



FOR LEASE – ±4,135 SF OF PROFESSIONAL OFFICE SPACE

175 EAST WARM SPRINGS ROAD

LAS VEGAS, NEVADA 89119

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Located just East of Las Vegas Boulevard, The Park at Warm Springs offers convenient access to an array of amenities including Town Square, McCarran International Airport, the Las Vegas Outlet Center, the Las Vegas Strip and the new Raiders NFL Stadium, as well as a wide array of restaurants and other services. The park also offers quick access to the I-15 and I-215 freeways.



PROPERTY HIGHLIGHTS

- Central city location; just South of McCarran International Airport, and just East of 'The Strip'
- Just minutes away from the I-15 and I-215 freeway interchanges
- Less than one (1) mile away from McCarran International Airport
- Professionally managed office park with CC&R's
- Across the street from the McCarran Airport Rental Car Return Center
- High-end, turn-key office unit available for lease
- Fully fire-sprinklered
- 5:1,000 parking ratio with abundant covered parking
- Professional office building with stone building accents
- C-P zoning (Clark County)
- Built in 2005
- Natural Gas Service
- APN: 177-09-113-010

**±6,000 SF office building
located on ±0.39 acres**



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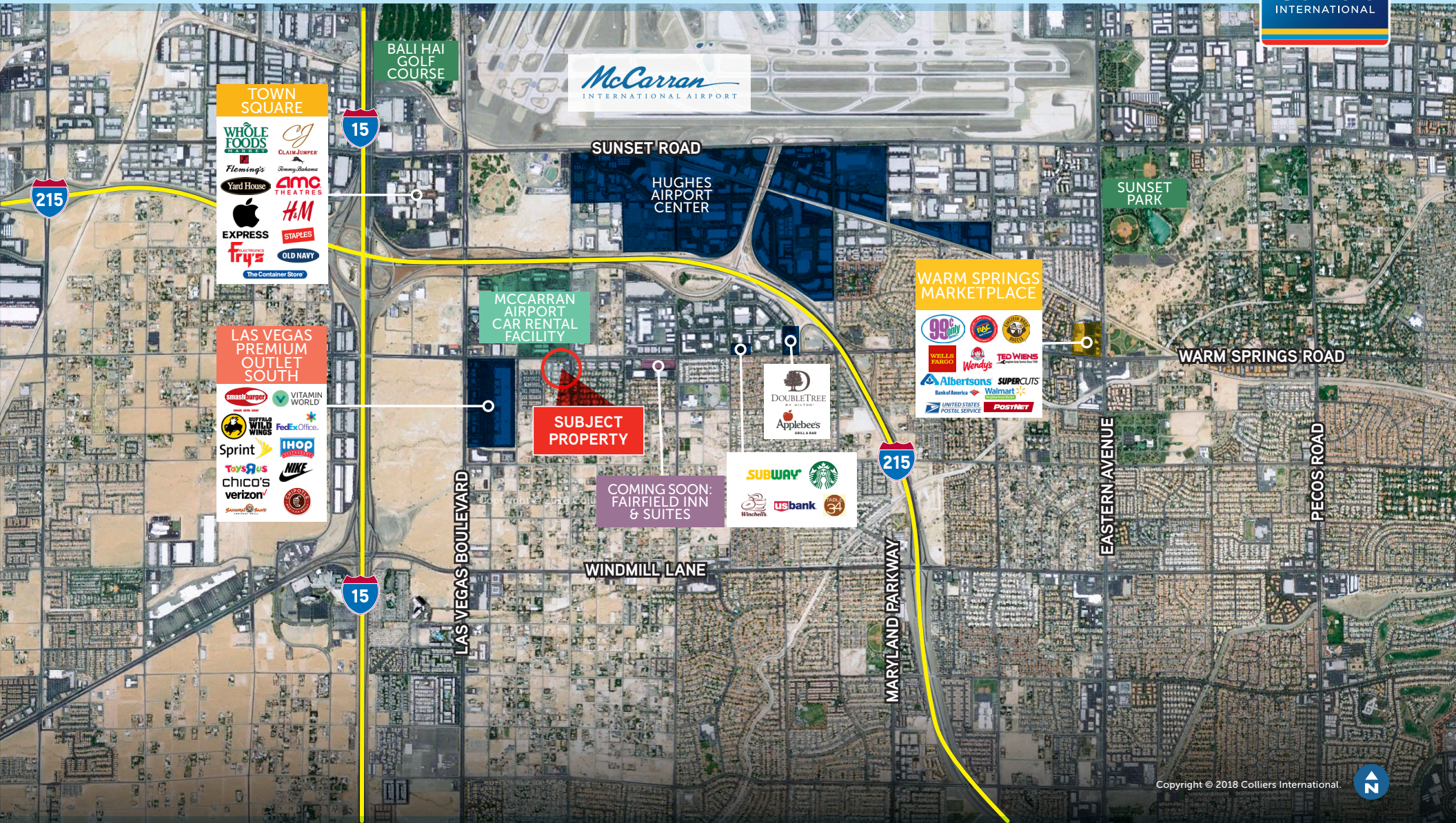
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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



