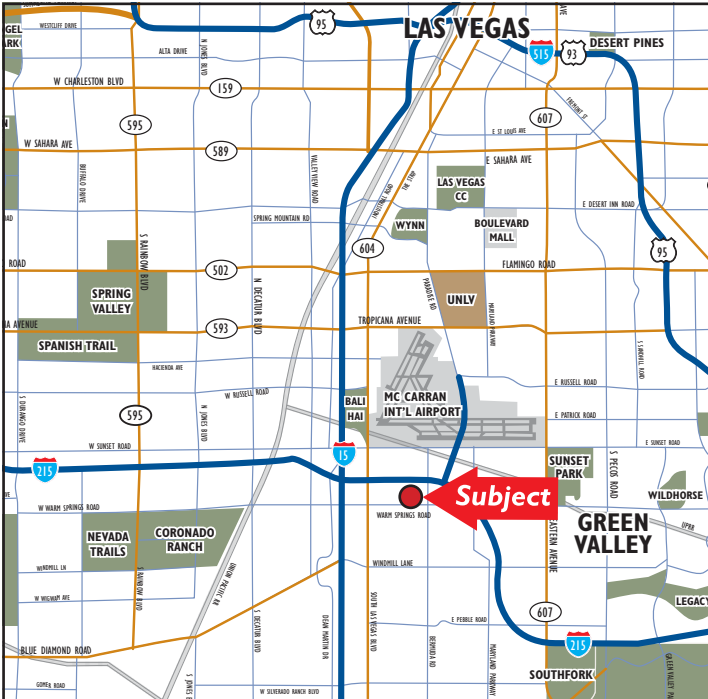


BERMUDA SPRINGS BUSINESS PARK

320/340 E. Warm Springs Rd. | Las Vegas, NV 89123

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FOR IMMEDIATE LEASE



- Excellent Visibility along E. Warm Springs Rd.
- Frontage and Signage Opportunities Available
- Several Floorplans Available for Immediate Occupancy
- On Site Management
- Easy Access to I-15, I-1215, McCarran Intl Airport and The Las Vegas Strip
- Move In Incentives Available to Qualified Tenants
- Prices are negotiable upon credit and term

The Bermuda Springs Office Park features an open garden style setting with excellent drive by visibility along the busy Warm Springs corridor. This 3 building complex offers several amenities for small to medium sized business owners and provides excellent freeway access to accommodate clients and staff alike. Conveniently located just minutes from McCarran International Airport, Bermuda Springs Business Park offers easy access to Interstate 15, Interstate 215, and the Las Vegas Strip. The property is situated in a rapidly growing area of Las Vegas and features easy access to a variety of restaurants, shopping and entertainment.

