



### Property Details

- Warehouse Space Not Available.
- 450 SF Small Office Spaces Available
- Suite 207
- NNN Estimated at \$0.27/psf per Month
- Asking Base Rent \$2.00 /spf
- Property Type Industrial/Office
- Building Size 26,502 SF
- Year Built 1988
- Lot Size 1.18 AC
- Zoning Description M-1 with CT Commercial Tourist
- 50 parking spaces

Chris Godino  
P: 702.899-5252  
C: 702-501-5500  
Chris.Godino@cdg-re.com

## Store Front Office Suites





### Property Description

Hard to Find – Move-in-ready spaces, single office spaces with second-floor exterior entrances. New Laminate Floors in some of the spaces. The warehouse with small office space has a 10' x 10' grade-level roll-up door. No Fire Sprinklers.

### Location Description

Located near the arterial intersection of Flamingo and Decatur. The Property is at Nevso Drive and Arville Street near the Palms Palace Resort and Casino, with easy access to the Las Vegas Strip, Harry Reid International Airport, along with the Central Industrial and office market of Las Vegas, county of Clark trade area.

## Street Front Signage

Chris Godino  
P: 702.899-5252  
C: 702-899-5253  
Chris.Godino@cdg-re.com



4225 Fidus Drive Las Vegas, NV 89103



## SWC of Fidus Drive and Nevso Drive

Chris Godino  
P: 702.899-5252  
C: 702-501-5500  
Chris.Godino@cdg-re.com



Chris D Godino LLC | 3900 SOUTH HUALAPAI WAY, SUITE 127 | LAS VEGAS, NV 89147 |

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
207	540/sf	Intro Rate Year 1 \$0.99/psf	450	5,262/sf	\$0.27 NNN	Second floor open space plan of 400 SF Office with a Restroom



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## Available Spaces



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## Warehouse with Office



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## Aerial Map