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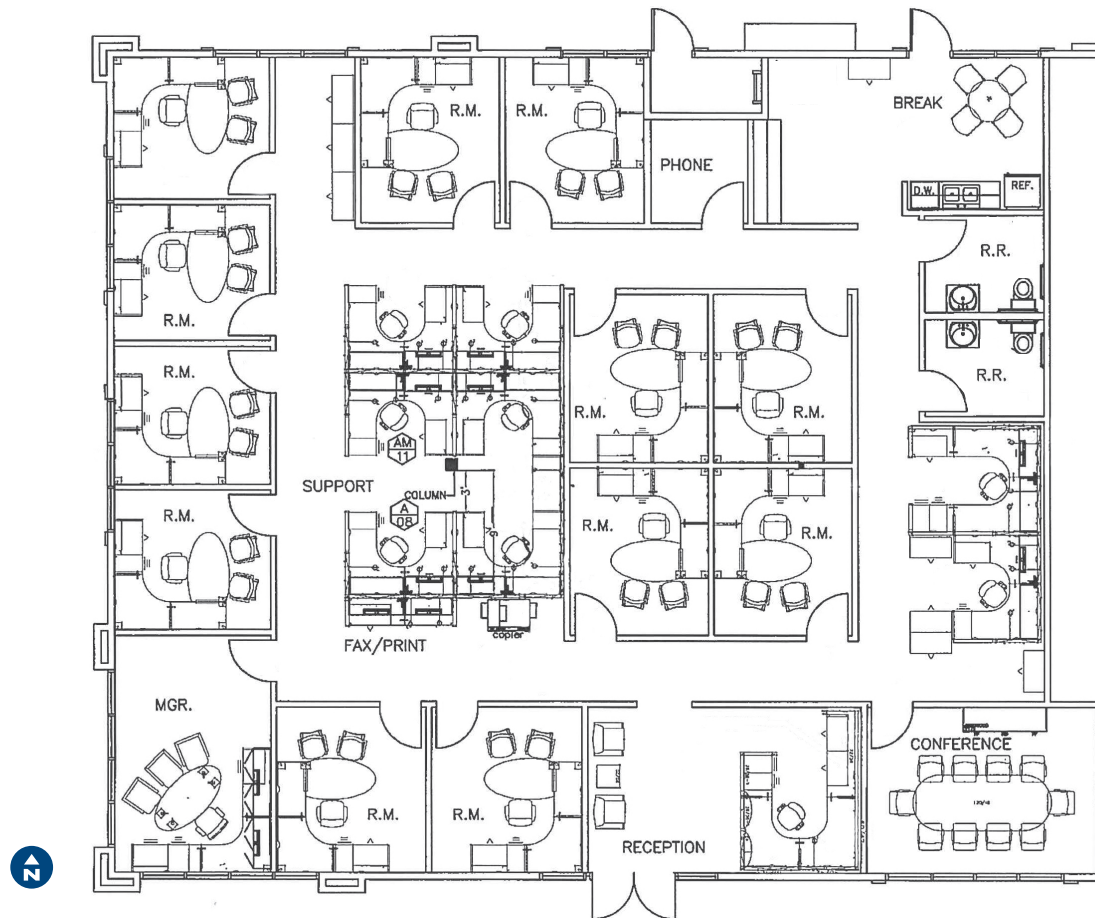
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Quick access to the I-15 and I-215 freeways and surrounding amenities including Town Square, McCarran International Airport, the Las Vegas Outlet Center and the Las Vegas Strip.

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SUITE 200

±4,135 SF Total

- Fully furnished office space!
- New carpet recently installed
- Thirteen (13) private offices
- Large conference room
- Reception area
- Two (2) restrooms
- Large breakroom
- Covered Parking
- **Lease Rate: \$1.29 (NNN)**
- **CAM Rate: \$0.34/SF**

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