

# FOR LEASE

## Professional Office in 89148



**RARE 1350 SF Self-Contained Suite**  
**MOVE IN READY!**

5588 S Fort Apache Rd #120  
Las Vegas, NV 89148

1350 SF For Lease  
5588 S Fort Apache Rd , Las Vegas , NV 89148

**RE/MAX**  
COMMERCIAL



## NEW 2<sup>nd</sup> GEN Excellent Image Property

- Front Door Parking
- Modern Finishes
- Private Bathroom
- Private HVAC System
- 4 Offices
- Kitchenette
- Team Room
- Move in Ready!

Incredible SW Location, with Direct Freeway-On Ramp access at Diablo.

No Stop Lights, Right Turns Only!

One of the Best Drivetime locations in the whole Las Vegas Valley.

In the Middle of the ACTION-89148

5588 Fort Apache Rd

Aerial View SW



Wes Drown, CCIM

Commercial Office Specialist

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South Summerlin Master Plan

South Summerlin Master Plan

Fort Apache

Russell Rd

Diablo



5576 S Fort Apache Rd



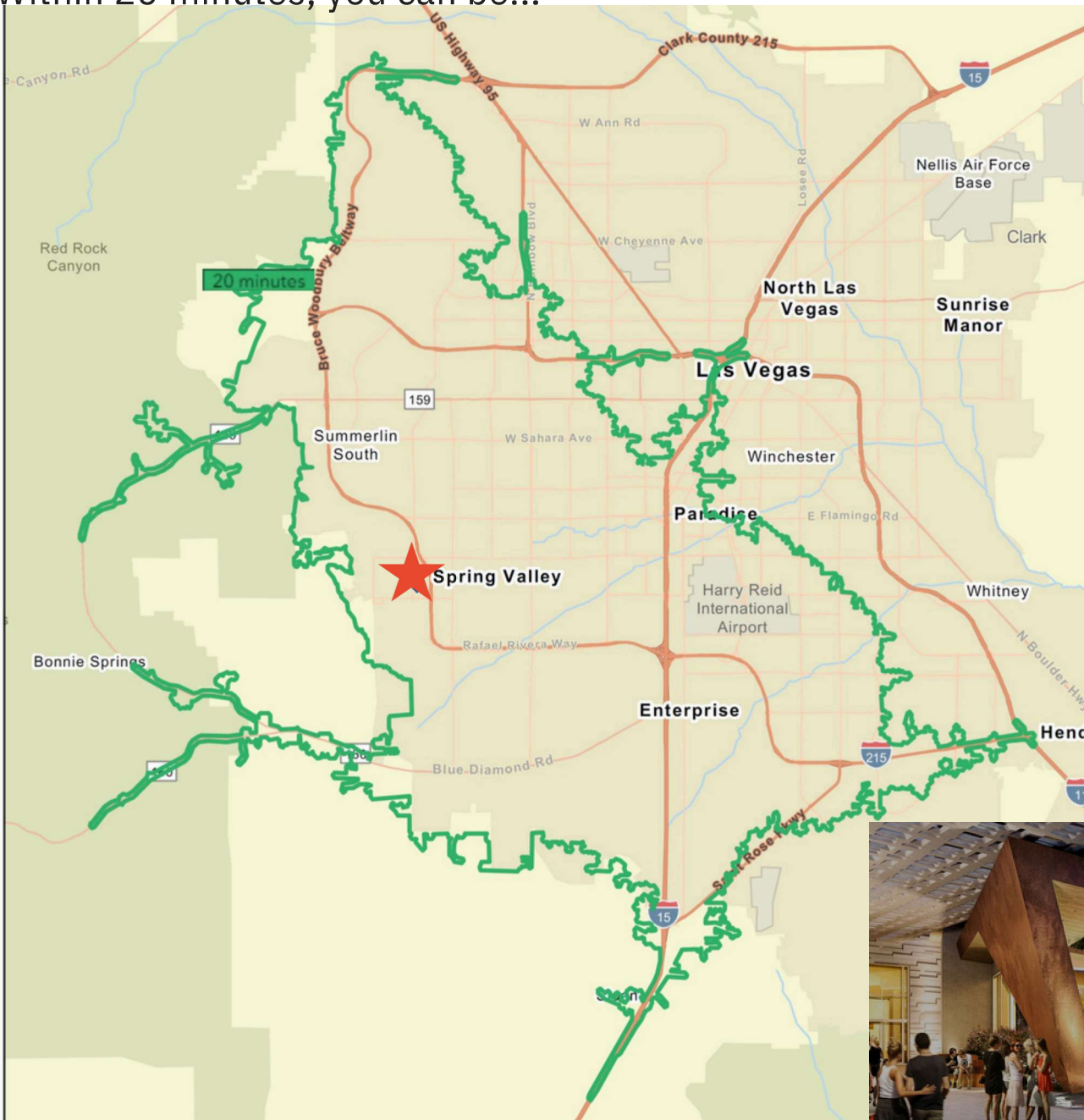
Russell  
215 Beltway  
Interchange

All highlighted parcels are either fully built out, or under construction!!



Imagery Date: 3/27/2021 36°05'

Within 20 minutes, you can be...



Fort Apache Pointe was developed in 2006, by Desimone, and was sold as individual ownership of 23 buildings. With 3 hospitals within 5 miles it quickly became a Medical and Professional hub.

