

Additional Yard Space Available

Year 1 - \$1.00 | Year 2 - \$1.42



4275 West Bell Drive, Las Vegas, NV 89118 | For Lease

±1,800 & ±2,800 SF Office/Warehouse Suites

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±1,800 & ±2,800 SF Office/Warehouse Suites

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HIGHLIGHTS

- Storefront Entries
- Grade Level Loading
- Excellent SW Location with convenient access to the I-15 at Tropicana Avenue
- Zoned M-1
- Units from ±1,800 SF to ±2,800 SF
- 3 Phase available in some units
- Additional Yard Space Available
 - ±0.161 AC (±7,013 SF)
 - ±0.162 AC (±7,056 SF)

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Suite 4 – ±1,800 SF

4275 West Bell Drive

Unit Features

- ±1,800 Total SF
- One (1) Grade Level Loading Door



Intro Rate Year 1

\$1.00 PSF, Mo

NNN Fees

\$0.38 PSF, Mo

Total Monthly: \$2,484.00

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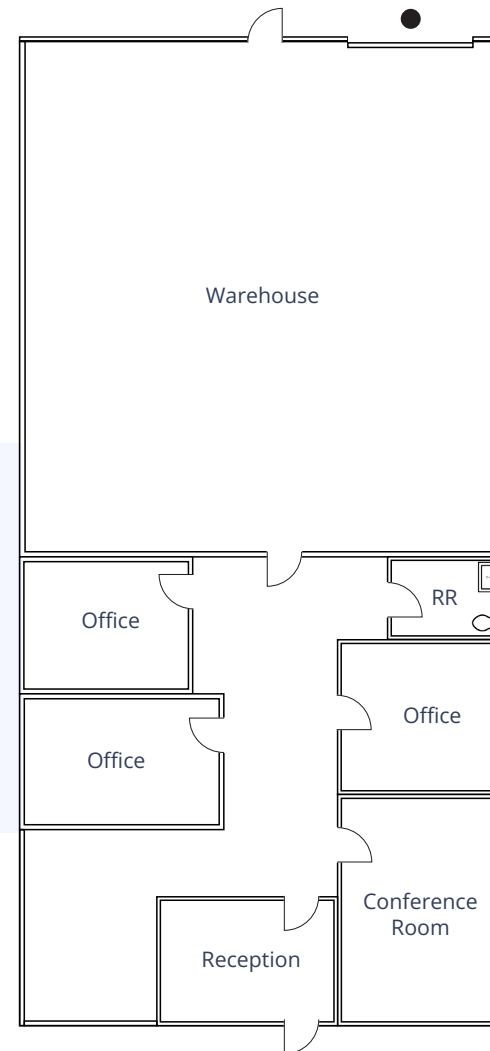
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● = Grade Level Loading Door

For illustration purposes only. Not to scale.



±1,800 & ±2,800 SF Office/Warehouse Suites



4275 West Bell Drive, Las Vegas, NV 89118 | For Lease

Suite 5 – ±1,800 SF

4275 West Bell Drive

Unit Features

- ±1,800 Total SF
- One (1) Grade Level Loading Door



Intro Rate Year 1

\$1.00 PSF, Mo

NNN Fees

\$0.38 PSF, Mo

Total Monthly: \$2,484.00

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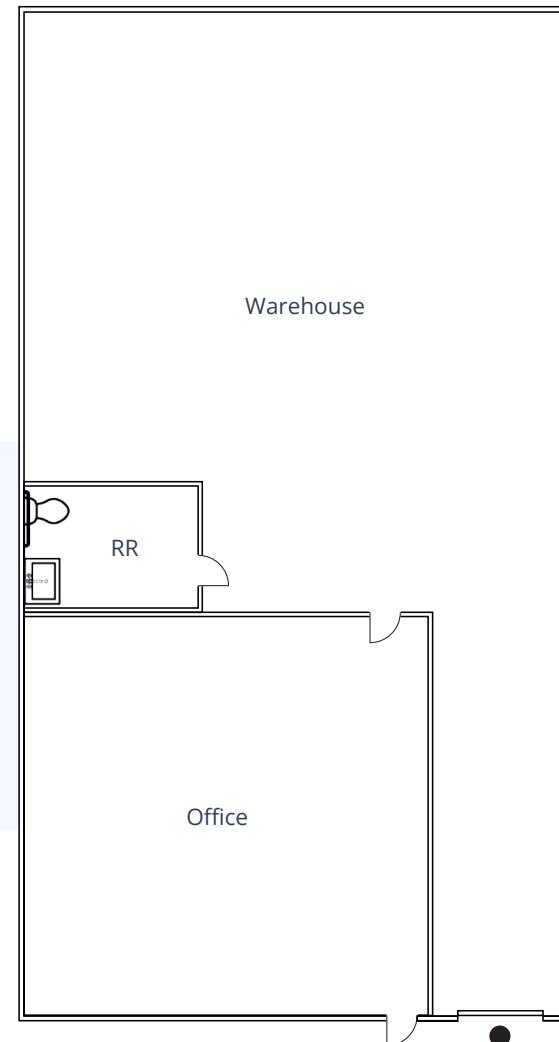
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±1,800 & ±2,800 SF Office/Warehouse Suites



4275 West Bell Drive, Las Vegas, NV 89118 | For Lease

Suite 10 – ±2,800 SF

4275 West Bell Drive

Unit Features

- ±2,800 Total SF
- One (1) Grade Level Loading Door
- Storefront Entry
- Zoned M-1