3960 Howard Hughes Pkwy.
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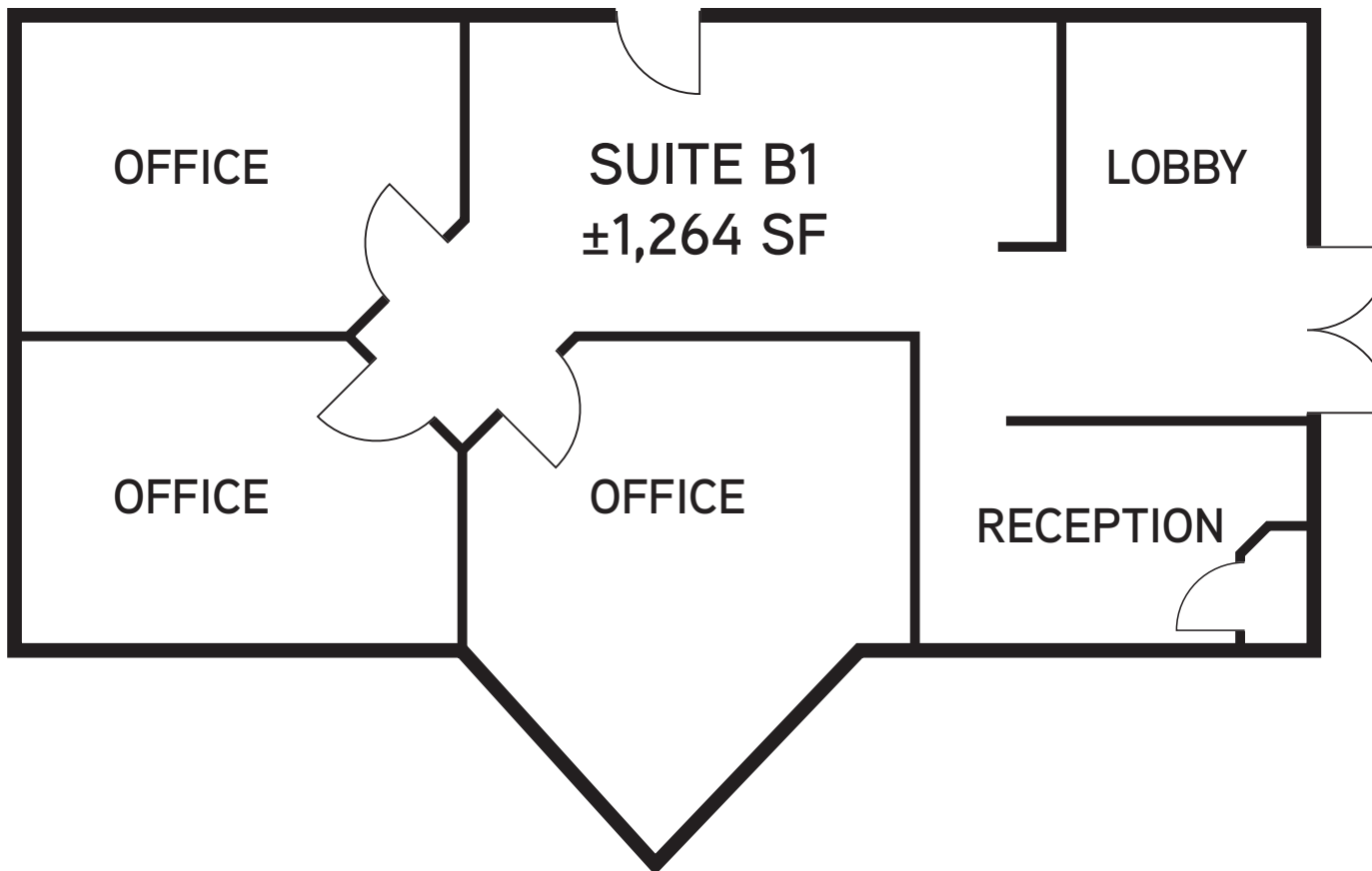
CHRIS CONNELL
chris.connell@colliers.com
+1 702 836 3709

