

FALL SPECIAL

\$1.00/SF
FIRST YEAR

\$1.25/SF
SECOND YEAR



4544 W. RUSSELL ROAD
SUITE H-J

LAS VEGAS, NV 89118



FOR SUBLEASE

JENNIFER LEVINE, CCIM

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LISTING LEAD

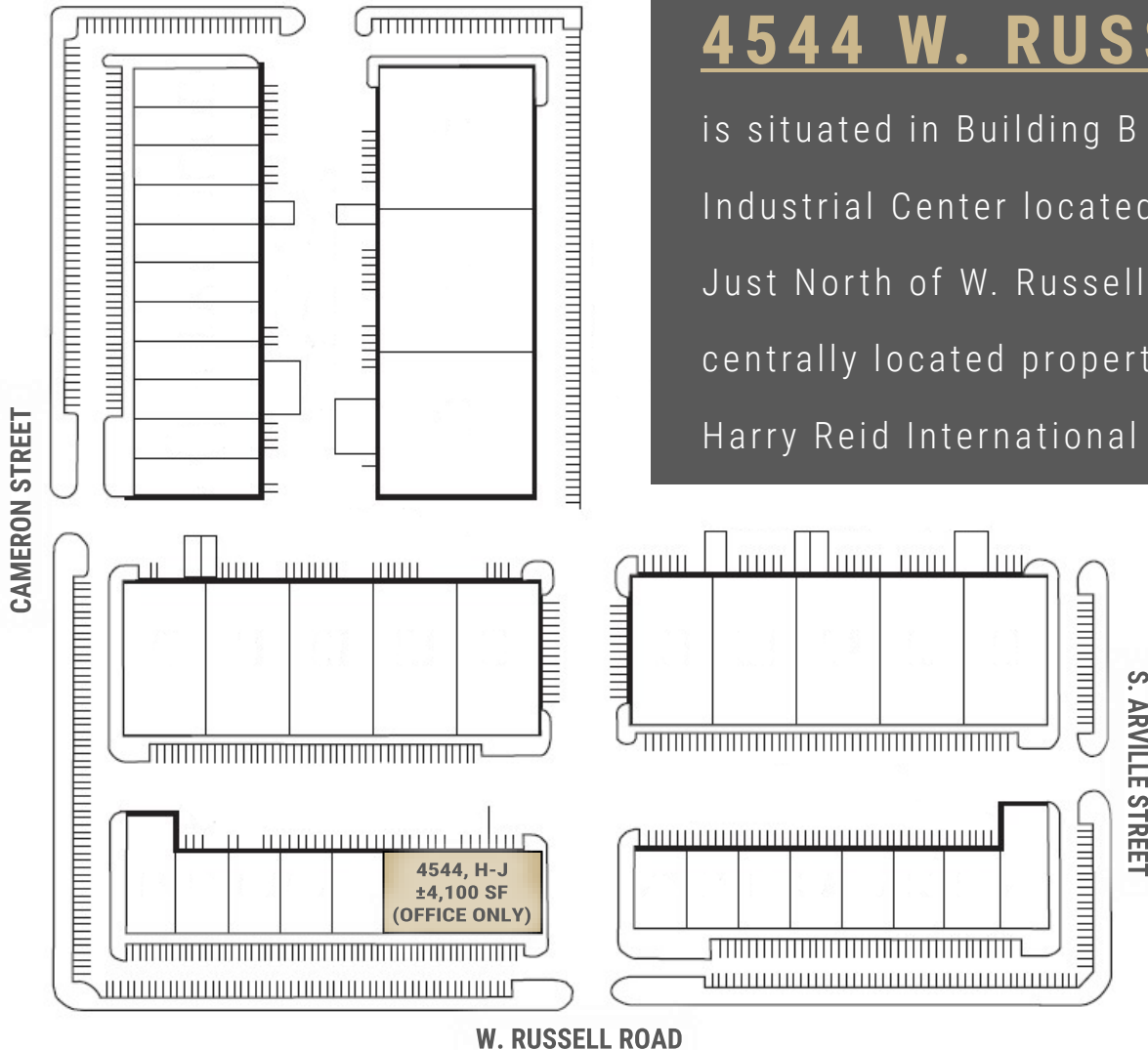
DIABLO INDUSTRIAL CENTER



FOR SUBLEASE

4544 W. RUSSELL ROAD, SUITE H-J

is situated in Building B @ Diablo Industrial Center, a $\pm 499,720$ SF Industrial Center located in the heart of the Southwest Submarket. Just North of W. Russell Road & West of S. Arville Street, this centrally located property is minutes from the Las Vegas Strip, Harry Reid International Airport, and the I-15 & I-215 Interchanges.



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REALCOMM ADVISORS

770 E. Warm Springs Road

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DIABLO INDUSTRIAL CENTER



FOR SUBLEASE

4544 W. RUSSELL ROAD SUITE H-J

SUBLEASE EXPIRES: 04/30/2030

- ±4,100 SF Total
 - ⇒ Large Reception / Showroom
 - ⇒ Six (6) Private Offices
 - ⇒ Large Open Office Area
 - ⇒ Break Room
 - ⇒ Storage Room
 - ⇒ Two (2) Private Restrooms
 - ⇒ Electricity is Covered in the Base Rent

FALL RENT SPECIAL:

- ◇ **BASE RENT (1ST YEAR):** \$1.00/SF
- ◇ **BASE RENT (2ND YEAR):** \$1.25/SF
- ◇ **NNN FEE:** \$0.23/SF*

*NNN Fee Includes HVAC Maintenance, Trash Disposal & Recycling

100% OFFICE



Information is subject to change at any time. The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it.

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FOR SUBLEASE



DRIVE TIMES

Harry Reid International Airport	5 Minutes
Town Square Las Vegas	10 Minutes
Interstate 11	10 Minutes
Allegiant Stadium	13 Minutes
Henderson Hospital	14 Minutes
Interstate 215	14 Minutes
The Las Vegas Strip	20 Minutes



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