



OFFICE / RETAIL

FOR LEASE

352 - 19,045 SF



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DAPPER
COMPANIES



PROPERTY DESCRIPTION

We are in the midst of an amazing \$1 million renovation on this property located just north of Harry Reid International Airport serving residents of Las Vegas and more than 50 million visitors who fly here from all over the world. The building is minutes away from the Las Vegas Strip, Las Vegas Convention Center and University of Nevada Las Vegas, with easy access to all major area highways, including the I-15, I-215 and I-515 making it a great site for commuters from all areas of the Valley, in addition to out-of-town guests. In addition, Paradise Road is heavily traveled with traffic counts numbering 75,000 cars per day.

All suites and common areas have been recently or are in the midst of being refurbished and one of the buildings has a beautiful courtyard with tables and a seating area. The property has onsite patrol and janitorial services for the common areas and a new reader board has been erected on the property offering tenants highly visible advertising opportunities.

HIGHLIGHTS

- Small office and retail spaces starting at \$1,100 per month
- Free rent and free wifi
- Space available from 352 - 19,045 SF
- Rent includes patrol and maintenance for the common areas, in addition to power, water and gas
- New, large reader board sign to offer highly visible advertising opportunities

AVAILABLE SPACE

BUILDING A

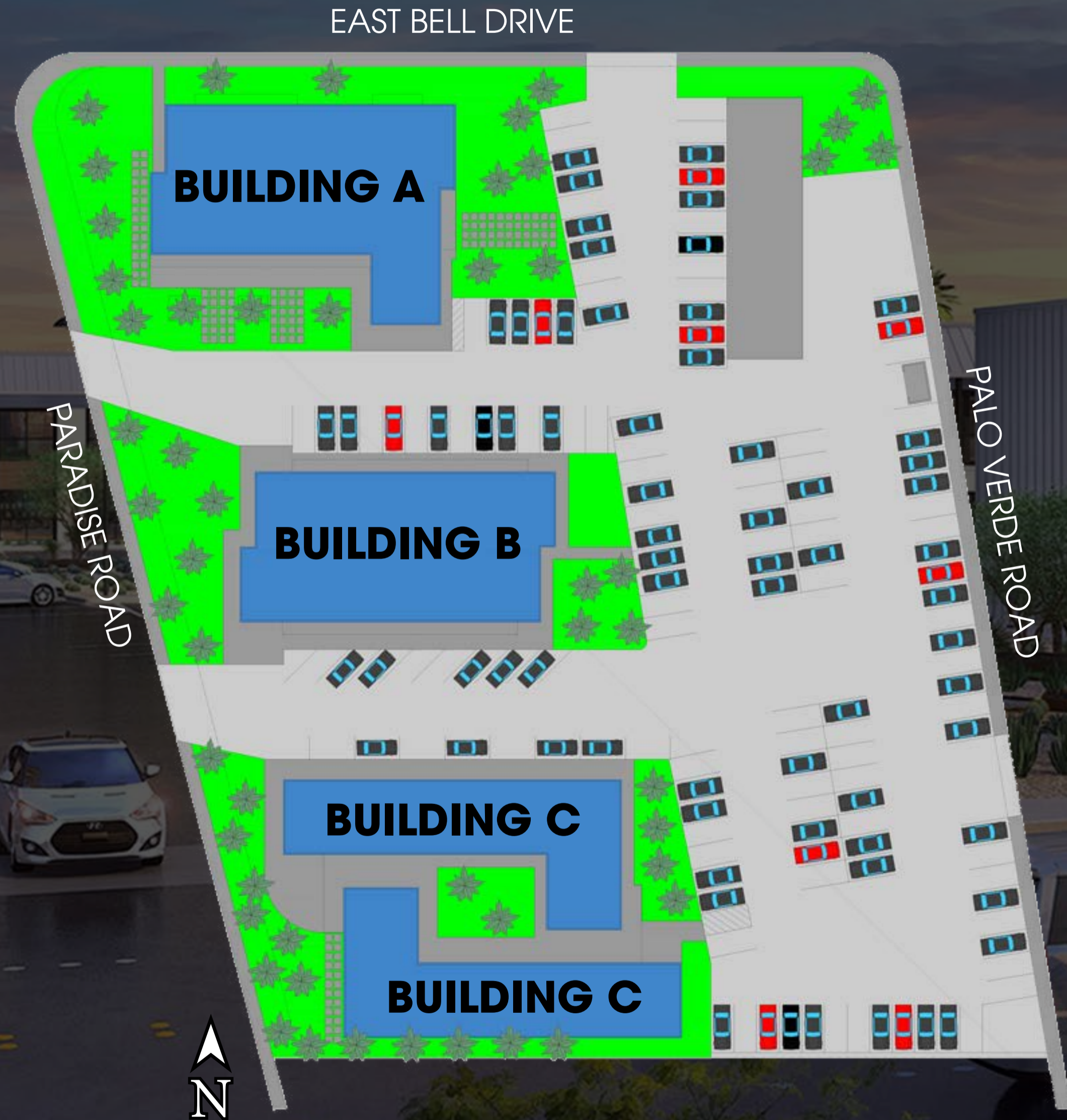
BUILDING TOTAL SF: 6,120 SF
1ST FLOOR TOTAL SF: 1,660 SF
2ND FLOOR TOTAL SF: 4,460 SF
MIN - MAX CONTIGUOUS SF: 492 SF - 2,631 SF

