

# Alta Quail

1640 Alta Drive  
Las Vegas, NV 89014

## Office/Retail for Lease

2,549 – 16,576 SF



Leasing Information:  
702.221.8226

# Lincoln

**Laramie Bracken**  
NRE: S.0065576  
Executive Vice President  
(702) 765-8888  
Laramie.Bracken@lpc.com

**Ashley Liu**  
NRE: S.0198301  
Associate  
(702) 221-8226  
Ashley.Liu@lpc.com

4755 Dean Martin Drive  
Las Vegas, NV 89013

[www.lpc.com](http://www.lpc.com)

# Alta Quail

1640 Alta Drive | Las Vegas, NV 89014

Office/Retail for Lease

2,549 – 16,576 SF



## Property Overview

- The Alta Quail Park offers professional office space on Alta near Martin Luther King and is adjacent to the new Las Vegas Metro Police Headquarters. Ideal property for a law firm or other professional use needing to be near downtown.
- **Landlord is offering three months free with a 36-month lease and five months free with a 60-month lease**

## Highlights

- **1st Year Intro Rate from \$0.75/PSF M.G.**
- ±2,549 – 16, 576 SF Available
- Adjacent to Las Vegas Metro Police Headquarters
- Landscaped Courtyard
- Free Rent Available
- Ample Parking

**Laramie Bracken**  
(702) 765-8888  
Laramie.Bracken@lpc.com

**Ashley Liu**  
(702) 221-8226  
[Ashley.Liu@lpc.com](mailto:Ashley.Liu@lpc.com)

**Lincoln**

# Alta Quail

1640 Alta Drive | Las Vegas, NV 89014

Office/Retail for Lease

2,549 – 16,576 SF



1 FLOOR PLAN  
SCALE: 1/32" = 1'-0"



## Nick Antrillo Architect

2355 N Christy Lane Las Vegas Nevada 89156  
(702)592-3767 fax (702)453-1875

1640 Alta Drive  
Suite 4  
Las Vegas Nevada

MARCH 22, 2011

Prepared For  
**Gatski Commercial Real Estate Services**

4755 Dean Martin Drive Las Vegas Nevada 89103

Laramie Bracken  
(702) 765-8888  
Laramie.Bracken@lpc.com

Ashley Liu  
(702) 221-8226  
[Ashley.Liu@lpc.com](mailto:Ashley.Liu@lpc.com)