Its close proximity to the 215 Beltway, attributed to its continual success even during the great recession, when it stayed 90% Occupied while the whole valley saw vacancy rates in the 30% range.

Today, the park has virtually no vacancy other than Tenant Turnover, due to the massive residency increase in the surrounding 5 miles. The Largest Master-planned communities are Summerlin (still under development by the Hughes Corporation) Rhodes Ranch, and Mountains Edge. These developments along with dozens of traditional in-fill subdivisions, have created huge local office demand.

Fort Apache Pointe is now surrounded by Retail, Apartments, and other Office Buildings.

Southern Hills Hospital, 1 mile south is expanding their main tower, and have built a large on-campus MOB since Fort Apache Pointe was built.

Station Casinos Newest Venture Durango Station is less than 1 mile away ; and with 1-year since opening, is already Building out PHASE II Expansion.

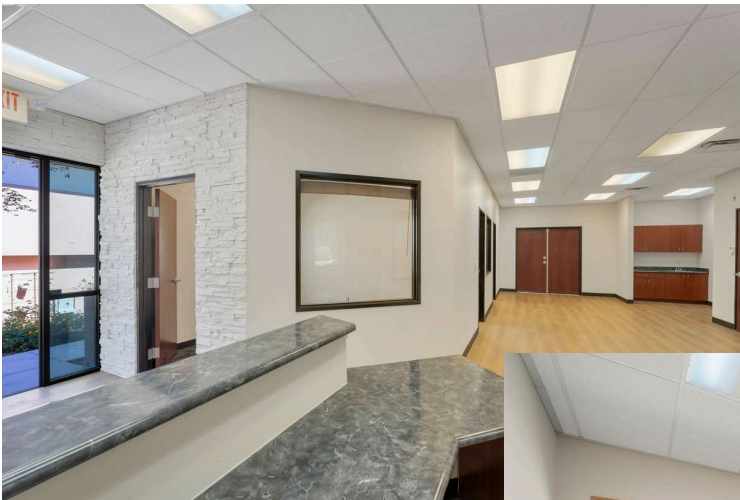
This entertainment Venue will be a welcome addition to the Neighborhood!



5588 S Fort Apache #120

PHOTOS

**RE/MAX**  
COMMERCIAL®



Ready for Move in, NOW.

