

FOR LEASE

# SPANISH VISTA

BEAUTIFUL GARDEN STYLE OFFICE PARK

4955 S. Durango Drive :: Las Vegas, Nevada 89113



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### PROPERTY FEATURES

**±1,337 SF - ±3,045 SF AVAILABLE  
FOR IMMEDIATE OCCUPANCY**

**LEASE RATES: \$1.50 - \$1.65 PSF/MONTH MODIFIED GROSS**

- Frontage along S. Durango Drive and W. Tropicana Avenue
- Building Signage Available
- Abundant Parking
- Executive Suites Available Ranging from ±154 - ±453 SF
- Newly Remodeled Turn-Key Suites Available



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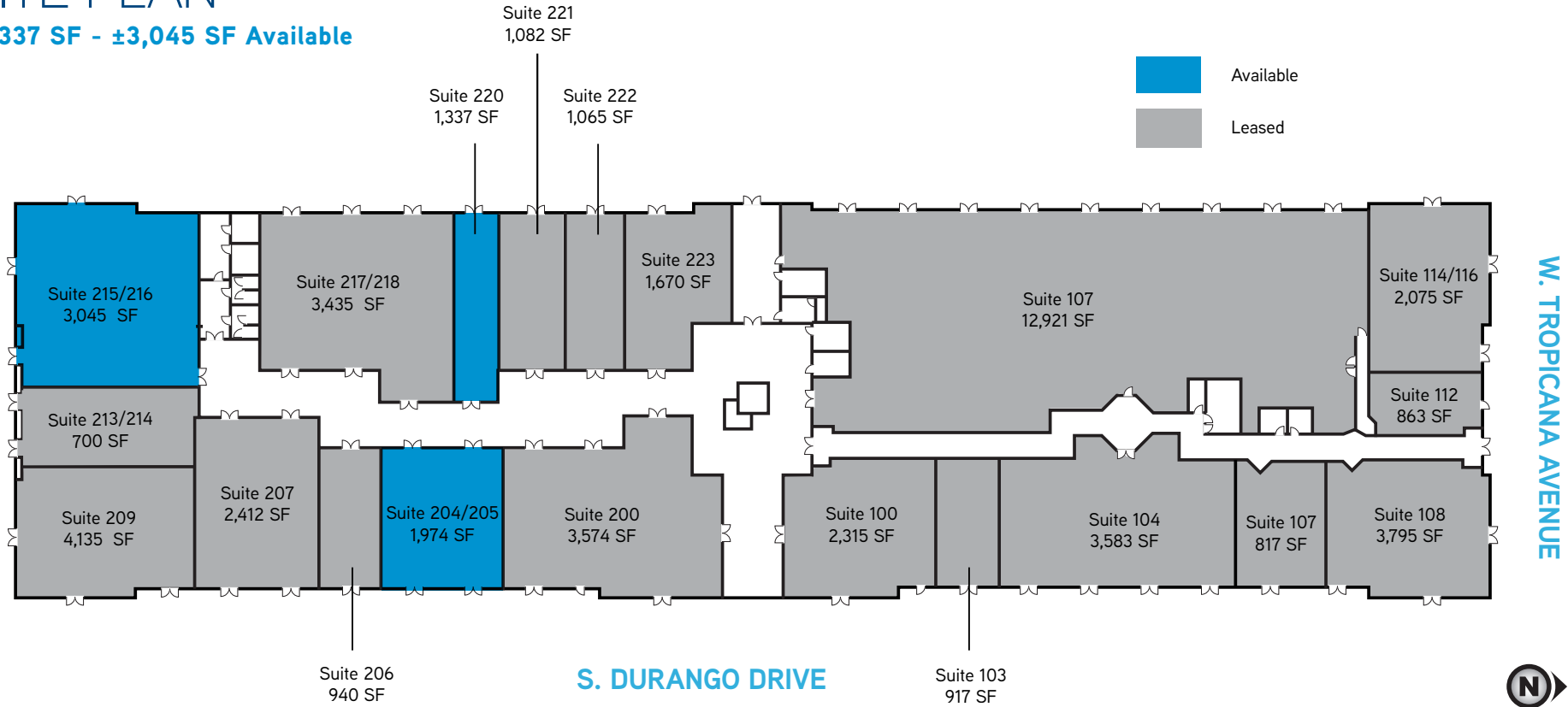
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### SITE PLAN

