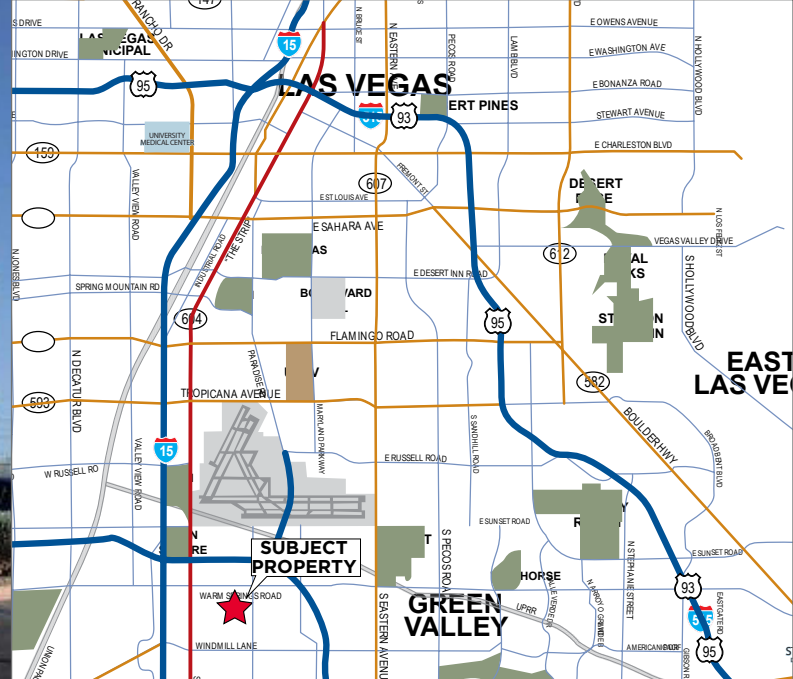




FOR LEASE

# 325 & 375 E Warm Springs Rd Las Vegas, NV 89119



## BUILDING SPECIFICS

### Building Square Feet:

325 E Warm Springs Rd ±78,000

375 E Warm Springs Rd ±71,000

Available Square Feet ±1,401 - 27,789

Lease Type NNN

CAMs Est. \$0.30 psf/month

Zoning C-P

Condition Second Generation

The property is centrally located in Las Vegas and within minutes of McCarran International Airport, the I-215 Freeway, the I-15 Freeway and The Las Vegas Strip. The office buildings are positioned in a location which provides convenient access for employees who live on either the east or west side of Las Vegas.

## PROPERTY HIGHLIGHTS

- Convenient access to I-215 Beltway, McCarran International
- Airport, I-15 Freeway and The Las Vegas Strip
- Professional image, two story office building
- A variety of restaurants and business services in close proximity
- Numerous ingress and egress access points
- Numerous built-out suites available
- Aggressive base rent
- Move in ready suites
- Beautifully maintained common areas

Prepared by:

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Presented to:



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**comre.com**



FOR LEASE

# 325 & 375 E Warm Springs Rd

Las Vegas, NV 89119



| 325 E Warm Springs Rd |         |
|-----------------------|---------|
| SUITE                 | RSF     |
| 103                   | ±7,943  |
| 201                   | ±18,502 |

| 375 E Warm Springs Rd |                |
|-----------------------|----------------|
| SUITE                 | RSF            |
| 100                   | ±1,401         |
| 102                   | ±6,239         |
| 200                   | ±17,528        |
| 201                   | ±7,073 - 9,631 |
| 200/201/225           | ±27,789        |

