

# 3022 - 3034 W. Post Road

Las Vegas, NV 89118

AVAILABLE  
For Sublease



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## Leasing Details



**\$0.983 PSF NNN**  
Monthly Lease Rate



**±4,342 SF**  
Space Available



**\$0.346 PSF NNN**  
CAM Charges

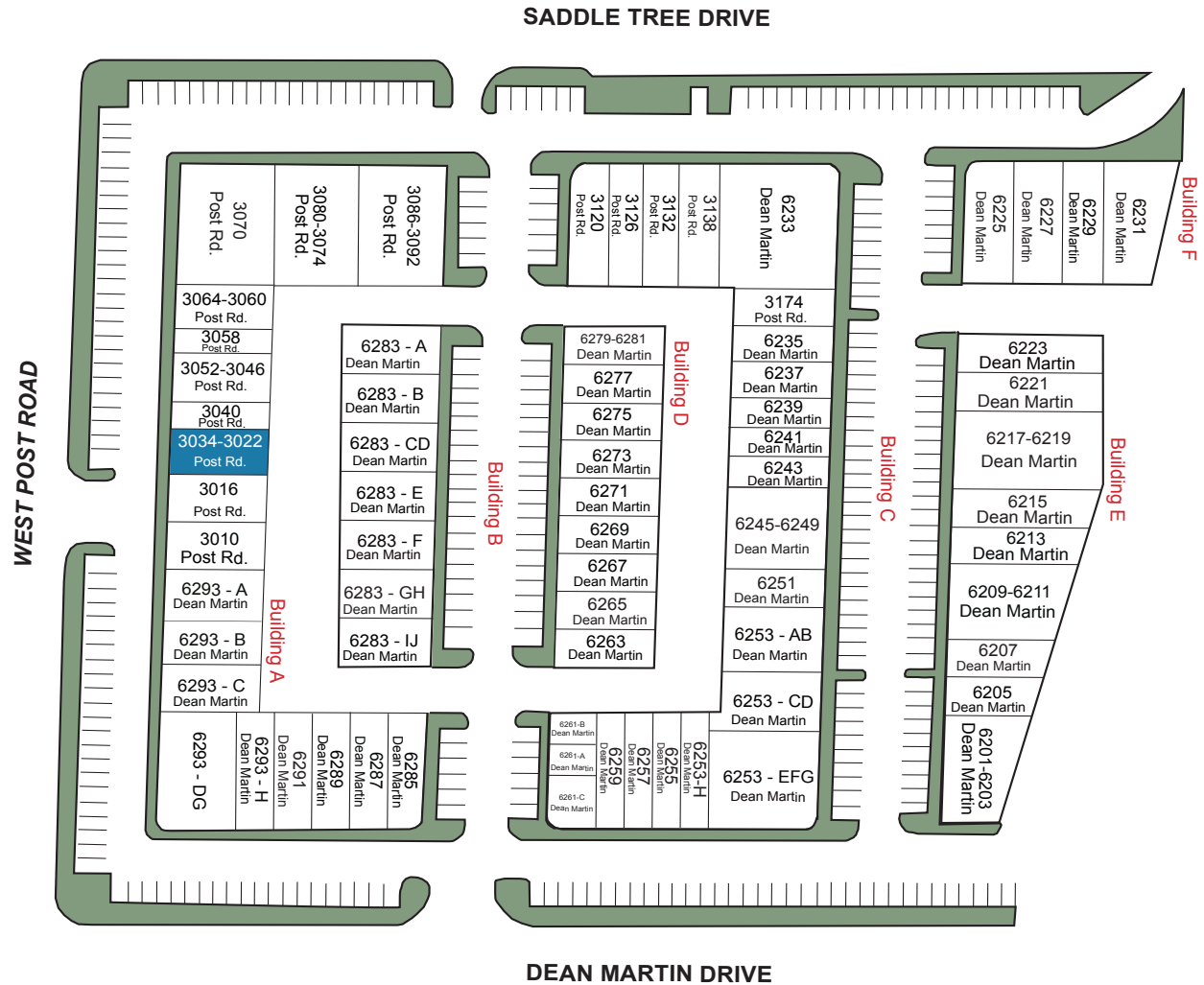
## Property Highlights

- Easy access to Las Vegas Boulevard via Sunset overpass
- Centrally located in the desirable Southwest submarket
- On site restaurant 'SkinnyFATS'
- Sublease until September 26, 2025
- Minutes away from Town Square, Las Vegas Boulevard, 215 & I-15 freeway
- Zoning M-1 (Light Industrial)
- Evaporative coolers in warehouse HVAC office
- 4.9 Miles to Harry Reid (McCarran) International Airport

