

FOR LEASE

3605 S TOWN CENTER RD - THE GARDENS PLAZA

OFFICE SPACES • 3605 S TOWN CENTER DR, LAS VEGAS, NV - 89135

**\$2.25/SF NNN
STARTING RATE!**

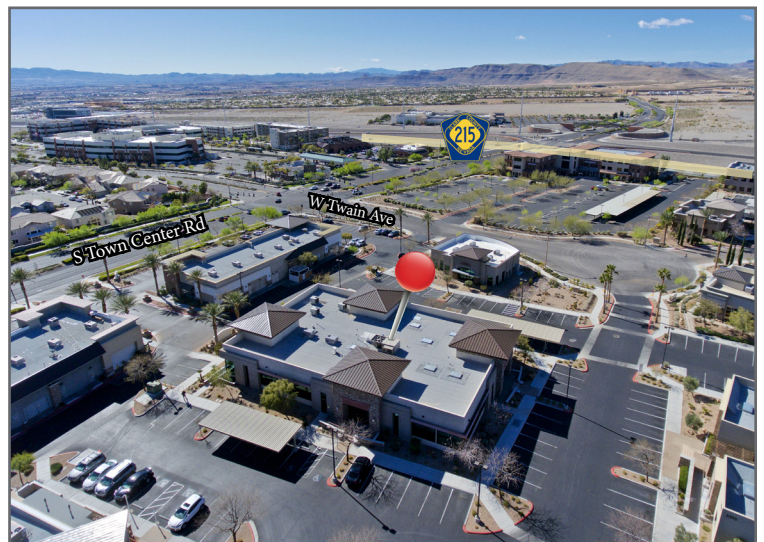


ZONED: C-2 (COUNTY) • APN: 164-13-212-017 • YEAR BUILT: 2009 • GLA: 12,500 SF • LOT: 1.02 AC • PARKING: 3.52/1,000SF • CAMS: \$0.48/SF

3605 S TOWN CENTER DR is a 12,500± sf Class-A one story office building located in The Gardens Plaza on the Northwest corner of S. Town Center Road and W. Twain Avenue, just a block North of the CC-215. One immediately available 2,740± sf second-generation office space provides tenants a great opportunity to do business in a prime location at affordable rates. Dining options within walking distance provide both great lunch-hour selections as well as off-site meeting opportunities.

Property Highlights

- **\$2.25/sf NNN starting rate**
- **One 2,740± sf second generation office space is available for immediate occupancy.**
- **Great floor plan: Lobby with guest restroom, conference room, 6 private offices, huge bullpen with shared assistant desk and wet bar area.**
- **Covered parking is available.**
- **Nearby freeway access ensures easy access to/from all parts of the valley. Just a block away from CC-215 South Town Center Road (approx 0.2 mi).**
- **14.3 miles (approx 14 minutes) away from McCarran International Airport, 15.5 miles (17 minutes) away from South Las Vegas Boulevard.**



Scan or click the QR Code to view the property website.

For more information or to schedule an appointment contact:

ROB HATRAK

C: 702.271.3520 E: rob@hatrak.com

Social Media:     

