



# TRIBECA PARC

RARE OPPORTUNITY TO OWN OR LEASE  
FREESTANDING HIGH-IMAGE CLASS A OFFICE  
BUILDING(S) IN THE SOUTHWEST SUBMARKET  
AT BELOW REPLACEMENT COSTS

**CLASS A OFFICE BUILDINGS  
FOR SALE OR LEASE**

ONLY TWO BUILDINGS LEFT





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## OFFICE PARK COMPRISED OF THREE (3) FREESTANDING OFFICE BUILDINGS TOTALING ±130,789 SF

The glass line of all the buildings offers great views of the Las Vegas “Strip” on the east side, and plenty of natural light from all sides. There is abundant covered and uncovered parking available on site, and conveniently accessible from all building entries.

### 5370

#### ±31,647 SF

A freestanding single-story ±31,647 SF office building. Second generation space that has existing improvements. Conceptual plan in brochure illustrates potential demising and layout.

**SALE: \$240 SF / \$7,595,280**

**LEASE: \$2.20-\$2.30 SF, MG**

#### LEASE DIVISIBILITY OPTIONS:

OPTION A - ±17,476 SF

OPTION B - ±14,140 SF

### 5420

#### ±79,109 SF

A free-standing two-story ±79,109 SF office building. It is in shell condition, and in addition to surface parking, it has a dedicated multi-level parking structure with an enclosed sky bridge leading from the second floor of the office building to the garage with both covered and uncovered parking. The building offers an excellent flexible design for a multi-tenant build out.

**SALE: \$205 SF / \$16,217,345**

**LEASE: \$2.30-\$2.40 SF, MG**

### 5330 ±20,033 SF

# SOLD

#### EXCLUSIVE LISTING AGENTS

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Tribeca Parc's location within the Southwest Submarket makes it highly desirable to legal, financial, insurance, staffing, real estate, marketing, media, back office, gaming, and medical firms. It is also ideal for tech companies and businesses looking for a campus-like setting with excellent access to the Interstate and local points of interest like McCarran International Airport and the Las Vegas "Strip", a high concentration of amenities within a short drive, and convenient access to and from the surrounding residential communities for their employees.

## PROPERTY HIGHLIGHTS

- Recently renovated and ready for tenant specific improvements
- Close proximity to four major hospitals and other ancillary medical uses
- Short drive to a high concentration of retail amenities in several directions
- Bus stop conveniently located in front of campus along Durango Dr.
- Freestanding buildings with 5:1000 parking ratio with cross access parking
- High-image buildings well-appointed within the submarket
- Excellent ingress/egress from S. Durango Drive and W. Hacienda Avenue
- Buildings offer flexibility to demise to a variety of size ranges for build-to-suit opportunities
- Concrete and structural steel construction with stone veneer

## ELECTRICAL SPECIFICATIONS

- 5370 S. Durango - 1200 amps, 480 volts, 3-phase
- 5420 S. Durango - 4000 amps, 480 volts, 3-phase





TROPICANA AVENUE



ELYSIAN APARTMENTS  
422 UNITS



SPANISH TRAILS COUNTRY CLUB

HACIENDA AVENUE

LEVEL 25 APARTMENTS  
168 UNITS

KB HOMES



FLOOD CONTROL BASIN

FUTURE RETAIL

RUSSELL ROAD

Located just north of the Russell Road Interchange of the I-215 Interstate in the southwest submarket of the Las Vegas Valley. The property is in a high demand submarket with direct visibility and frontage from the signalized intersection of S. Durango Drive and W. Hacienda Avenue. Within 7 miles of the Las Vegas "Strip", Las Vegas' primary employment base as well as numerous master-planned residential communities.

