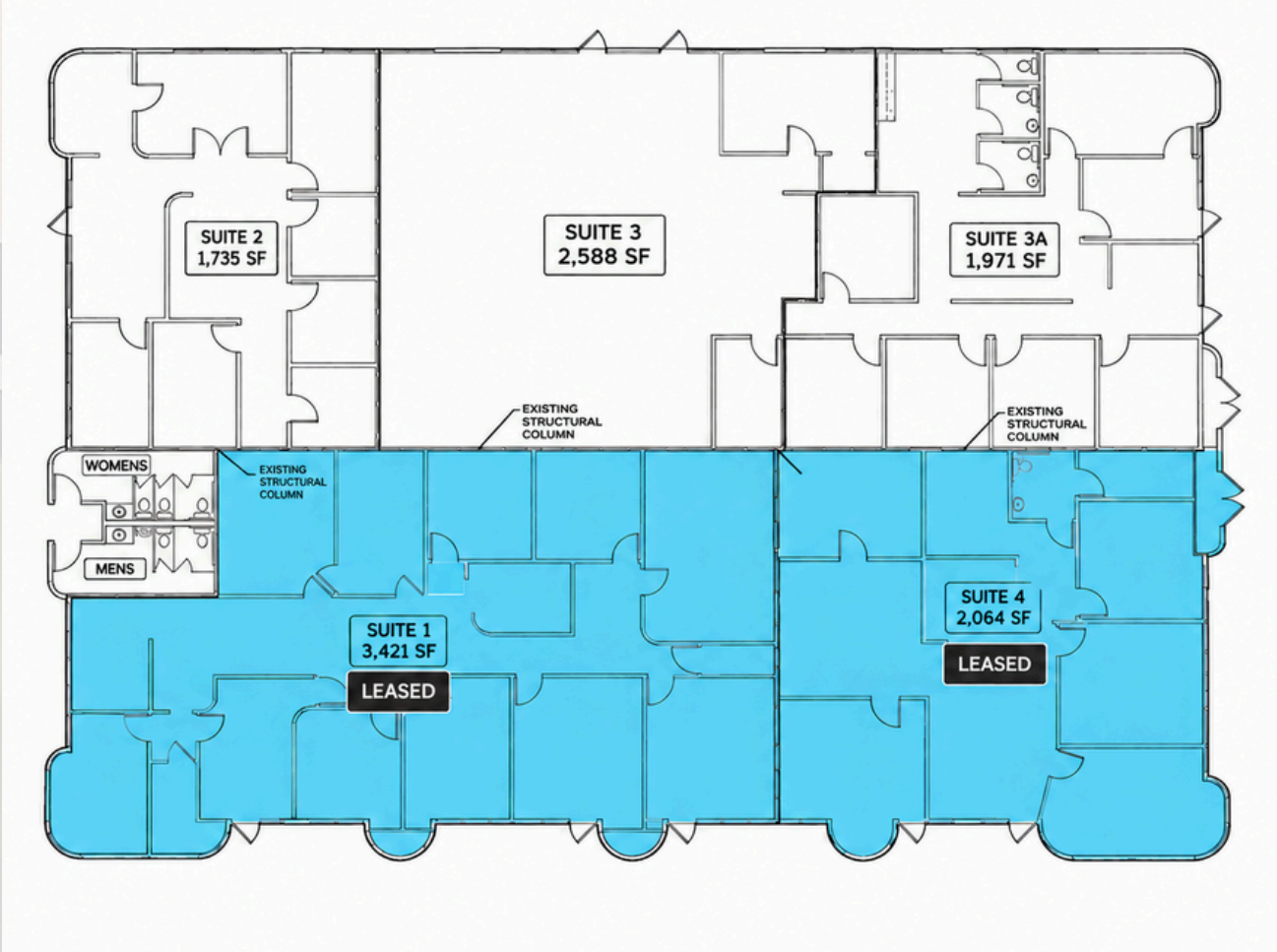

Suite #	Use Type	RSF	Base Rent	NNN	Total Monthly	About This Space
Suite 2	Office/ Professional	1,735	$1.45/ SF NNN	$0.38 Est	$3,175	Front entry lobby area with reception service window/counter, six (6) offices, double door conference room. single restroom and break area with sink.
Suite 3	Office/ Professional/ Events	2,588	$1.45/ SF NNN	$0.38 Est	$4,736	Large open space with a single private office, break area with sink and single restroom. Perfect for events, meetings, trainings & seminars. Can be combined with suite 3A.
Suite 3A	Office/ Professional	1,971	$1.45/ SF NNN	$0.38 Est	$3,607	Dual entry lobby with corner conference room, 4 inline offices along the wall, single floating office, bullpen area, 2 single restrooms, break sink / break area. Can be combined with Suite 3

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