

**AVAILABLE FOR LEASE**



**Northern Vistas Business Park**  
3455 W. Craig Road, North Las Vegas, Nevada 89032



## PROPERTY HIGHLIGHTS

Northern Vistas Business Park is located on the highly traveled W. Craig Road business corridor between the high traffic intersections of W. Craig Road & Allen Lane and W. Craig Road & Simmons Street within the Northern Vistas business park consisting of over 72,000 SF of office & retail space on 4.29 acres. The business park is well situated amongst a multitude of existing commercial developments along the commercial corridor and is generally located within convenient access to the U.S. 95 to the west, the I-15 to the east and the 215 Beltway to the north providing accessibility to all areas of the valley and is located along RTC's public transit route.

- The subject area demographics offers a strong profile for the property's intended use with tremendous support from a diverse mix of commercial uses in the surrounding area.
- The property in its current configuration offers four separate suites ranging from 942 SF to 1,496 SF which can be combined to meet a Tenant's needs.

### Available Fully Built Out Suites:

- **Suite B** - 1,293 SF of 2nd Generation space consisting of an open entrance/reception/bullpen area, 3 private offices and one restroom
  - **Suite C** - 1,496 SF of 2nd Generation space consisting of an open entry/work area, 3 private offices, conference room, file/print area, storage area and one restroom
  - Building currently demised into 4 Suites which can be combined to suit Tenant's needs
  - Well maintained business park
  - Great location in a highly traveled business corridor
  - Excellent signage opportunity
  - Ample parking and covered parking available
  - **Asking Rate: \$0.75/SF (NNN); CAMs estimated at \$0.28/SF**
  - Please contact the Listing Brokers for further details or to schedule a property tour.
- Easily accessible business park
  - Zoned C-1 (Neighborhood Commercial)