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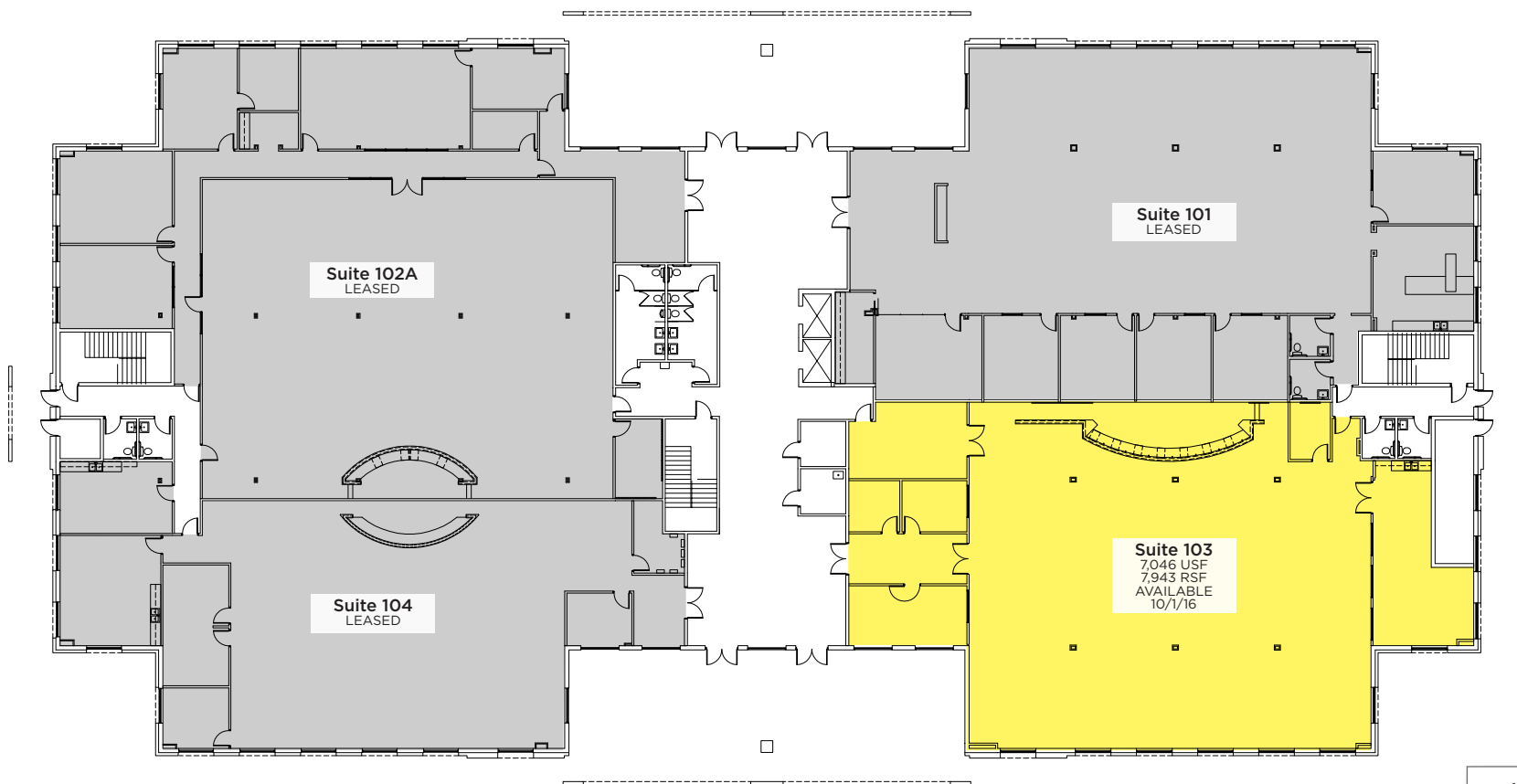