±1,337 SF - ±3,045 SF Available



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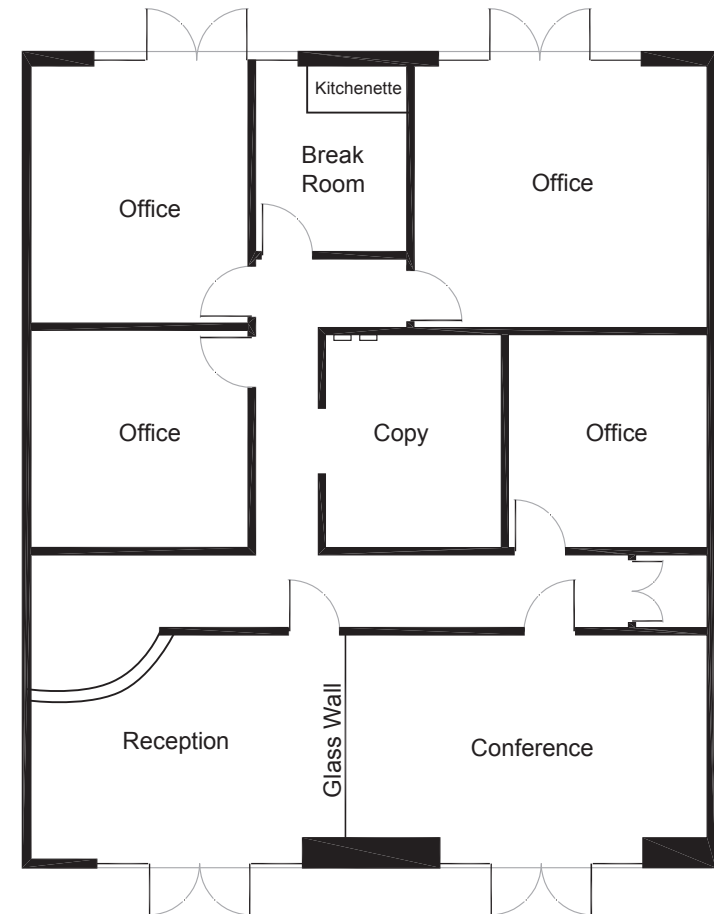


### SUITE 204/205\*\* AS CURRENTLY BUILT OUT

- ±1,974 SF
- 4 Private Offices
- Reception Area
- Conference Room
- Copy Room
- Break Room



\*\* Potential Remodel Option on next page



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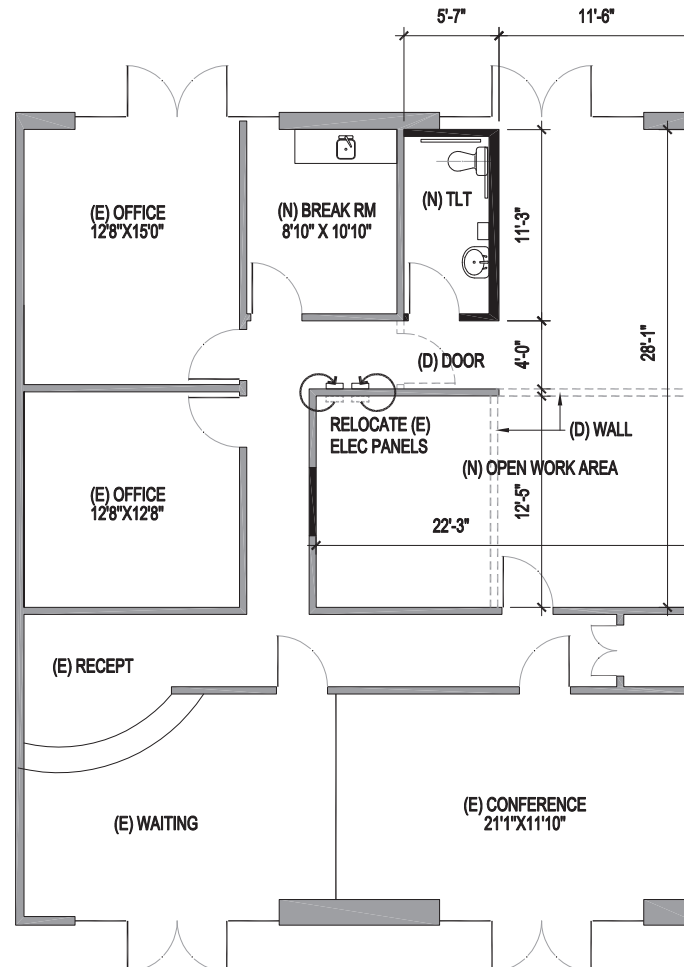
4955 S. Durango Drive :: Las Vegas, Nevada 89113



### SUITE 204/205

#### POTENTIAL REMODEL OPTION

- ±1,974 SF
- 4 Private Offices
- Reception Area
- Conference Room
- Copy Room
- Break Room
- Single Stall ADA Restroom



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## BEAUTIFUL GARDEN STYLE OFFICE PARK

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### SUITE 215/216

- ±3,045 SF
- 3 Private Offices
- Power/IT Data
- Conference Room
- Reception Area with Wood Laminate Floors
- Training/Conference Room
- Large Open Bullpen Area