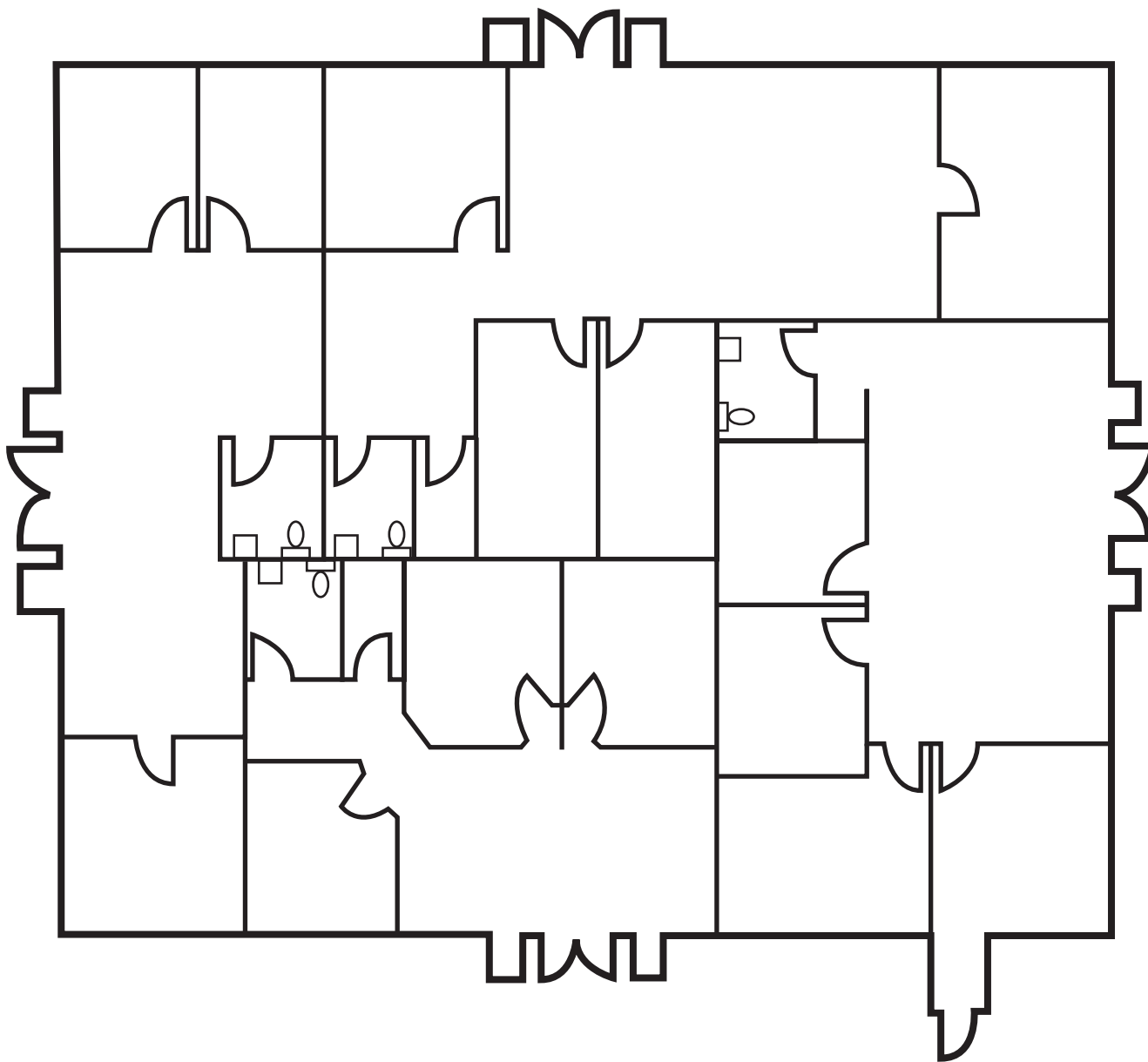


# PROPERTY PHOTOS



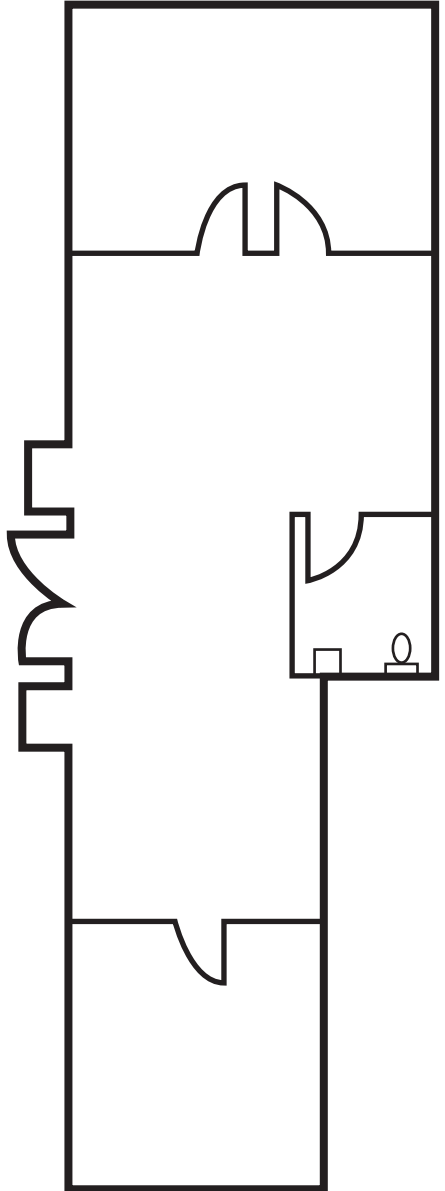


# FLOOR PLAN



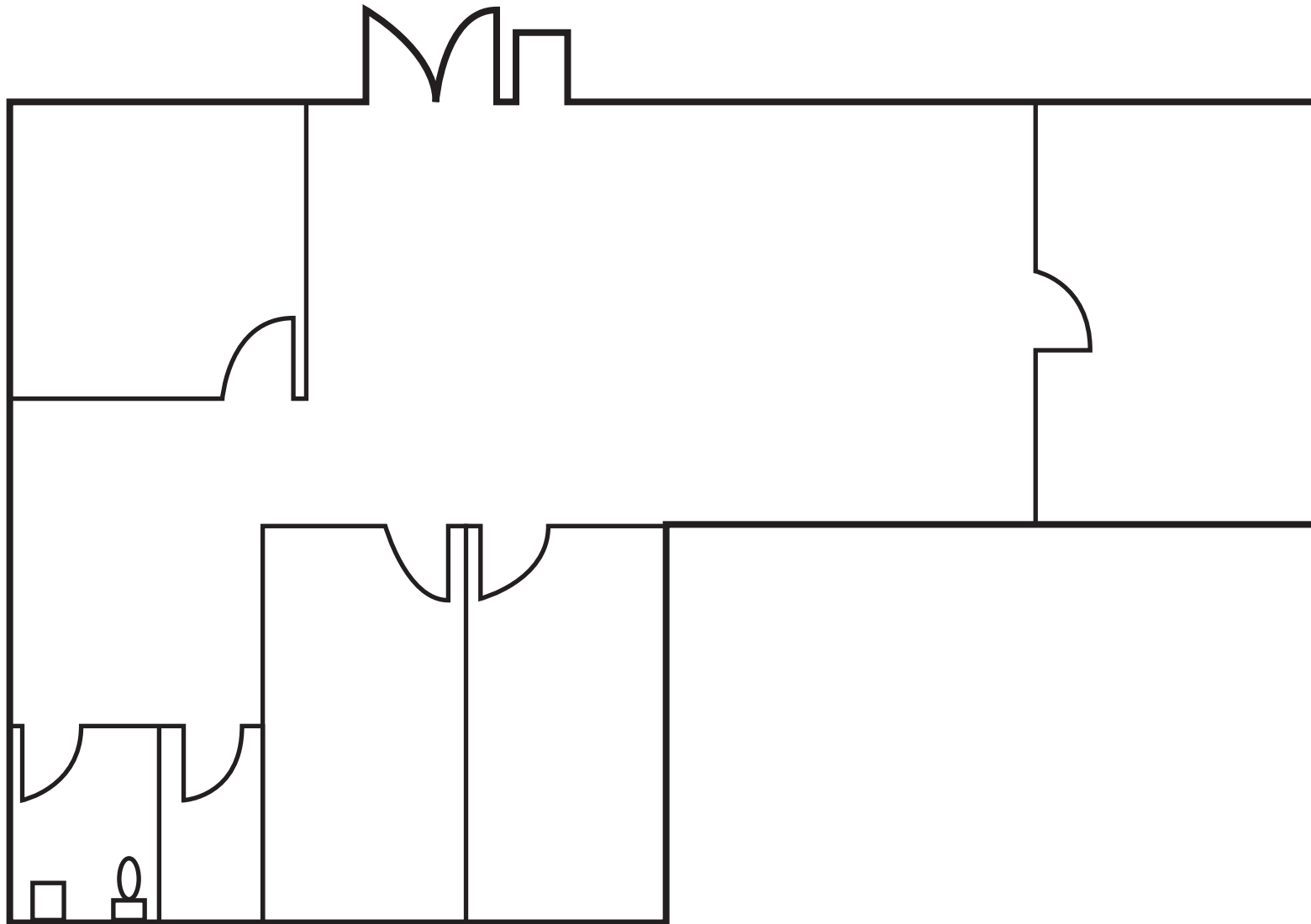


FLOOR PLAN - SUITE B





# FLOOR PLAN - SUITE C



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# SURROUNDING AERIAL MAP



ALLEN LN

SIMMONS ST

CLAYTON ST

W CRAIG RD

**CVS/pharmacy**



**OUTBACK STEAKHOUSE**



**DISCOUNT TIRE**

**Burlington Coat Factory**

**SUBJECT PROPERTY**

**Smith's**  
FOOD & DRUG STORES  
**Great Clips**  
**Aaron's**





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