FOR LEASE

# 325 & 375 E Warm Springs Rd Las Vegas, NV 89119

## 325 E Warm Springs Rd - 1st Floor



### LEGEND

- Available
- Leased

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FOR LEASE

# 325 & 375 E Warm Springs Rd Las Vegas, NV 89119

## 325 E Warm Springs Rd - 2nd Floor



### LEGEND

- Available
- Leased

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FOR LEASE

# 325 & 375 E Warm Springs Rd Las Vegas, NV 89119

## 375 E Warm Springs Rd - 1st Floor



### LEGEND

- Available
- Leased

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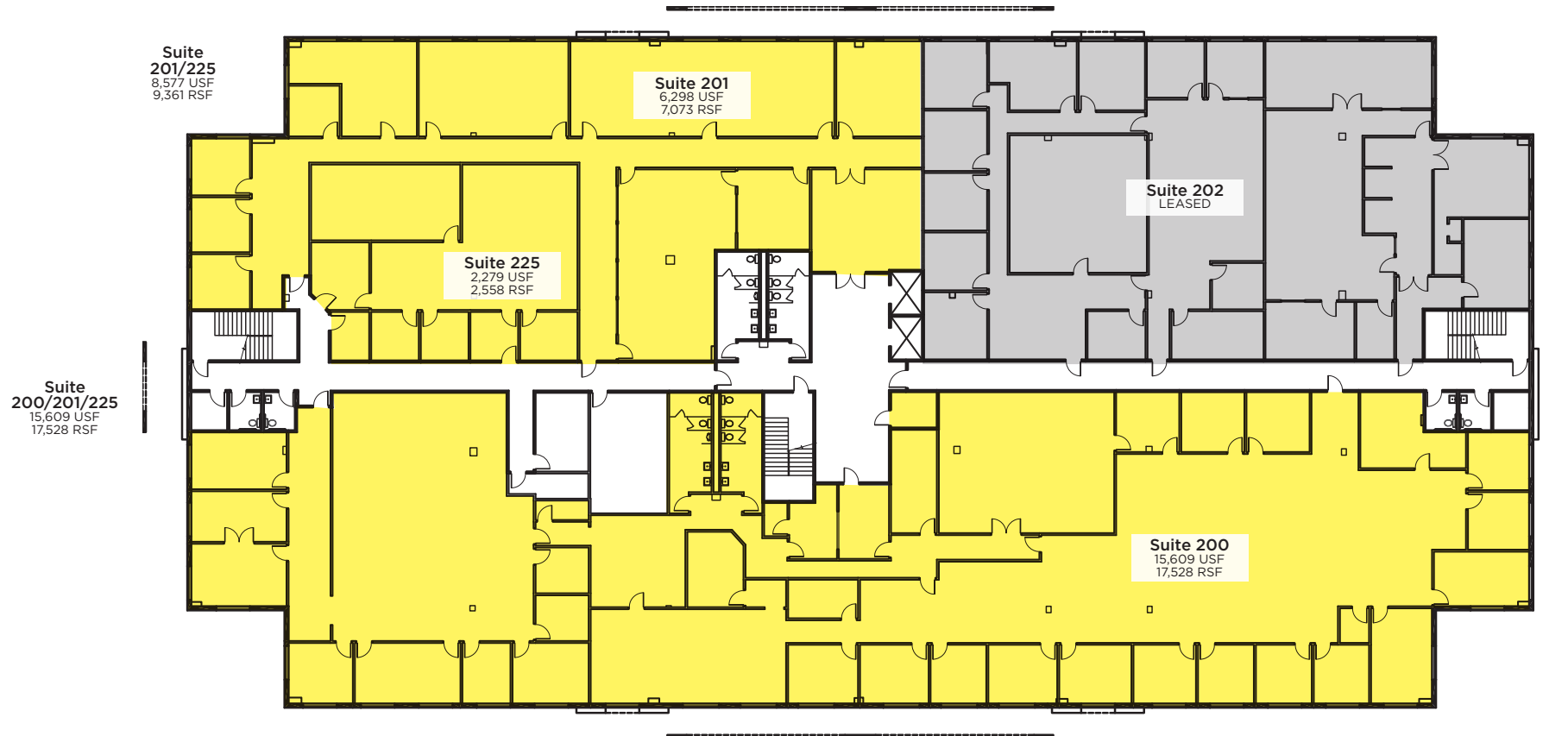
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FOR LEASE

# 325 & 375 E Warm Springs Rd Las Vegas, NV 89119

## 375 E Warm Springs Rd - 2nd Floor



### LEGEND

- Available
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