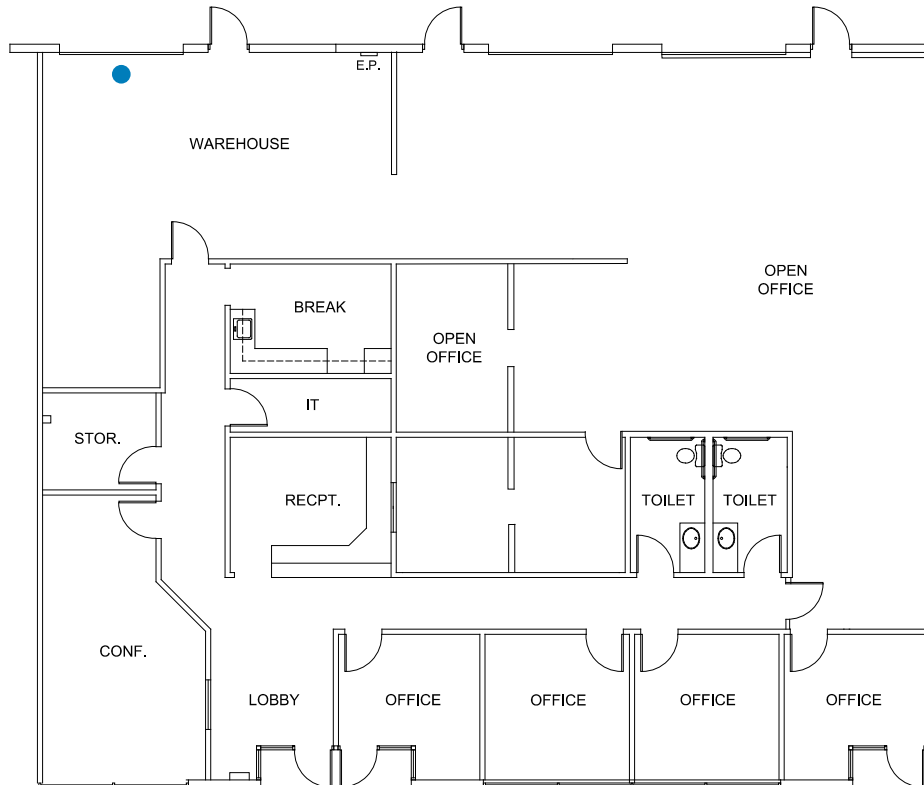


- Power Centers
- Large Industrial
- Airport
- Office
- Hospital
- Country Club





Building	Total SF	Office SF	Warehouse SF	Lease Rate	Est. 2024 CAM	Monthly Rent	Available
3022 - 3034 W. Post Road	±4,342	±3,532	±610	\$0.983 PSF	\$0.346 PSF	\$5,771	Immediately

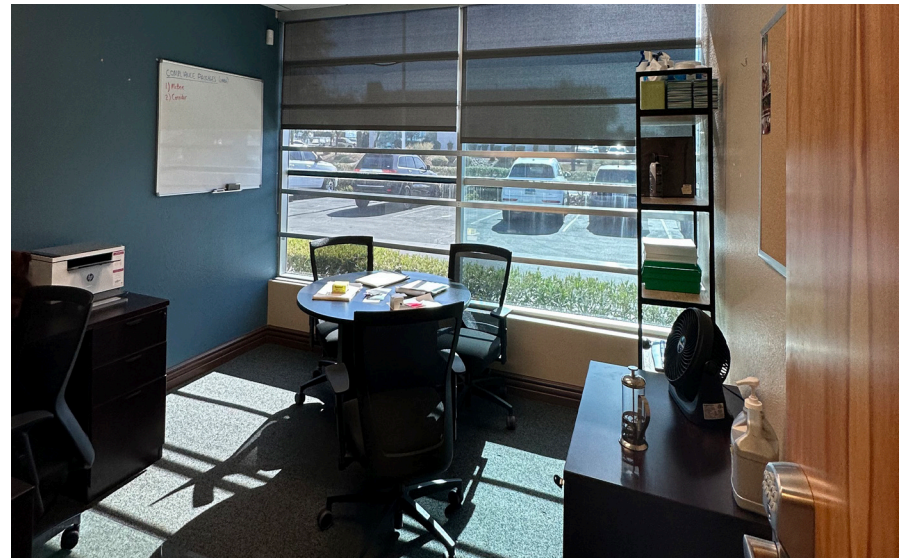


## 3022 - 3034 W. Post Road Suite Details

- + **Total SF:** ±4,342
- + **Office SF:** ±3,532
- + **Warehouse SF:** ±610
- + **Lease Rate:** \$0.983 PSF
- + **Est. 2024 CAM Charges:** \$0.346 PSF
- + **Grade Level Doors:** One (1)
- + **Power:** 208/120V, 3 phase power
- + **Availability:** Sublease until September 26, 2025

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

● Grade Level Door



# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



## Shipping and Mailing Services



Freight Service Center  
3 Mi

Freight Center  
3 Mi

Customer Service Center  
5 Mi

Distribution Center  
10 Mi

Ship Center  
8 Mi

Cargo Center  
3 Mi

UPS Air Cargo  
18 Mi

Air Cargo  
20 Mi

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