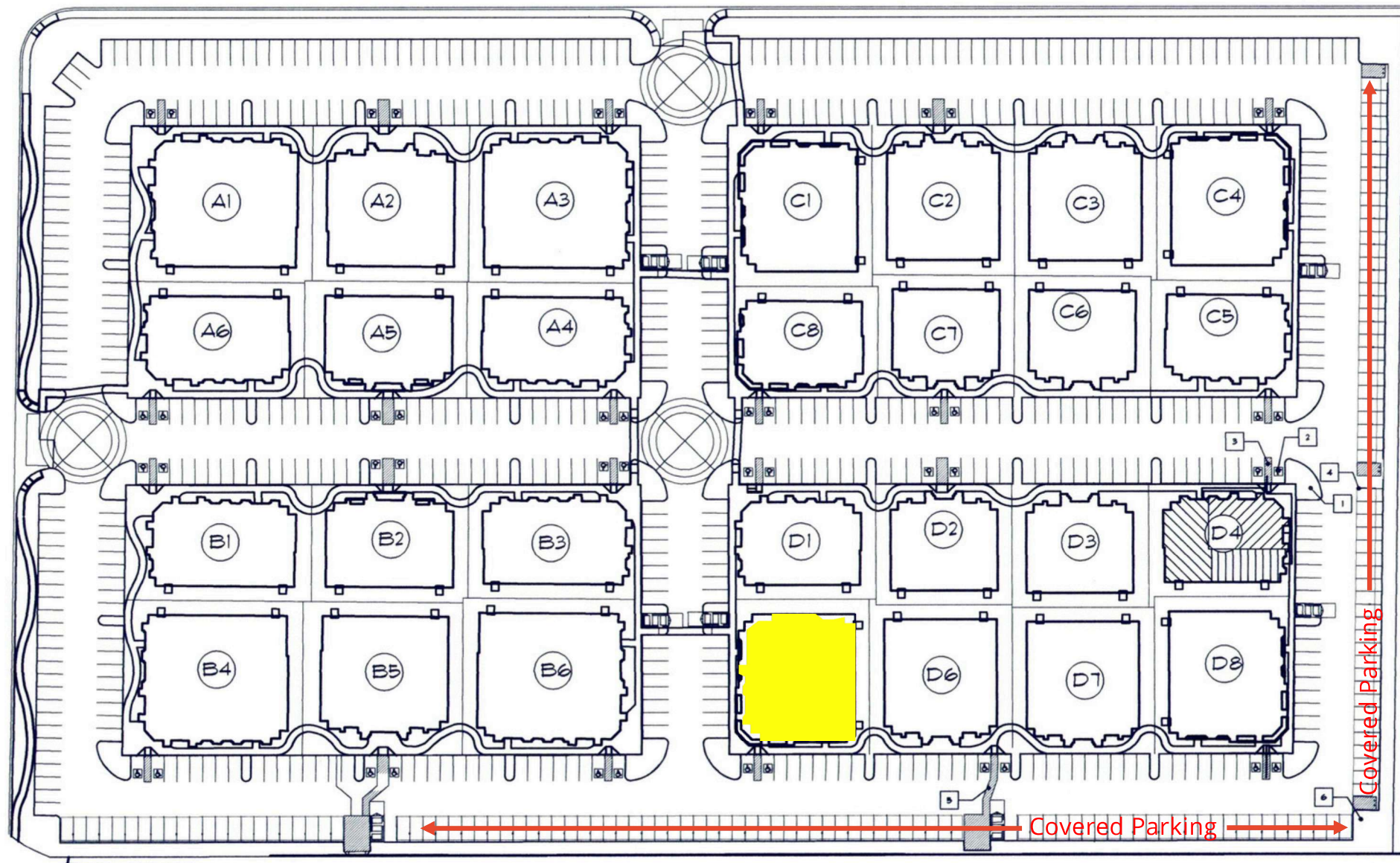


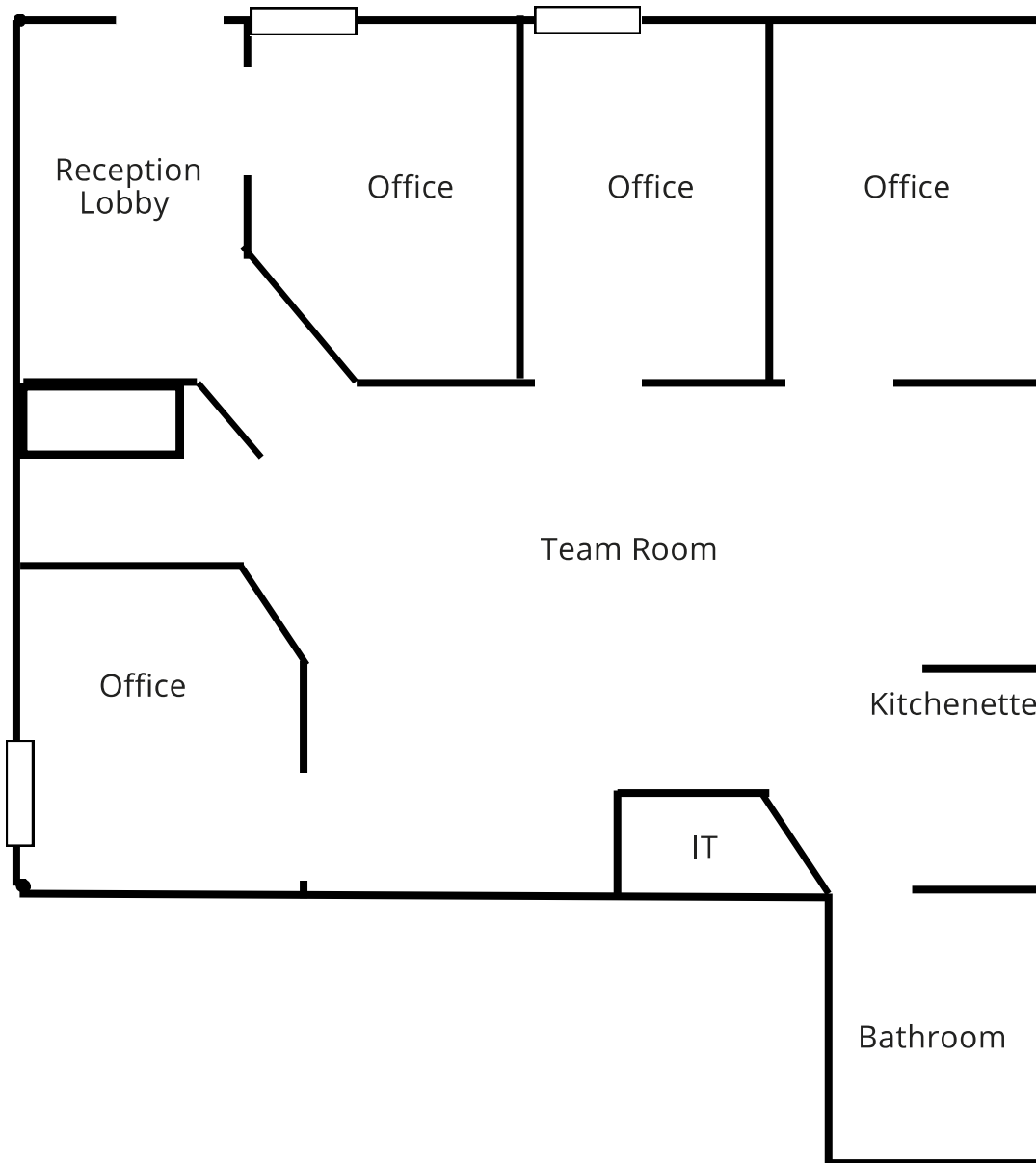
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FORT APACHE ROAD

DIABLO AVENUE





Excellent Efficient Design  
Self Contained Suite  
No Shared HVAC  
4 offices  
Open Kitchenette  
Team Room  
Secured IT closet  
Built-in Reception  
Private Bathroom

- New Paint
- New Flooring
- New Trim
- New Lighting

# The Las Vegas Marketplace 2025-2026



Expansion    Growth    Diverse    Young    Entertainment    Sports    Aerospace    DOD

#1 State and Metro in the West US for Business  
\$13B of New construction on the Strip alone  
One Day Drive to 60-million citizens.  
Most Secure Area in the US (FEMA)  
Prime Tech Company Migration  
MSG Sphere Theatre OPEN  
BORING Company Tunneling in Progress  
#1 State for Job Growth  
Civilian & DOD proving grounds

Welcome! NHL, NFL, WNBA, UFC, MLB  
Over 38,500,000 Visitors in **2025**  
#1 Best State for Infrastructure  
Top Quality of Life  
1/3 COLA of San Francisco  
3 Times national average for Population Growth  
99% Indoor water supply Recycling  
7,453 MILES of Fiber Optic Cable-installed  
No State Income Tax