



CHARTWELL
REAL ESTATE DEVELOPMENT

RUSSELL COMMERCE CENTER

FOR LEASE



EASY ACCESS
TO I-15 & I-215



CLOSE TO THE AIRPORT
& LAS VEGAS "STRIP"



REAR
LOADING

5720 & 5740 ARVILLE STREET
LAS VEGAS, NV 89118

MIKE DE LEW,  **SIOR®**

(702) 469-6496

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REALCOMM ADVISORS

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FOR LEASE



DEMOGRAPHICS

(2020 Clark County)

*Statistics via Las Vegas
Global Economic Alliance



2.4 MILLION
POPULATION



837,200 TOTAL
HOUSEHOLDS



\$57,100 AVERAGE
HOUSEHOLD INCOME



935,500 TOTAL
BUSINESSES



1 MILLION TOTAL
EMPLOYEES

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Russell Commerce Center is an optimal mix of industrial, office & flex suites, which consists of two, multi-tenant buildings totaling approximately $\pm 106,564$ square feet. Located within the southwest submarket, Russell Commerce Center is in close proximity to Harry Reid International Airport, The Las Vegas "Strip", with immediate access to the I-15 & I-215 freeways.

- Monument Signage Available on Russell Road
- Recently Renovated
- High Image Concrete Tilt Construction
- Low-E Reflective Glass Storefronts
- 1.0 Mile for the I-15 Freeway
- 18' Clear Height
- 3-Phase Power
- 12' x 12' Grade Level Loading Doors
- Fire Sprinklers
- Ample Parking, 3.3 : 1,000 Parking Ratio
- Monthly Base Rent (NNN): Negotiable
- Monthly CAM: \$0.35/SF



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**100%
HVAC**

**5720 ARVILLE STREET
SUITE 104**

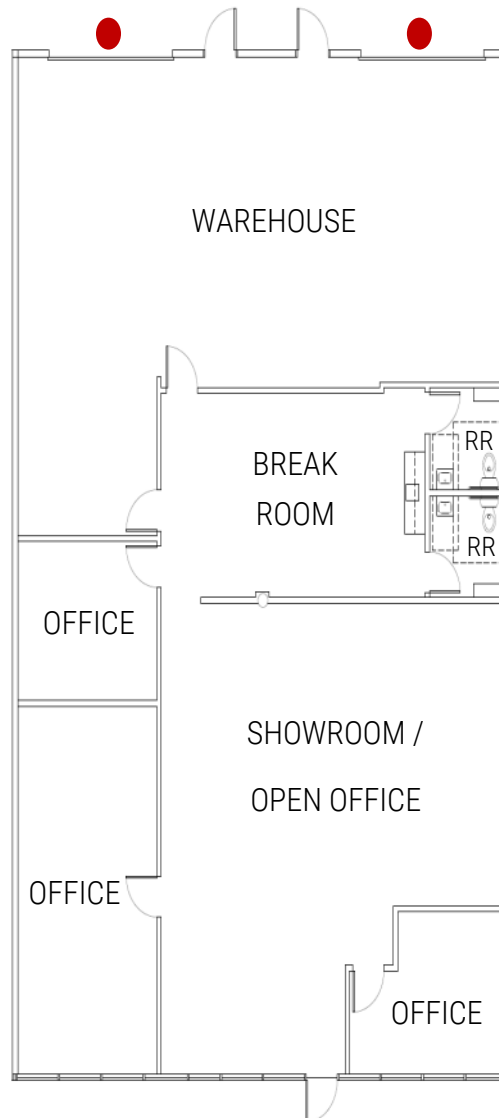
±3,832 SF TOTAL

⇒ ±1,334 SF WAREHOUSE

⇒ ±2,498 SF OFFICE

Showroom / Open Office,
Three (3) Private Offices,
Break Room & Two (2) Restrooms

