

#### **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

Prepared by:

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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

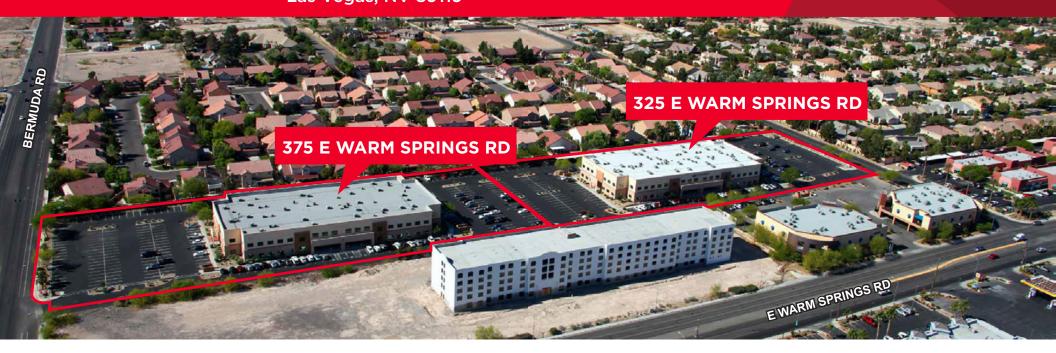
Presented to:



6725 Via Austi Pkwy. Suite 275 Las Vegas, NV 89119 Main +1 702 796 7900 Fax +1 702 796 7920 **comre.com** 

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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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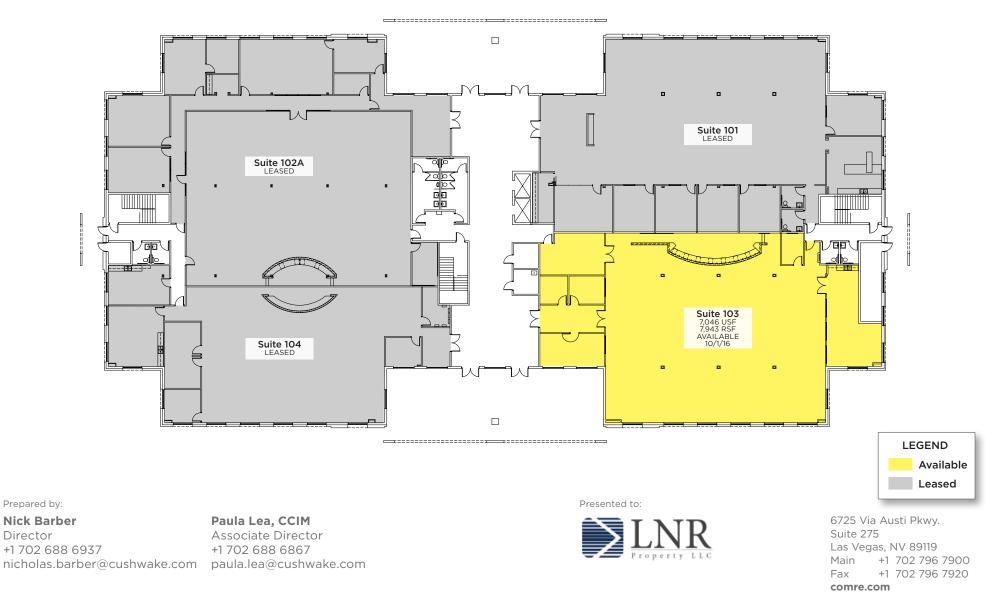
FOR LEASE

# 325 & 375 E Warm Springs Rd

Las Vegas, NV 89119

#### 325 E Warm Springs Rd - 1st Floor

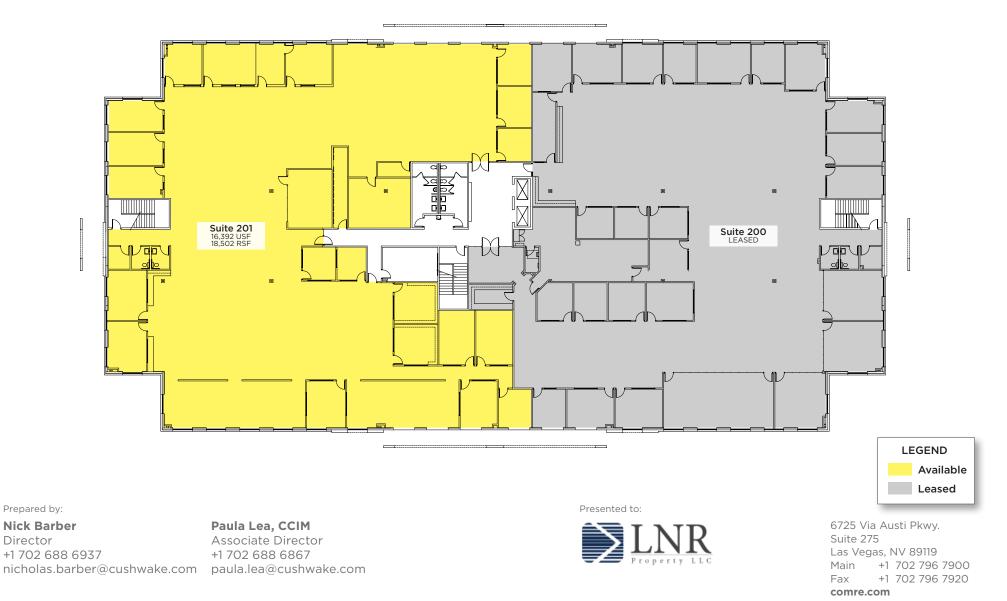
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### 325 E Warm Springs Rd - 2nd Floor



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#### 375 E Warm Springs Rd - 1st Floor



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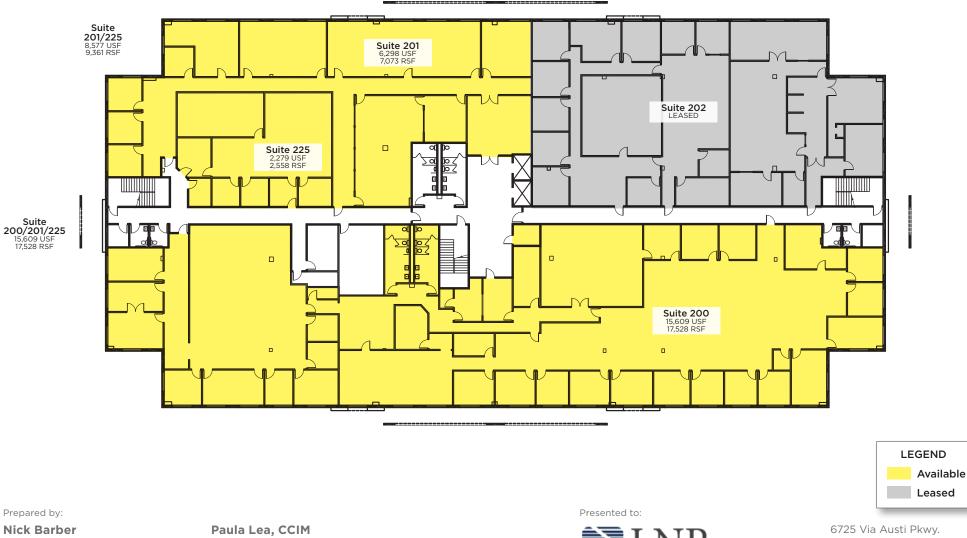
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Leased

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#### 375 E Warm Springs Rd - 2nd Floor



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