FORT APACHE ROAD



RIDGEHAVEN SINGLE  
FAMILY HOMES

FUTURE RETAIL

ENCANTO DEVELOPMENT  
120 FAMILY HOMES

MOUNTAIN'S EDGE HOSPITAL  
130 BEDS

DURANGO DRIVE

SOLONA APARTMENTS  
204 UNITS

UNLV HARRY REID  
RESEARCH PARK

PATRICK LANE



SW APARTMENTS  
326 UNITS



SUNSET ROAD

THE BEND

CENTRA POINT

JEEP DEALERSHIP

APARTMENTS

BUFFALO DRIVE



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TRIBECA  
PARC

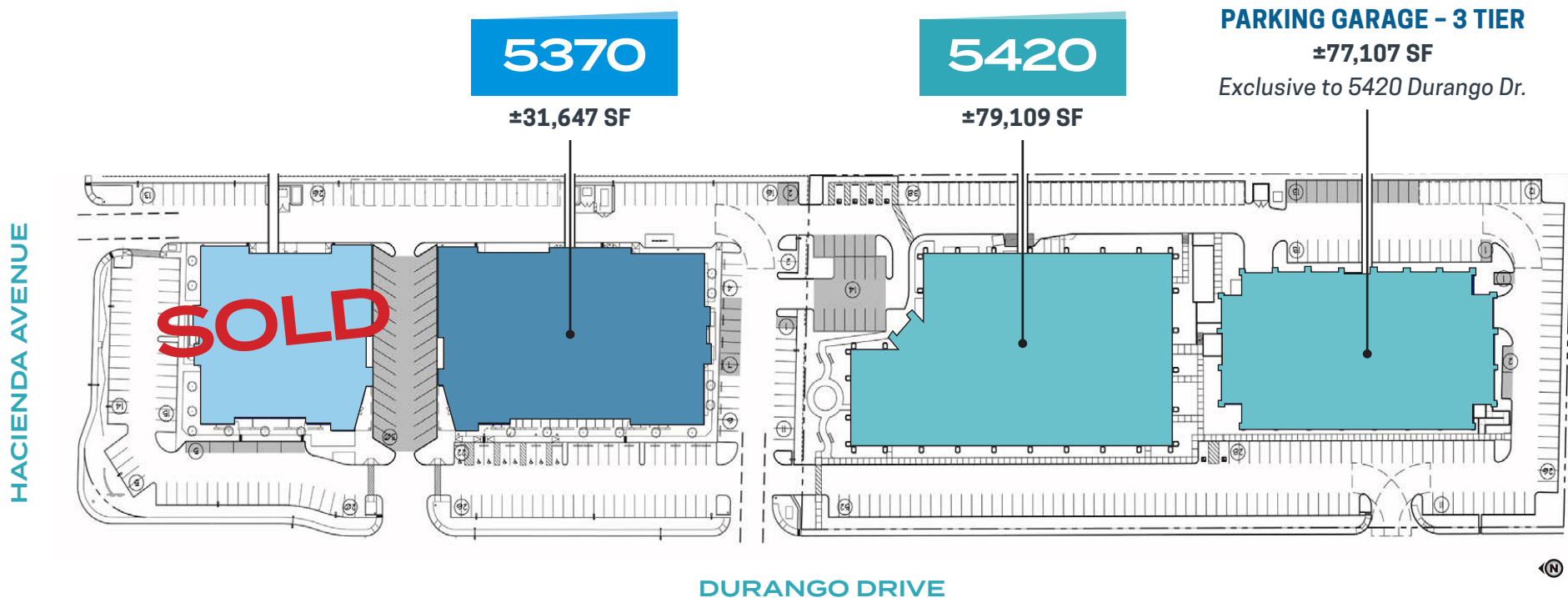
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# 5370 & 5420