● = GRADE LEVEL LOADING DOOR



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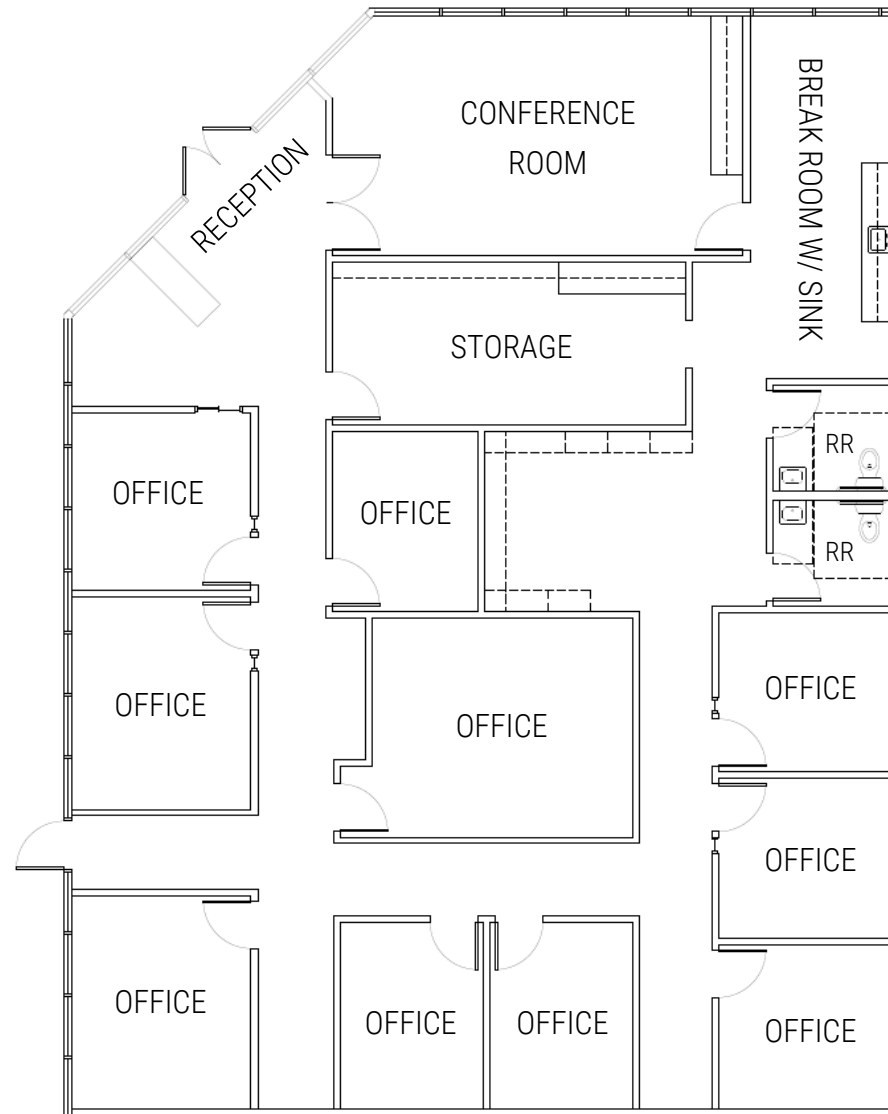
FOR LEASE

5720 ARVILLE STREET
SUITE 115

±4,039 SF TOTAL
(100% HVAC OFFICE)

Reception / Lobby / Showroom, Conference Room,
Large Storage Closet, Ten (10) Private Offices,
Break Room w/ Sink & Two (2) Restrooms

**VIEW
3D
TOUR**



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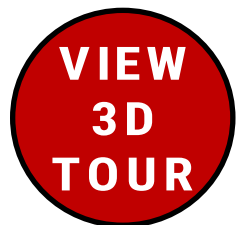


