

AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF,
Modified Gross Lease

SPANISH VISTA



4955 S Durango Drive | Las Vegas, NV 89113



PROPERTY DESCRIPTION

SPANISH VISTA is a 51,582 +/- sf 1-story office building located on the southwest corner of West Tropicana Avenue and South Durango Drive, just 0.5 miles from the Tropicana/CC-215 freeway exit. With available second generation office spaces ranging from 1,974 to 2,147 +/- sf and Executive Suites from 173 to 457 +/- sf, the property provides very solid ground for business looking for a prominent west side location.

PROPERTY HIGHLIGHTS

- **FREE RENT INCENTIVES**
- Executive Suites are ready for new tenancy. Starting rate: \$1.85/sf FSG
- CAT Bus Line service
- Clark County, Zoned C-1

CONTACT

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

virtus
commercial

www.virtusco.com

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PROMINENT WEST SIDE LOCATION

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SUITE	SIZE/PSF	TENANT
100	2,315	Edwin Suarez Physical Therapy
103	917	Fashion Fit Tailors
104	2,766	James Campbell LTD
107	880	McLemore Insurance
108	3,795	IAITAM Inc.
112	863	Edward Jones
113/114	2,075	Premier American Title Agency
200	3,574	Hospitality Dental
204	1,974	CMPT Bookkeeping
206	940	Simple Cremations
207	2,412	Vencer Health
209	4,135	Unity Focus Builders
213/214	696	Dr. Chad Wheatley
216	3,045	Citywide Home Loans
217	3,435	3GYS
220	1,337	Nvizion IT
221/222	2,147	Classic Sleepcare LLC
223	1,670	Lousteel



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EXECUTIVE SUITES

Floor Plan & Availability

Starting Rate: \$1.85 PSF/Mo
READY FOR NEW TENANCY



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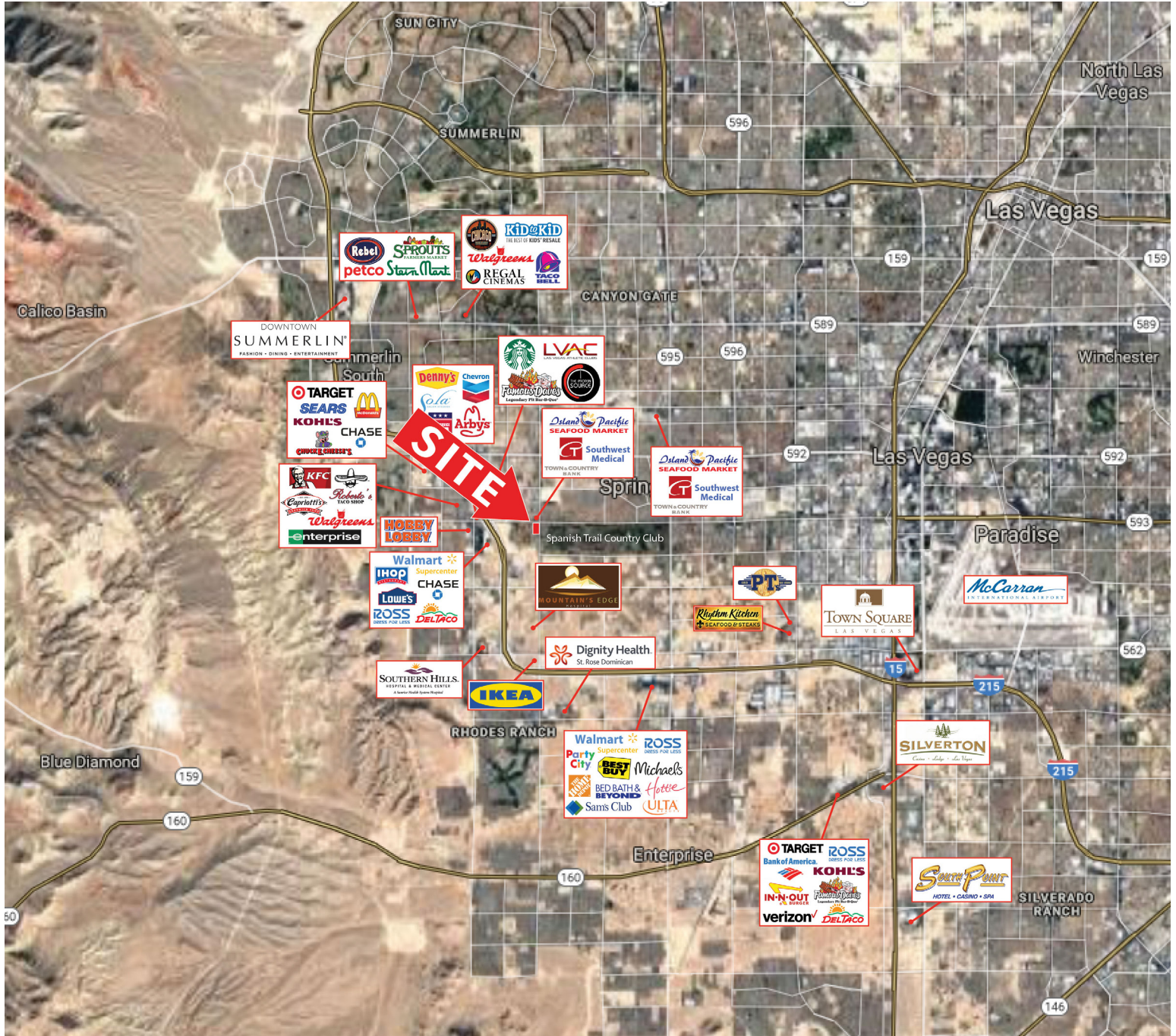
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AERIAL OVERVIEW



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