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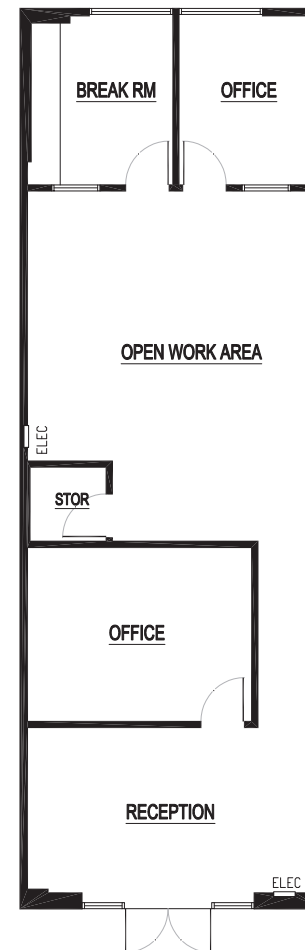
## BEAUTIFUL GARDEN STYLE OFFICE PARK

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### SUITE 220

- ±1,337 SF
- 2 Private Offices
- Break Room
- Reception Area
- Open Bullpen Area
- Storage



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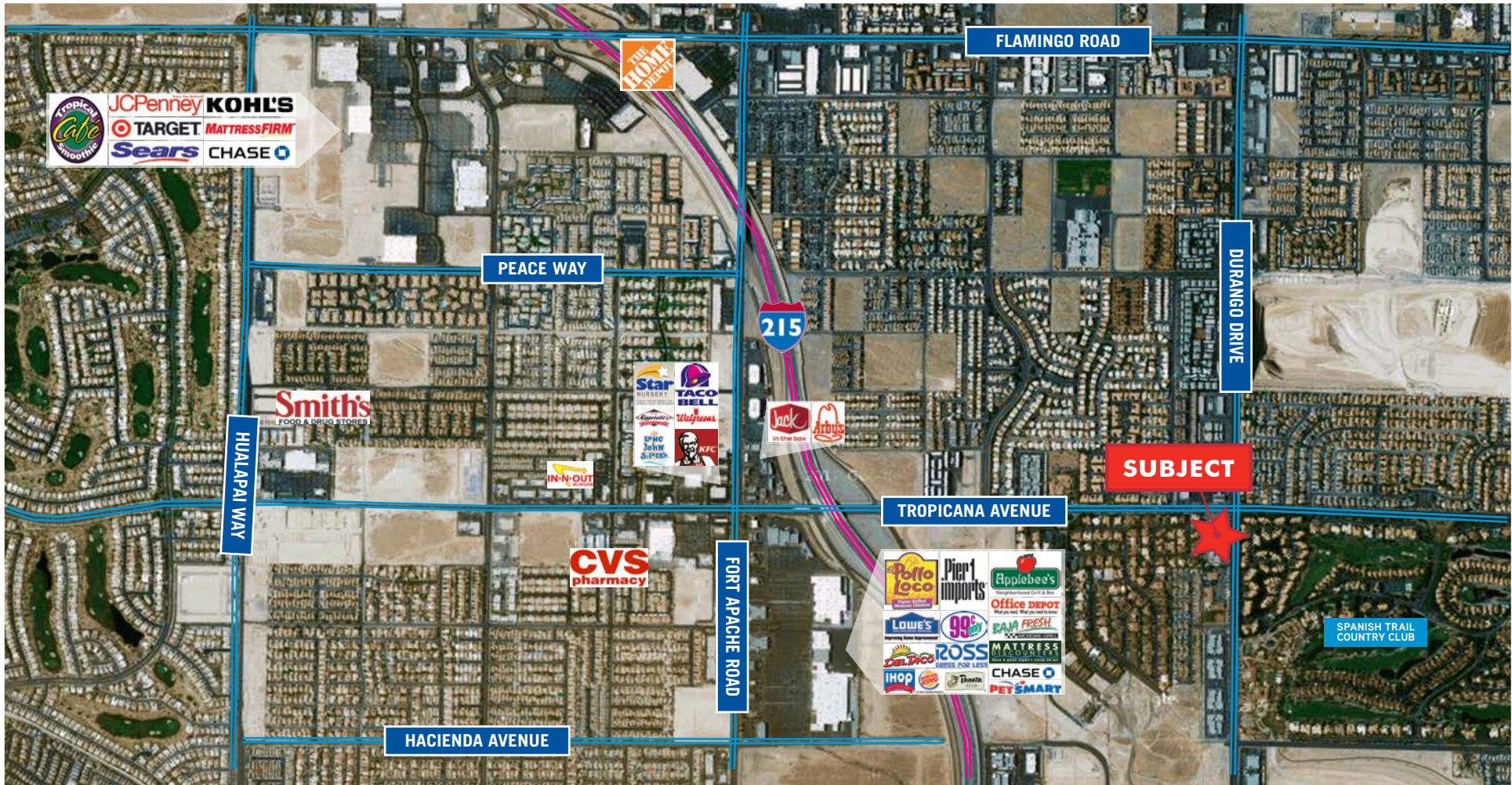
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