# Lincoln

# Alta Quail

1640 Alta Drive | Las Vegas, NV 89014

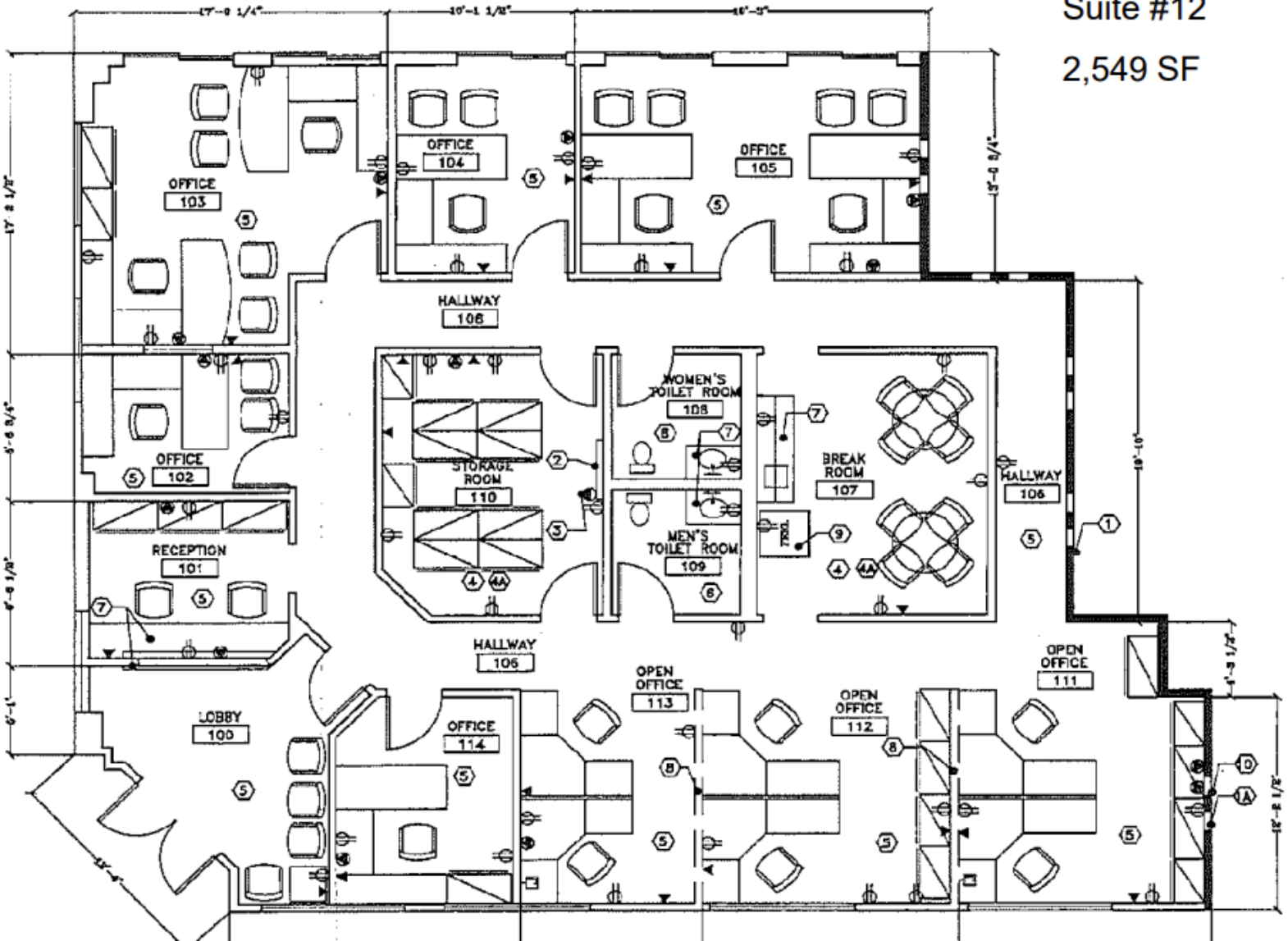
Office/Retail for Lease

2,549 – 16,576 SF

Alta Quail

Suite #12

2,549 SF



Laramie Bracken  
(702) 765-8888  
Laramie.Bracken@lpc.com

Ashley Liu  
(702) 221-8226  
[Ashley.Liu@lpc.com](mailto:Ashley.Liu@lpc.com)

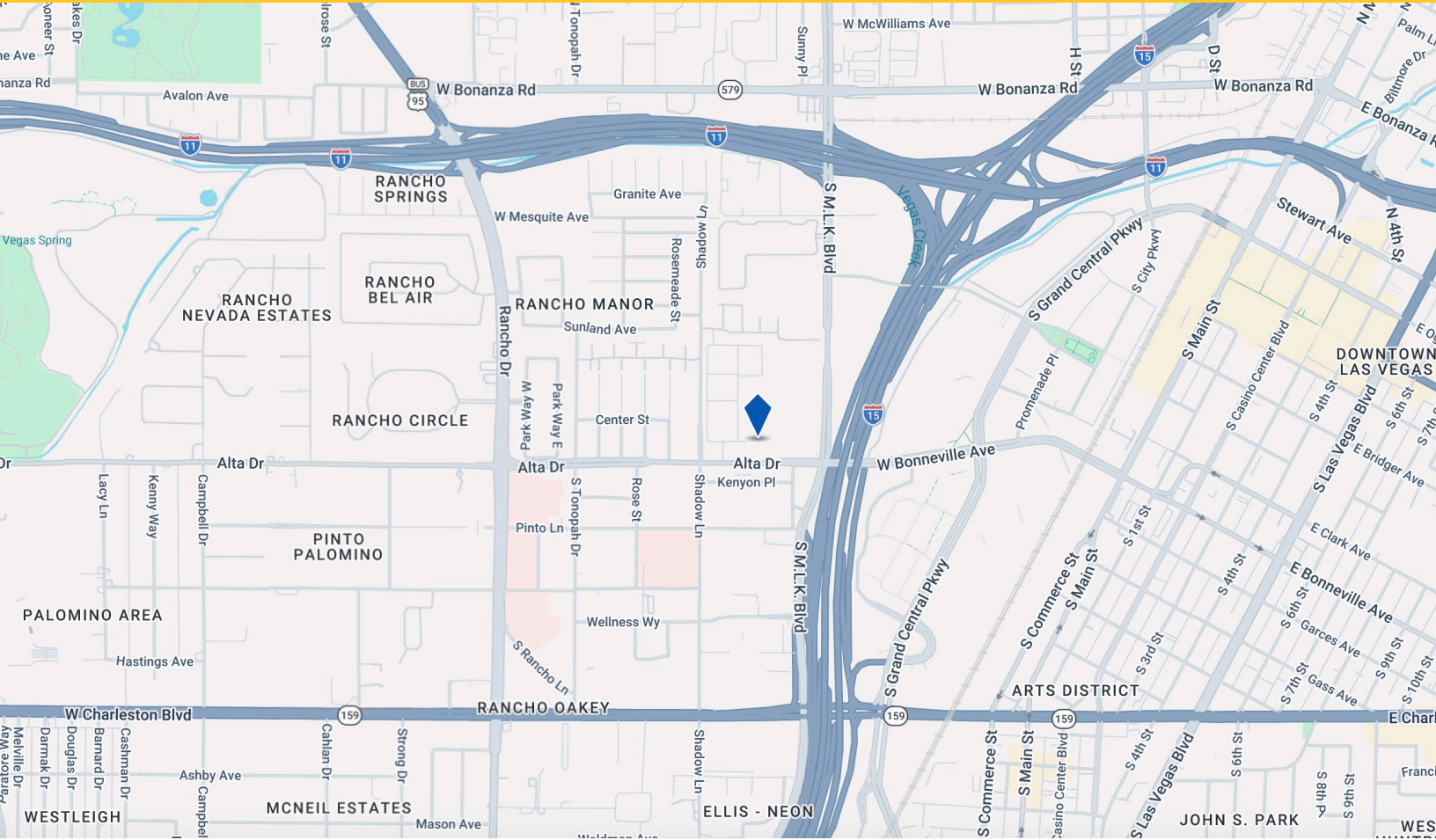
Lincoln

# Alta Quail

1640 Alta Drive | Las Vegas, NV 89014

Office/Retail for Lease

2,549 – 16,576 SF



## Available Space

Address	Total SF	Description
4	16,576	Can be demised
12	2,549	2nd generation professional office

## Traffic Counts

S. Valley View Blvd.	Russell Rd.	19,000 VPD
W. Twain Ave.		14,500 VPD
W. Desert Inn Rd		45,613 VPD

**Laramie Bracken**  
 (702) 765-8888  
 Laramie.Bracken@lpc.com

**Ashley Liu**  
 (702) 221-8226  
[Ashley.Liu@lpc.com](mailto:Ashley.Liu@lpc.com)

**Lincoln**