Intro Rate Year 1

\$1.00 PSF, Mo

NNN Fees

\$0.38 PSF, Mo

Total Monthly: \$3,864.00

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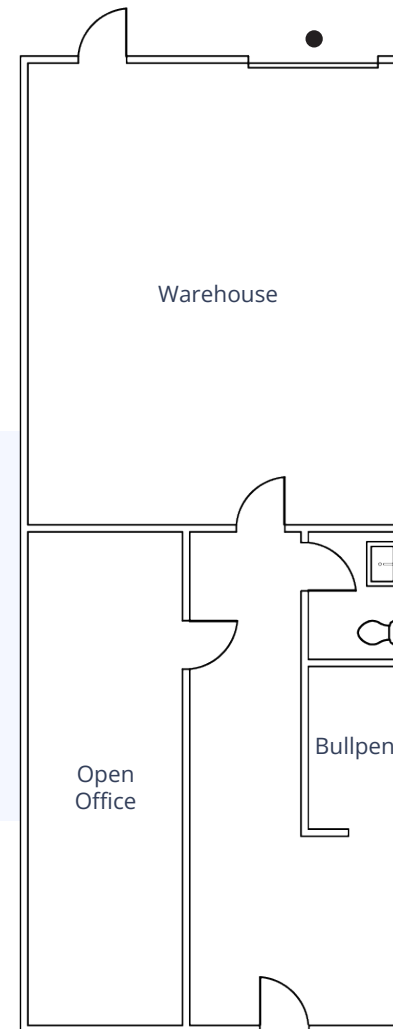
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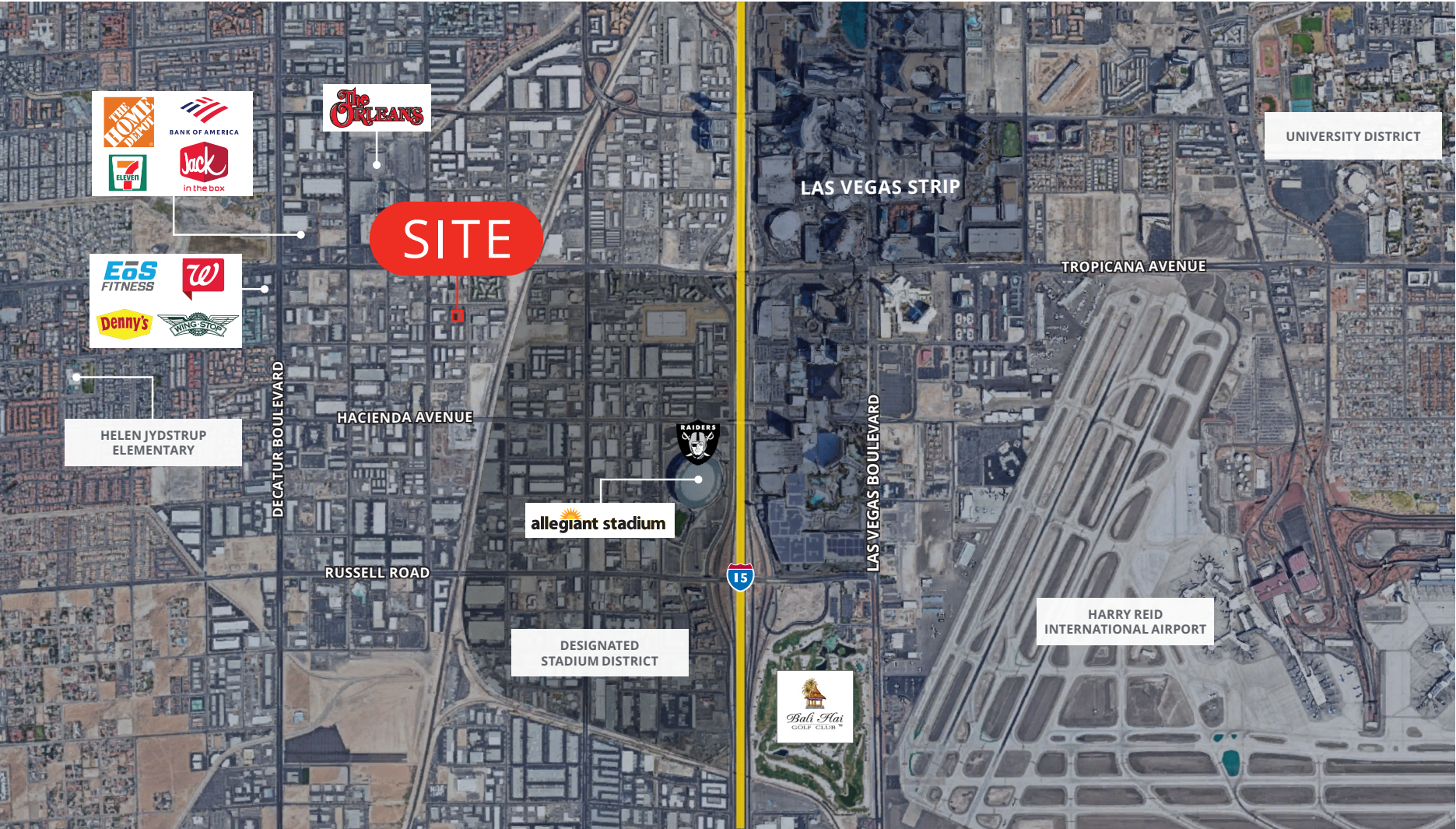
Contact Agents for Details



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\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.7 billion in annual revenues, 24,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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