## S Durango Dr., Las Vegas, NV 89113



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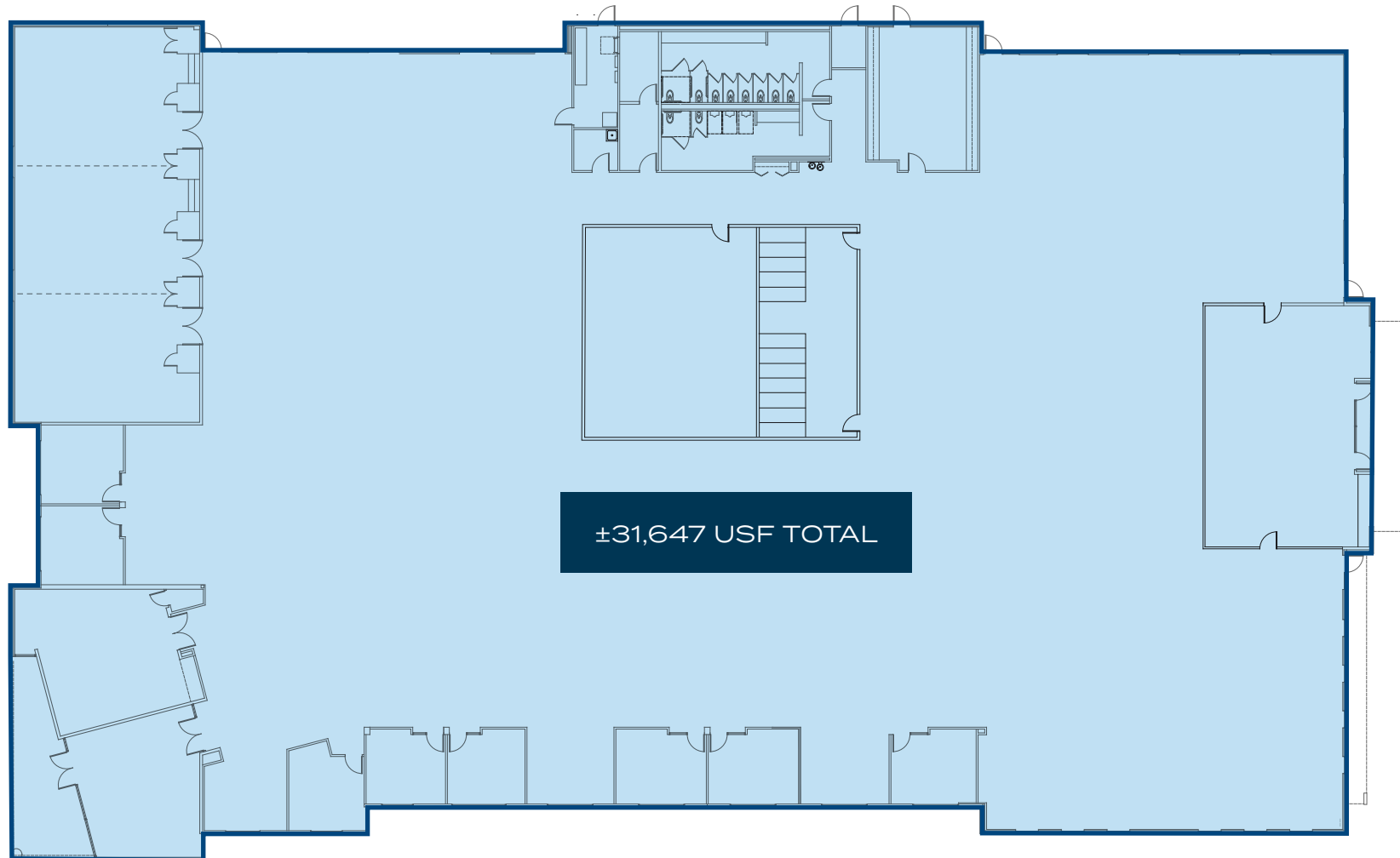
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AS-BUILT SUBJECT TO ERRORS AND OMISSIONS

5370 S Durango Dr., Las Vegas, NV 89113

**ENTIRE BUILDING: ±31,647 SF**







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**IDEAL LOCATION FOR  
OFFICE OR MEDICAL  
OFFICE USERS**



**Southern Nevada offers low operating costs, and unparalleled global connectivity for businesses in a broad array of industries. It is one of the most affordable business climates in the United States.**

- » Some of the Lowest Corporate Annual Travel Costs via McCarran International Airport
- » No Business Income Tax
- » Income Tax is Prohibited
- » No Estate Tax
- » No Franchise Tax
- » No Gift Tax
- » No Inventory Tax
- » No Tax on Corporate Shares
- » Property Tax Increases are Limited
- » Limited Tax Increases
- » Minimum Employer Payroll Tax

FOR LOCAL BUSINESS INCENTIVES AVAILABLE TO YOUR COMPANY, PLEASE CONTACT:

GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT  
[www.diversifynevada.com](http://www.diversifynevada.com)

CITY OF LAS VEGAS ECONOMIC DEVELOPMENT  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

LAS VEGAS GLOBAL ECONOMIC ALLIANCE  
[www.nevadadevelopment.org](http://www.nevadadevelopment.org)



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