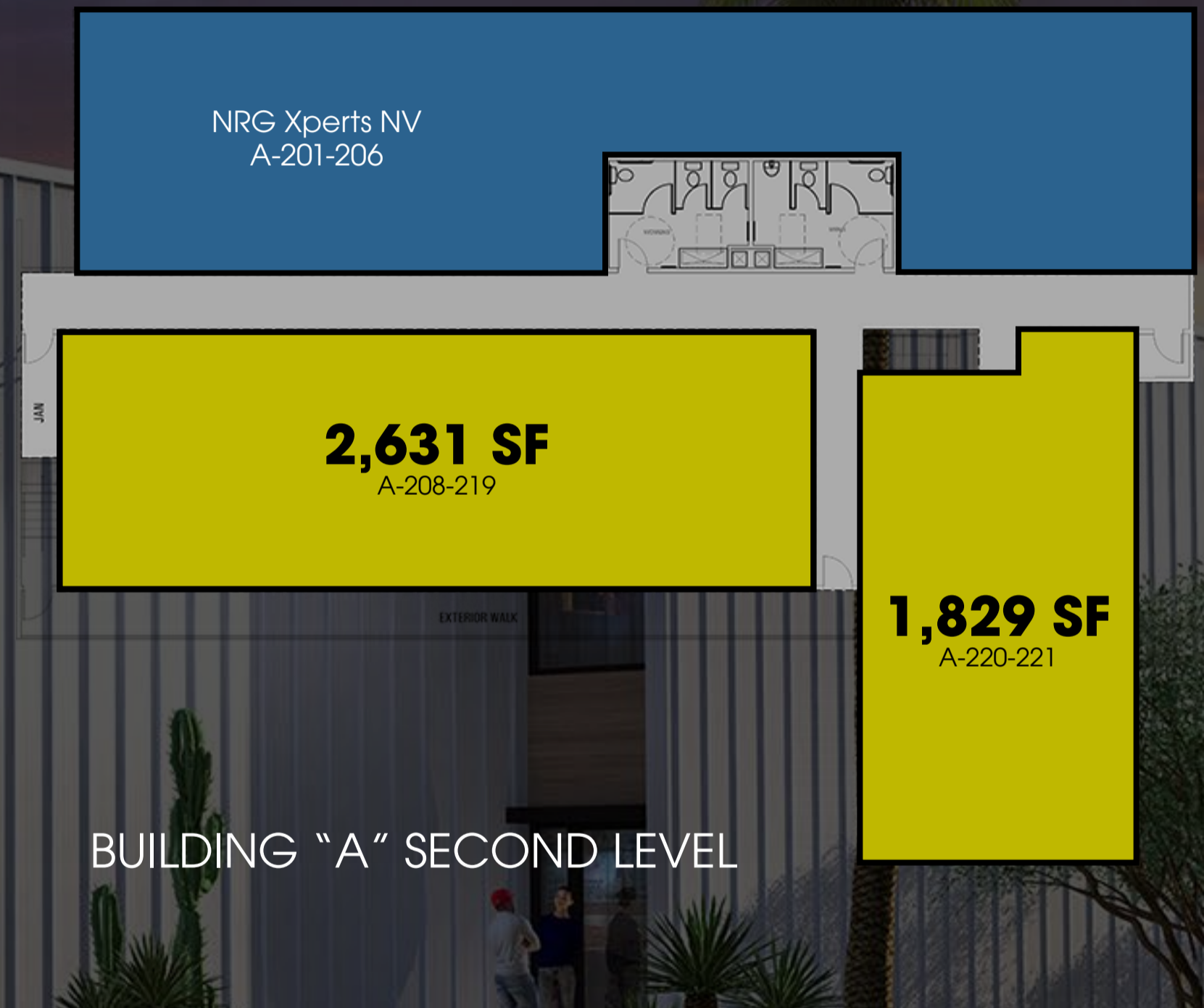
BUILDING B

BUILDING TOTAL SF: 7,659 SF
1ST FLOOR TOTAL SF: 4,031 SF
2ND FLOOR TOTAL SF: 3,628 SF
MIN - MAX CONTIGUOUS SF: 352 SF - 1,803 SF

BUILDING C

BUILDING TOTAL SF: 5,266 SF
1ST FLOOR TOTAL SF: 2,754 SF
2ND FLOOR TOTAL SF: 2,512 SF
MIN - MAX CONTIGUOUS SF: 407 SF - 1,181 SF





■ LEASED
 ■ PENDING
 ■ AVAILABLE
 ■ MOVE-IN READY

LEASED		PENDING	AVAILABLE	MOVE-IN READY
JERRY MISKO ART	PATHFINDER PRODUCTIONS		A-208-219 2,631 SF	A-100 674 SF
AIRPORT RENT-A-CAR	J RENEE STUDIOS		A-220-221 1,829 SF	A-101 492 SF
STATE VAN RENTAL				A-102 494 SF
NRG XPERTS NV				
SP+				