RUSSELL COMMERCE CENTER

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FOR LEASE



5720 ARVILLE STREET

SUITE 118

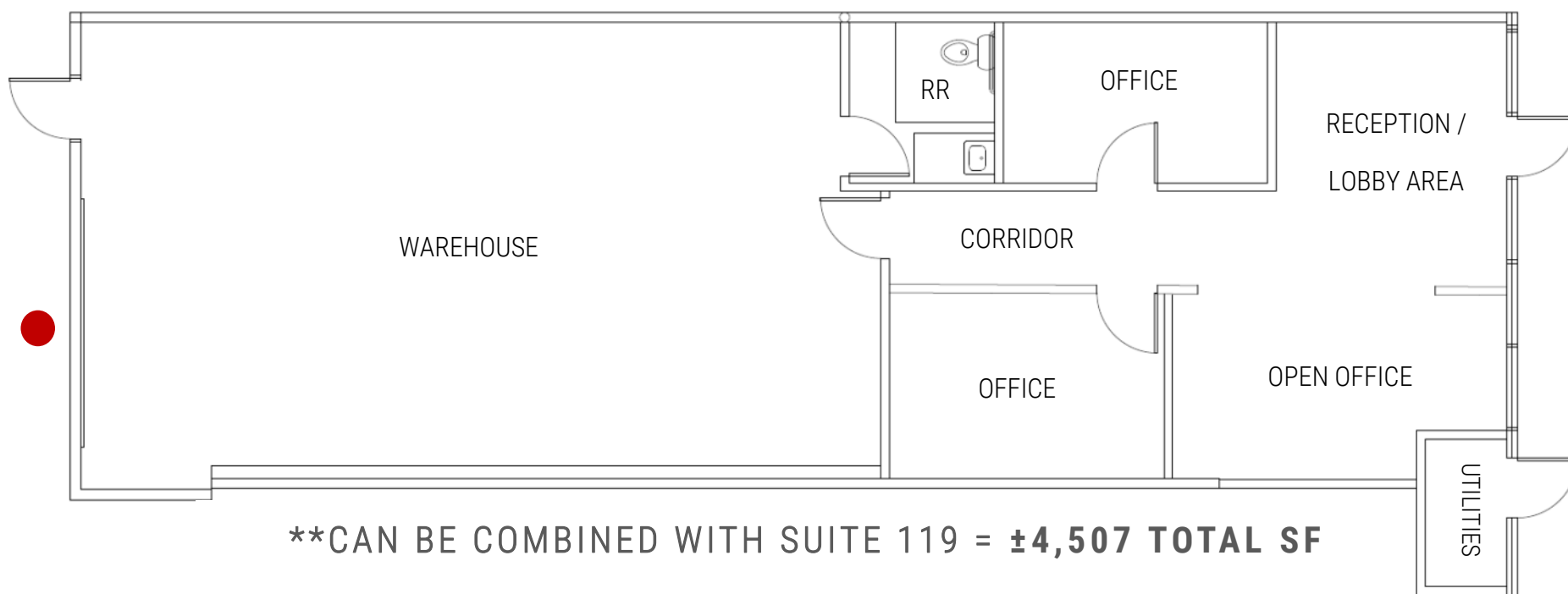
±1,793 SF TOTAL

⇒ ±922 SF WAREHOUSE

⇒ ±871 SF OFFICE

Reception/Lobby, Two (2) Private Offices

Open Office Area & One (1) Restroom



****CAN BE COMBINED WITH SUITE 119 = ±4,507 TOTAL SF**

The information furnished herein has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although RealComm Advisors has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

 = GRADE LEVEL LOADING DOOR

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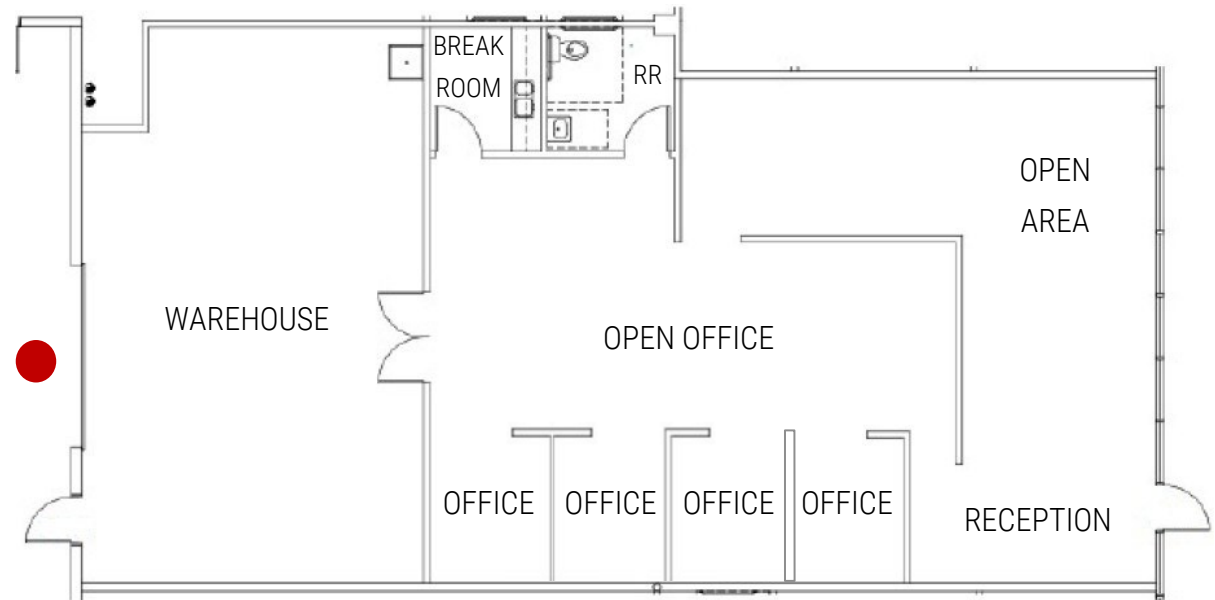
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FOR LEASE

5720 ARVILLE STREET
SUITE 119

±1,793 SF TOTAL



****CAN BE COMBINED WITH SUITE 118 = ±4,507 TOTAL SF**

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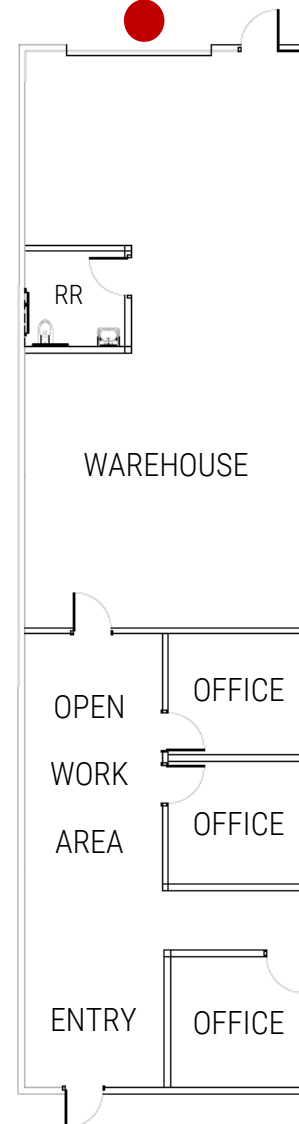


FOR LEASE

5740 ARVILLE STREET
SUITE 218

±2,340 SF TOTAL

 = GRADE LEVEL LOADING DOOR



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INTERIOR & WAREHOUSE PHOTOS

SAMPLE "SPEC" SUITE



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