BERMUDA SPRINGS BUSINESS PARK

320/340 E. Warm Springs Rd. | Las Vegas, NV 89123



320 E. WARM SPRINGS SUITE 1B | ±1,264 SF



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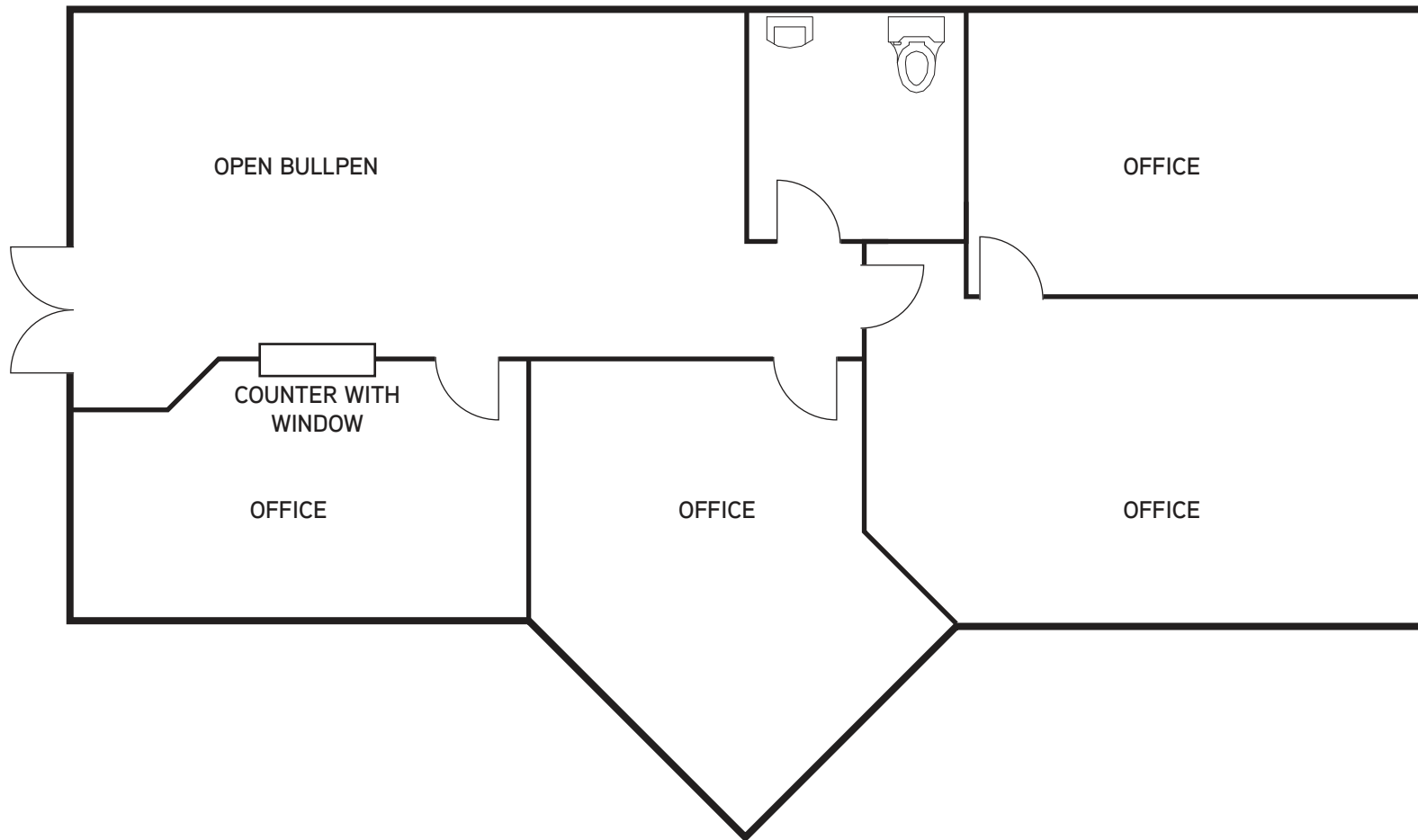
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BERMUDA SPRINGS BUSINESS PARK

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340 E. WARM SPRINGS
SUITE 1A | ±1,264 SF

