



### Property Details

- Warehouse Space
- None available presently.
- Available Offices (3)
- Suite 102 304 SF
- Suite 207 412 SF
- Suite 209 412 SF
- NNN Estimated at \$0.27/PSF per Month
- Asking Base Rate \$1.50 – \$1.75 /PSF per Month
- Property Type Industrial/Office
- Building Size Approx. 24,000 SF
- Year Built 1988
- Lot Size 1.18 AC
- Zoning Description: M-1 with CT Commercial Tourist
- 51 parking spaces provided

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## Store Front Office Suites



4225 Fidus Drive Las Vegas, NV 89103



## SWC of Fidus Drive and Nevso Drive

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The information herein was obtained from sources deemed reliable; however, Broker makes no guarantees, warranties, or representation as to the completeness or accuracy thereof

#	SF Available	Rental Rate/SF/Mo.	Min Divisible SF Maximum	Max Contiguous	NNN Type Rate/SF/Mo.	Description
102	304 /sf	\$1.75/psf	304 sf	304 sf	\$0.27 NNN	Open floor plan, separate shared restroom
207	450 /sf	1.50/psf	412 sf	412 sf	\$0.27 NNN	Second-floor open-space plan with a restroom
209	412 /sf	1.50/psf	412	412 sf	@0.27 NNN	Second-floor open space plan with a restroom.



## Available Spaces

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## Aerial Map