virtus
commercial

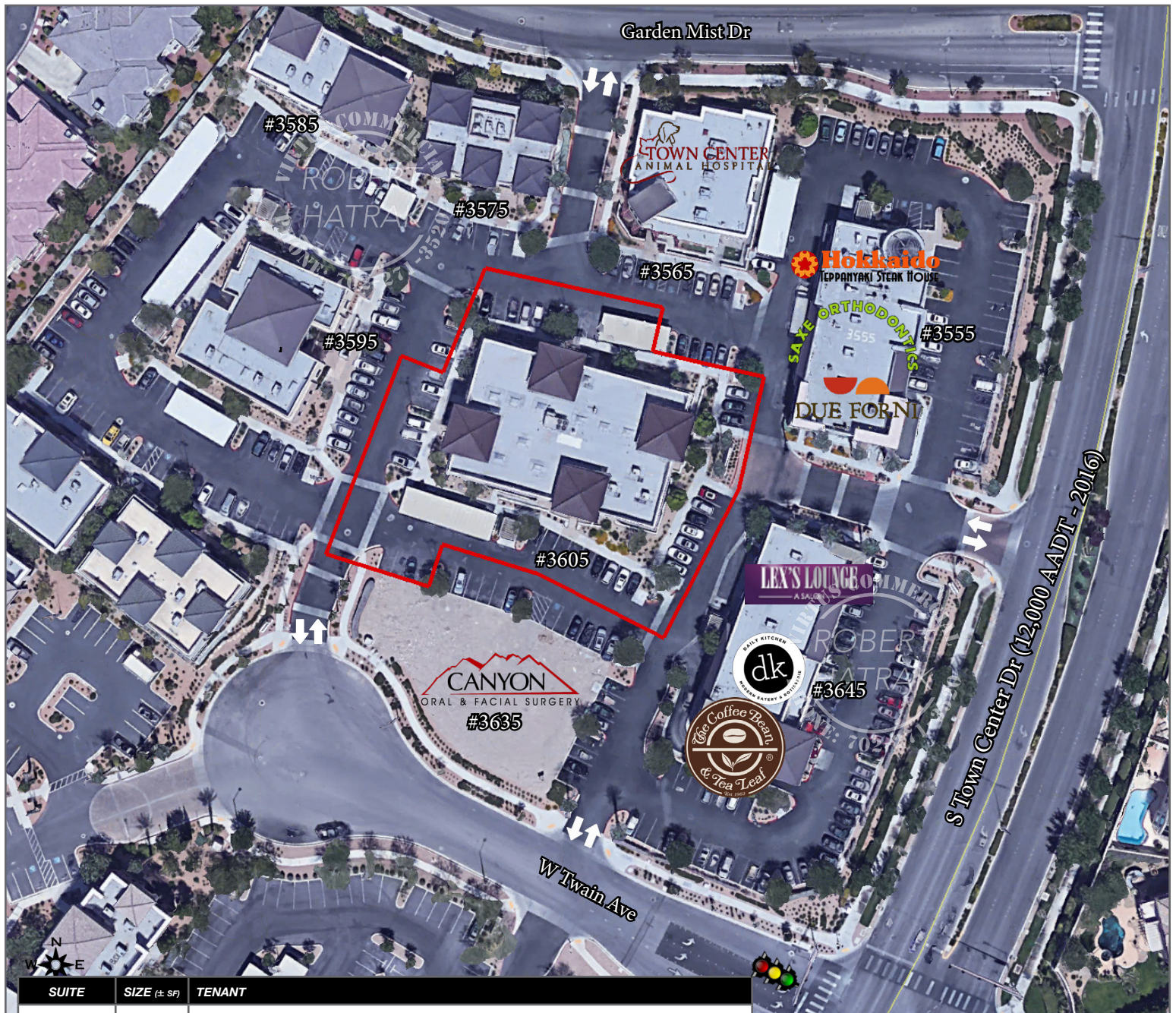
1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128

702.787.0123

SITE PLAN

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SUITE	SIZE (± SF)	TENANT
A	6,000	Pilot Grove Management
B	3,760	Phillips Ballenger
C	2,740	AVAILABLE Second generation office space. Lobby with guest restroom, Conference Room (14' x 18'), Small Bullpen (6.6' x 9.6'), Large Bullpen (26.1' x 39.1') with shared assistant desk and wet bar area, private restroom, 6 offices, and Server Room (5x8')



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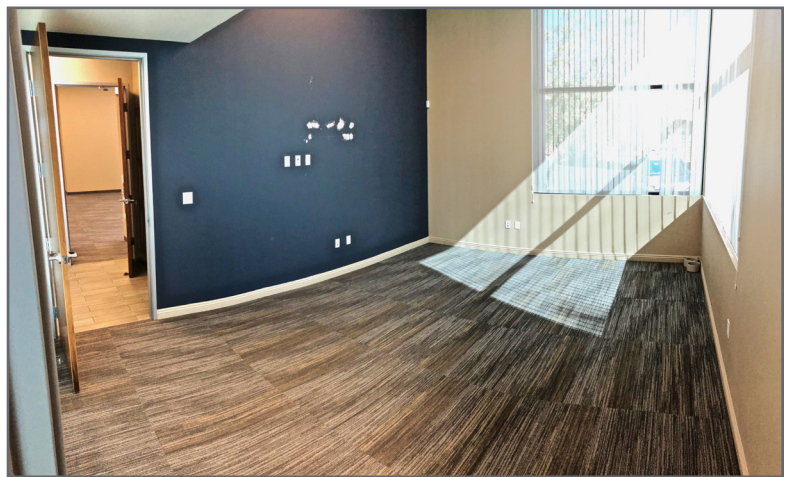
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PHOTOS

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