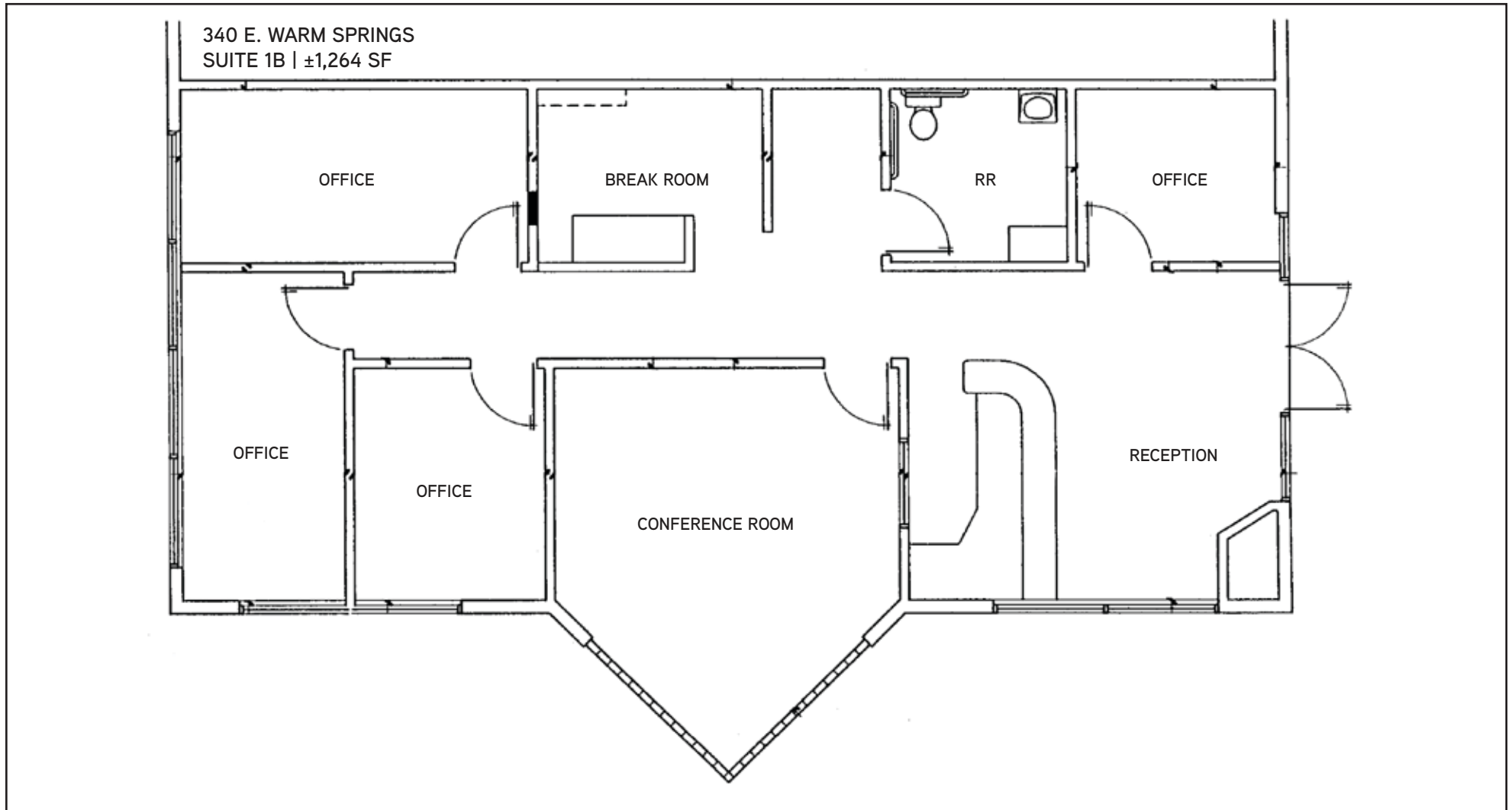


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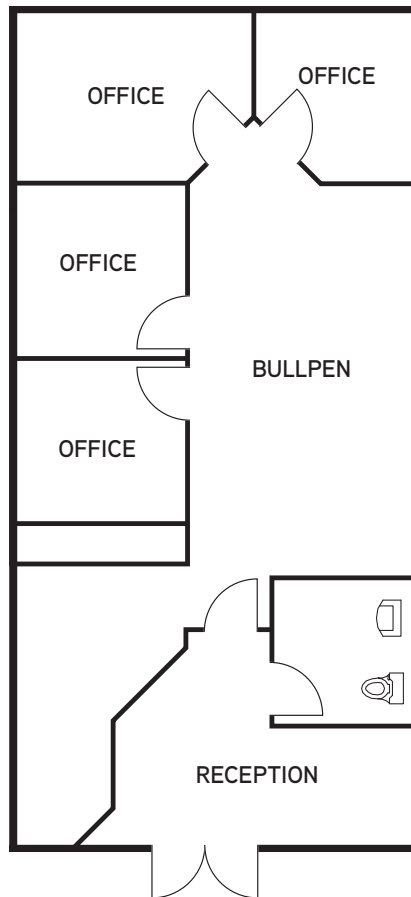
