

OFFICE SPACE FOR LEASE

4641 Blue Diamond Rd.

Las Vegas, NV 89139

3,227 +/- SF

BASE RENT: \$4.00 PSF NNN | CAM: \$0.85 PSF

SUITE FEATURES

- End-cap former pharmacy space with strong visibility along Blue Diamond Rd.
- Reception area with open floor plan and multiple private offices.
- Men's and Women's restrooms.
- Prominent signage opportunity facing Blue Diamond Rd.
- Ideal for medical, retail, or professional office users.



PRIORITY ONE COMMERCIAL
REAL ESTATE BROKERAGE

7219 West Sahara Avenue, Suite 100 | Las Vegas, NV 89117 | 702.228.7464

OFFICE SPACE FOR LEASE

4641 Blue Diamond Road

Located along the highly trafficked Blue Diamond Road corridor, this property offers excellent visibility and direct access to I-15 and the 215 Beltway. The area is supported by strong residential growth in Southwest Las Vegas, including Mountains Edge and Southern Highlands, providing a dense and expanding customer base. Surrounded by a mix of national retailers, restaurants, and service users, this location is ideal for businesses seeking high exposure and convenient access.



Brandon McCool
President | Corporate Broker
702.303.0493 | bmccool@pocl.com
NV License B.1003232.CORP



PRIORITY ONE COMMERCIAL
REAL ESTATE BROKERAGE

7219 West Sahara Avenue, Suite 100 | Las Vegas, NV 89117 | 702.228.7464