

FOR LEASE
DURANGO VILLAGE

6018 S. Durango Drive, Suite #100, Las Vegas, NV 89113



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All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Garden office building in the desirable Southwest available to Sublease (2 year term). First floor space that includes: 2 closed offices, 1 conference room, 2 bathrooms, 1 storage closet, IT storage area, 1 kitchen, 6 cubicle workstations (large bullpen area), and foyer. Lots of natural wood, stainless steels accents, high, open ceilings, earthy colors and large built-in desks. Close distance to nearby restaurants, short distance to highway, and nearby amenities.

PROPERTY HIGHLIGHTS

- SUBLEASE Expires: 4/30/2024
- C-P zoning
- Covered parking available
- Beautiful move in ready space
- Existing furniture available to stay

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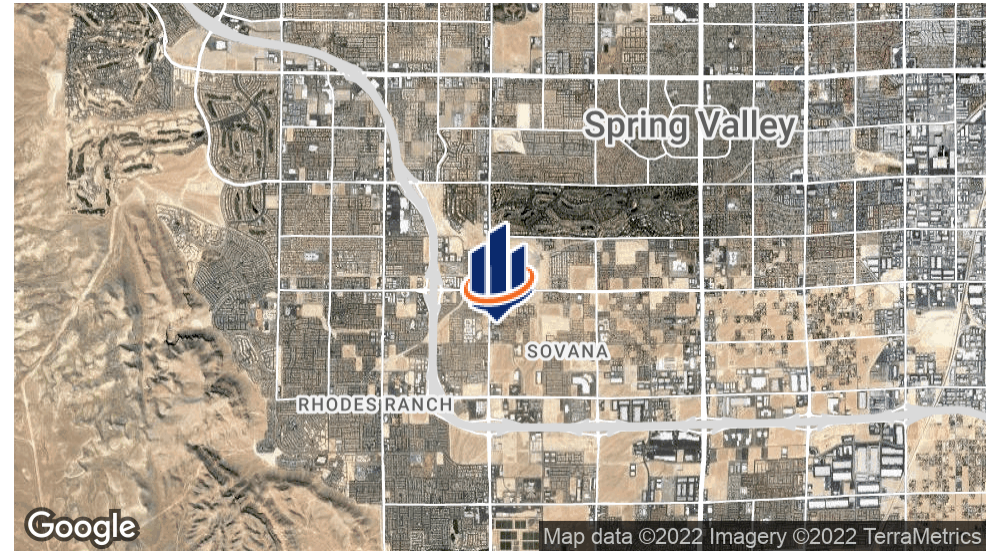
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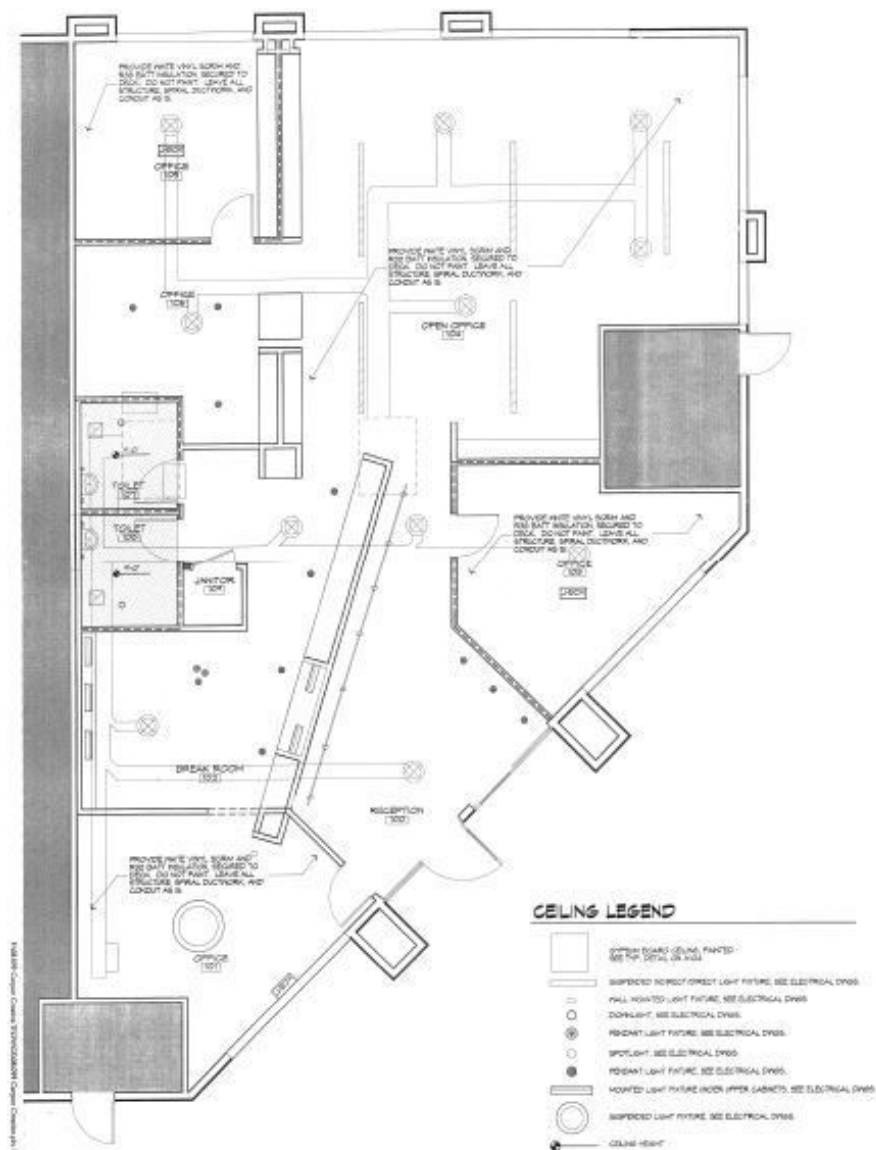
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OFFERING SUMMARY

SUBLEASE RATE:	\$2.13 SF/month (NNN)
NNN CHARGES:	\$0.30 SF/month
INITIAL TERM EXPIRES:	4/30/2024
ANNUAL INCREASES:	3% on February 1, 2023
AVAILABLE SF:	2,765 SF
LOT SIZE:	0.19 Acres
BUILDING SIZE:	8,506 SF

FLOOR PLAN



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AERIAL VIEW



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INTERIOR PHOTOS



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AERIAL MAP



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