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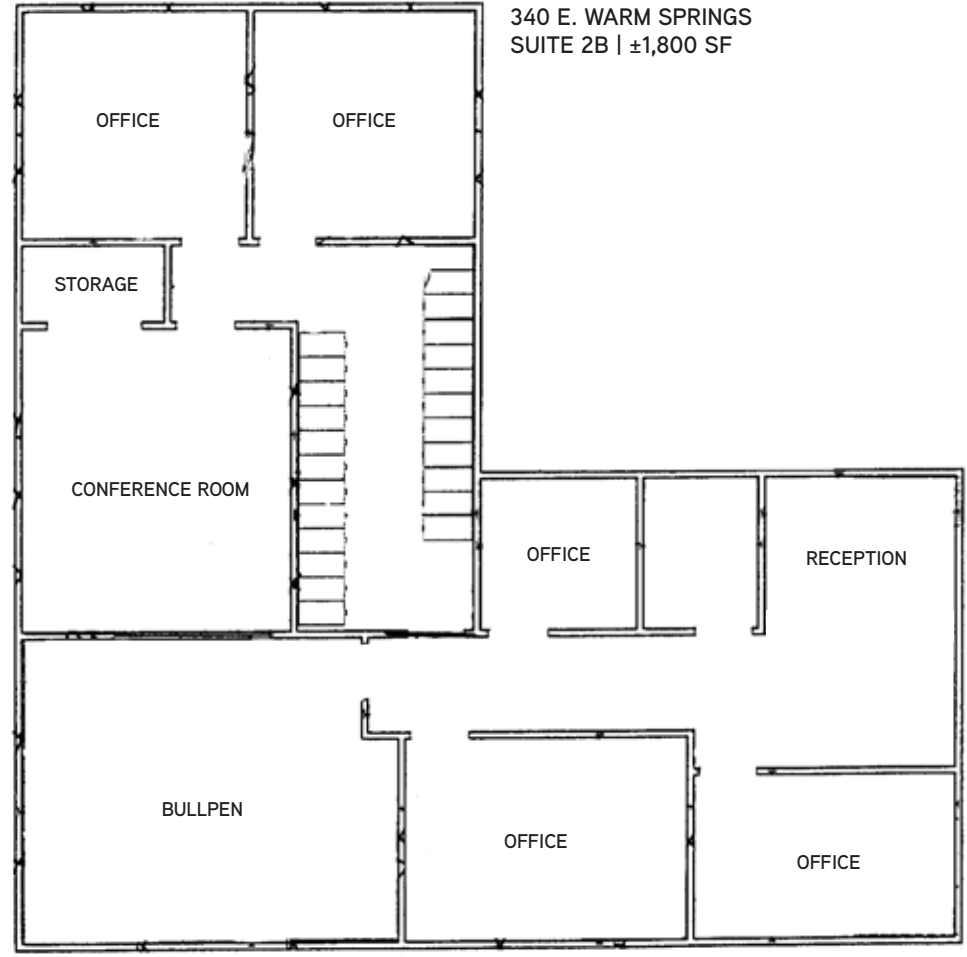
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Suite 340 2A | ±1200 SF



