

# Courtyards @ Hacienda

4495 W. Hacienda Ave. | Las Vegas, NV 89118

## Office Space for Lease

9,836 SF



Leasing Information:  
702.221.8226

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# Lincoln

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

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## Property Overview

- ±27,592 SF Office Campus
- 1,325 SF – 3,471 SF available
- Close to Allegiant Stadium & Harry Reid International Airport

## Highlights

- \$0.99 NNN INTRO RATE – 1st YEAR
- Centrally located
- Easy access to I-15 & 215 freeways
- Garden-style buildings with shaded common areas
- Covered and reserved parking available
- Monument signage available

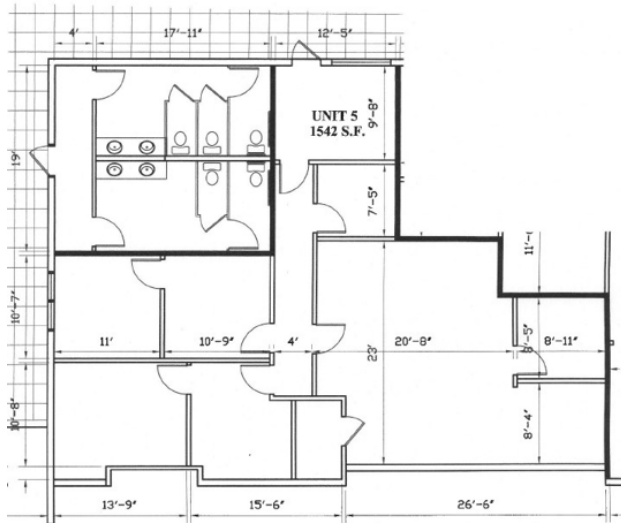
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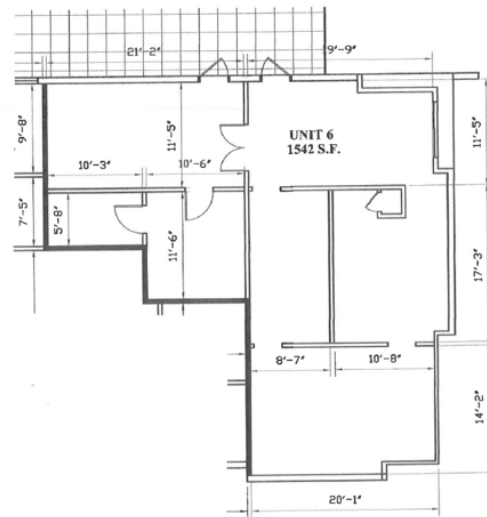
## Available Spaces

Suite	Total SF	Level/Floor	Rate	CAM	Notes
5	1,542	2	\$0.99 PSF/Mo NNN (first year)	\$0.34	2 <sup>nd</sup> generation office space
6	1,542	1	\$0.99 PSF/Mo NNN (first year)	\$0.34	2 <sup>nd</sup> generation office space
9	1,956	2	\$0.99 PSF/Mo NNN (first year)	\$0.34	2 <sup>nd</sup> generation office space
10	3,741	2	\$0.99 PSF/Mo NNN (first year)	\$0.34	2 <sup>nd</sup> generation office space
11B	1,325	2	\$0.99 PSF/Mo NNN (first year)	\$0.34	2 <sup>nd</sup> generation office space

**Suite 5 Floorplan**



**Suite 6 Floorplan**



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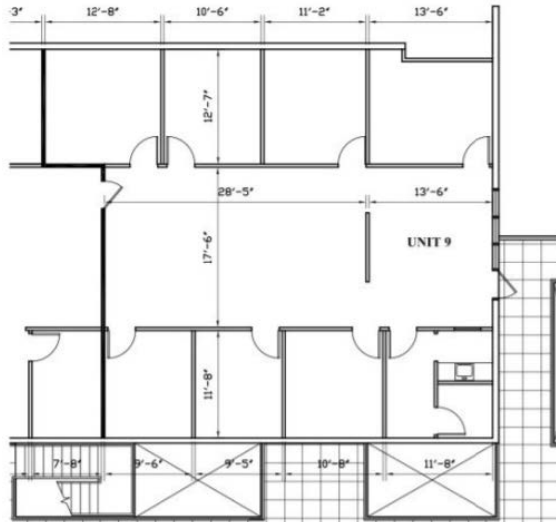
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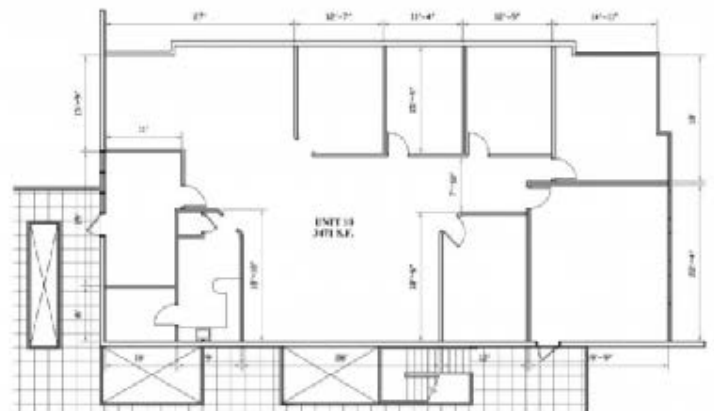
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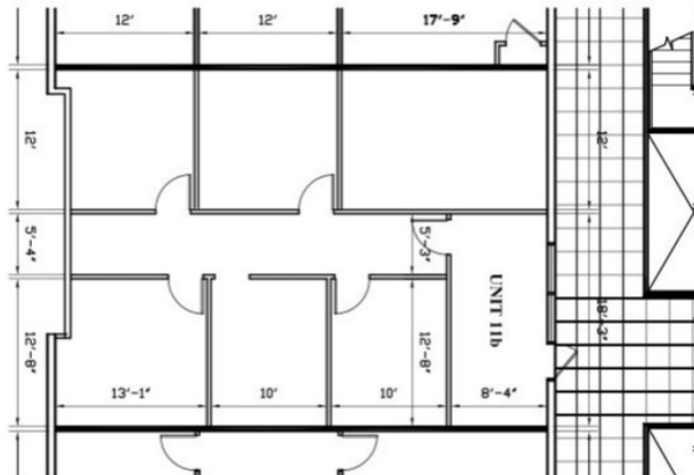
### Suite 9 Floorplan



### Suite 10 Floorplan



### Suite 11B Floorplan



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