

For Lease

# Professional Office Suites



4160 S. Pecos Road, Las Vegas, NV 89121

**Suite 8** **± 1,000 SF**  
\$1.15 PSF NNN Professional Office Space

**Suite 14-15** **± 5,145 SF**  
\$1.15 PSF NNN Shell Space

**Suite 21** **± 1,500 SF**  
\$1.15 PSF NNN Professional Office Space with Private Offices

 **± 1,000 - 7,645 SF**  
Available Square Footage

 **\$1.15 PSF NNN**  
Lease Rate - Office Space

- Multiple office suite options available divisible to 1,000 SF
- Ample parking
- S. Pecos Road and E. Flamingo Avenue
- Pylon signage available on S. Pecos Road
- Zoned Commercial General (CG)
- \$0.45 PSF CAM



**Scott Donaghe, SIOR**  
Senior Vice President  
S.0172934  
C.310.880.8054  
sdonaghe@logicCRE.com



**Adrian Pak**  
Vice President  
S.0200217  
C.702.538.6802  
apak@logicCRE.com



**Gil Villegas**  
Associate  
S.0182234  
C.702.954.4173  
gvillegas@logicCRE.com

702.888.3500 | LogicCRE.com | 3900 S. Hualapai Way, Suite 200, Las Vegas, NV 89147

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