340 E. WARM SPRINGS
SUITE 2B | ±1,800 SF



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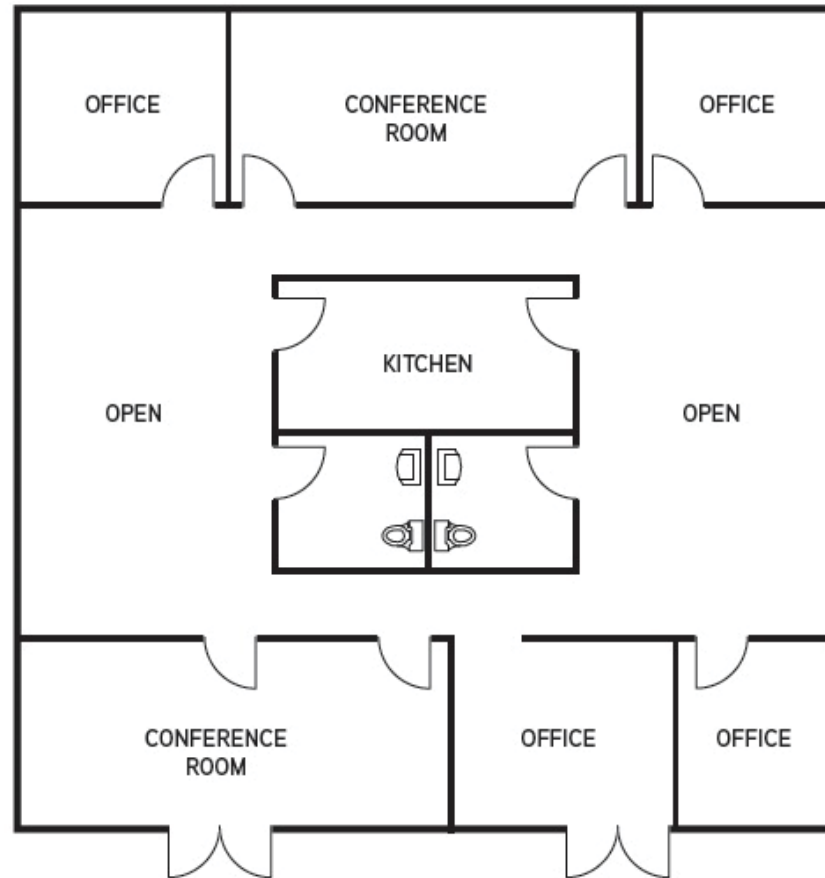
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BERMUDA SPRINGS BUSINESS PARK



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340 E. WARM SPRINGS
Suite 340 3A-4A | ±2400 SF



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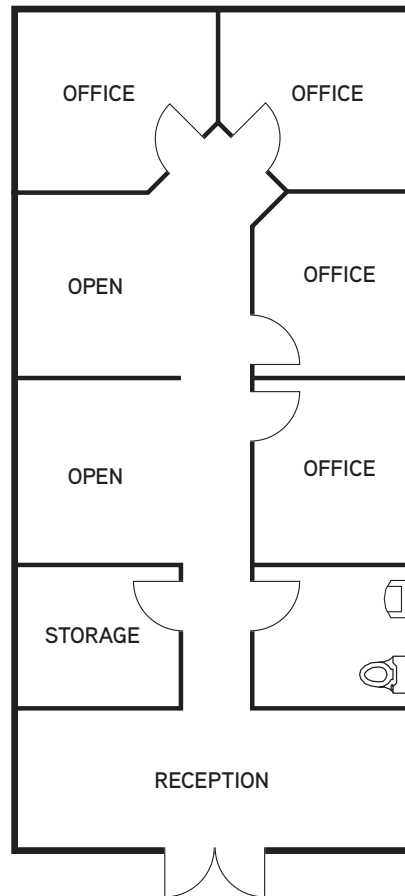
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BERMUDA SPRINGS BUSINESS PARK

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Suite 340 5A | ±1172 SF



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