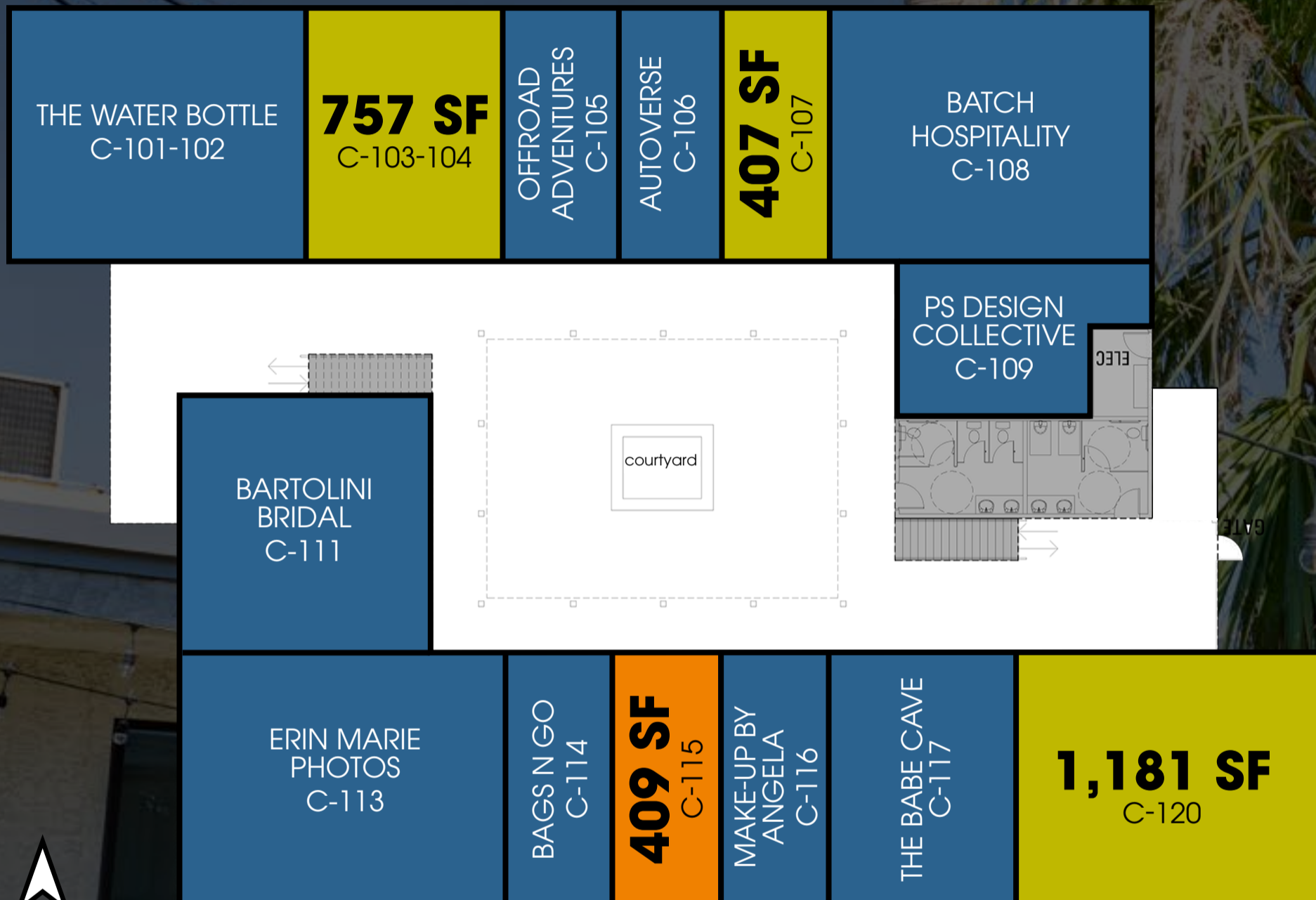


BUILDING "B" FIRST LEVEL

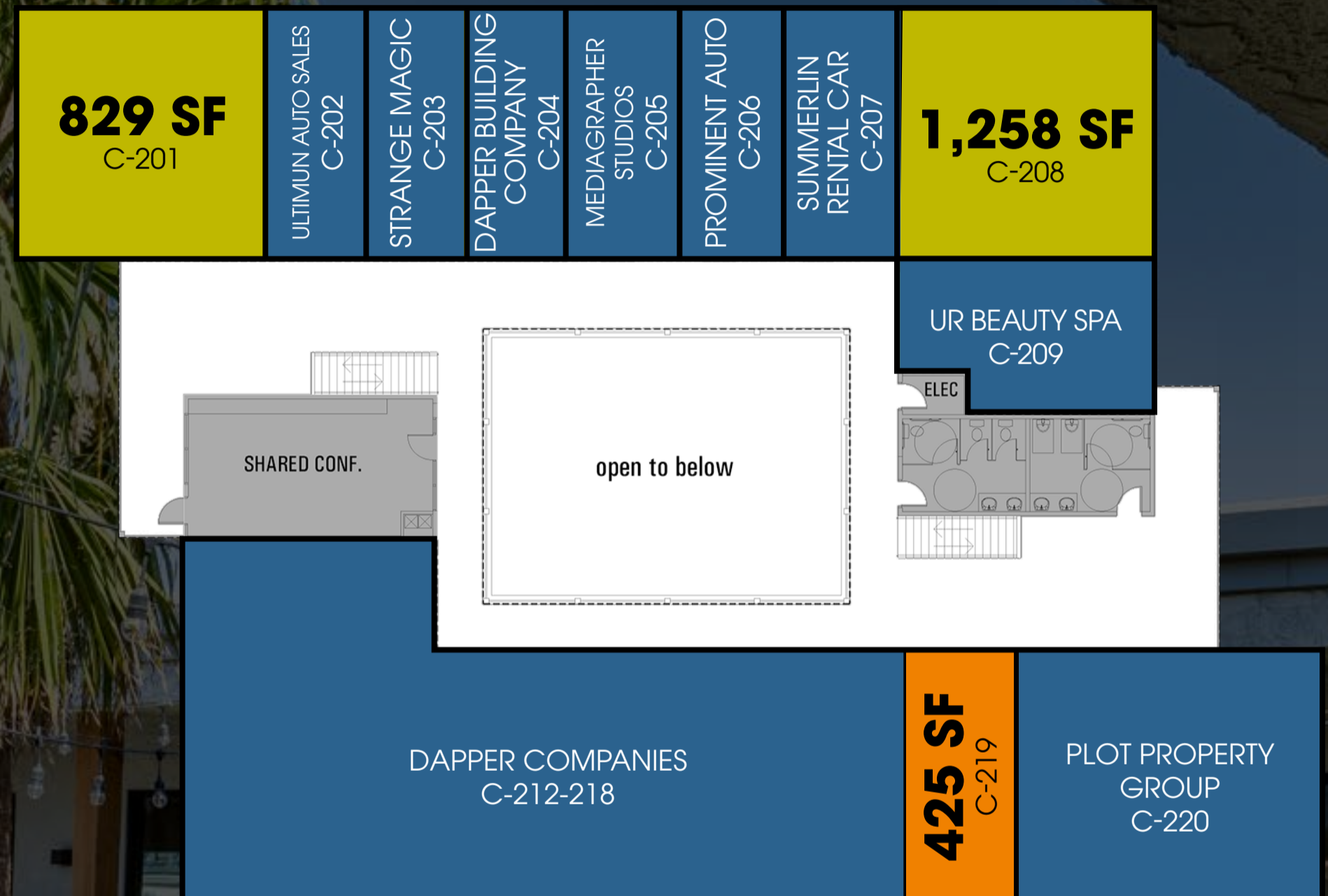
BUILDING "B" SECOND LEVEL

■ LEASED ■ PENDING ■ AVAILABLE

LEASED	PENDING	AVAILABLE					
KINGZ TATTOO PARLOR	SP+	B-101-102	1,803 SF	B-203	352 SF	B-210	372 SF
CLEARLED DISPLAY		B-113	603 SF	B-206	441 SF	B-211	352 SF
UNICO SWIMWEAR		B-109	900 SF	B-207	382 SF		
		B-110	372 SF	B-208	829 SF		
		B-111	353 SF	B-209	900 SF		



BUILDING "C" FIRST LEVEL



BUILDING "C" SECOND LEVEL

LEASED
 PENDING
 AVAILABLE
 MOVE-IN READY

LEASED		PENDING		AVAILABLE		MOVE-IN READY	
AUTOVERSE	DAPPER BUILDING COMPANY	PLOT PROPERTY GROUP		C-103-104 757 SF		C-115 409 SF	
BATCH HOSPITALITY	THE BABE CAVE	MEDIAGRAPHER STUDIOS		C-107 407 SF		C-219 425 SF	
BARTOLINI BRIDAL	MAKE-UP BY ANGELA	PROMINENT AUTO		C-120 1,181 SF			
ERIN MARIE PHOTOS	PS DESIGN COLLECTIVE	STRANGE MAGIC		C-201 829 SF			
BAGS N GO	SUMMERLIN RENTAL CAR	ULTIMUN AUTO SALES		C-208 1,258 SF			
OFFROAD ADVENTURES	THE WATER BOTTLE	UR BEAUTY SPA					











