



OFFICE / RETAIL

FOR LEASE

352 - 16,073 SF



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DAPPER  
COMPANIES



## PROPERTY DESCRIPTION

We are in the midst of an amazing \$1 million renovation on this property located just north of Harry Reid International Airport serving residents of Las Vegas and more than 50 million visitors who fly here from all over the world. The building is minutes away from the Las Vegas Strip, Las Vegas Convention Center and University of Nevada Las Vegas, with easy access to all major area highways, including the I-15, I-215 and I-515 making it a great site for commuters from all areas of the Valley, in addition to out-of-town guests. In addition, Paradise Road is heavily traveled with traffic counts numbering 75,000 cars per day.

All suites and common areas have been recently or are in the midst of being refurbished and one of the buildings has a beautiful courtyard with tables and a seating area. The property has onsite patrol and janitorial services for the common areas and a new reader board has been erected on the property offering tenants highly visible advertising opportunities.

## HIGHLIGHTS

- Small office and retail spaces starting at \$1,100 per month
- Free rent and free wifi
- Space available from 352 - 16,073 SF
- Rent includes patrol and maintenance for the common areas, in addition to power, water and gas
- New, large reader board sign to offer highly visible advertising opportunities

# AVAILABLE SPACE

## BUILDING A

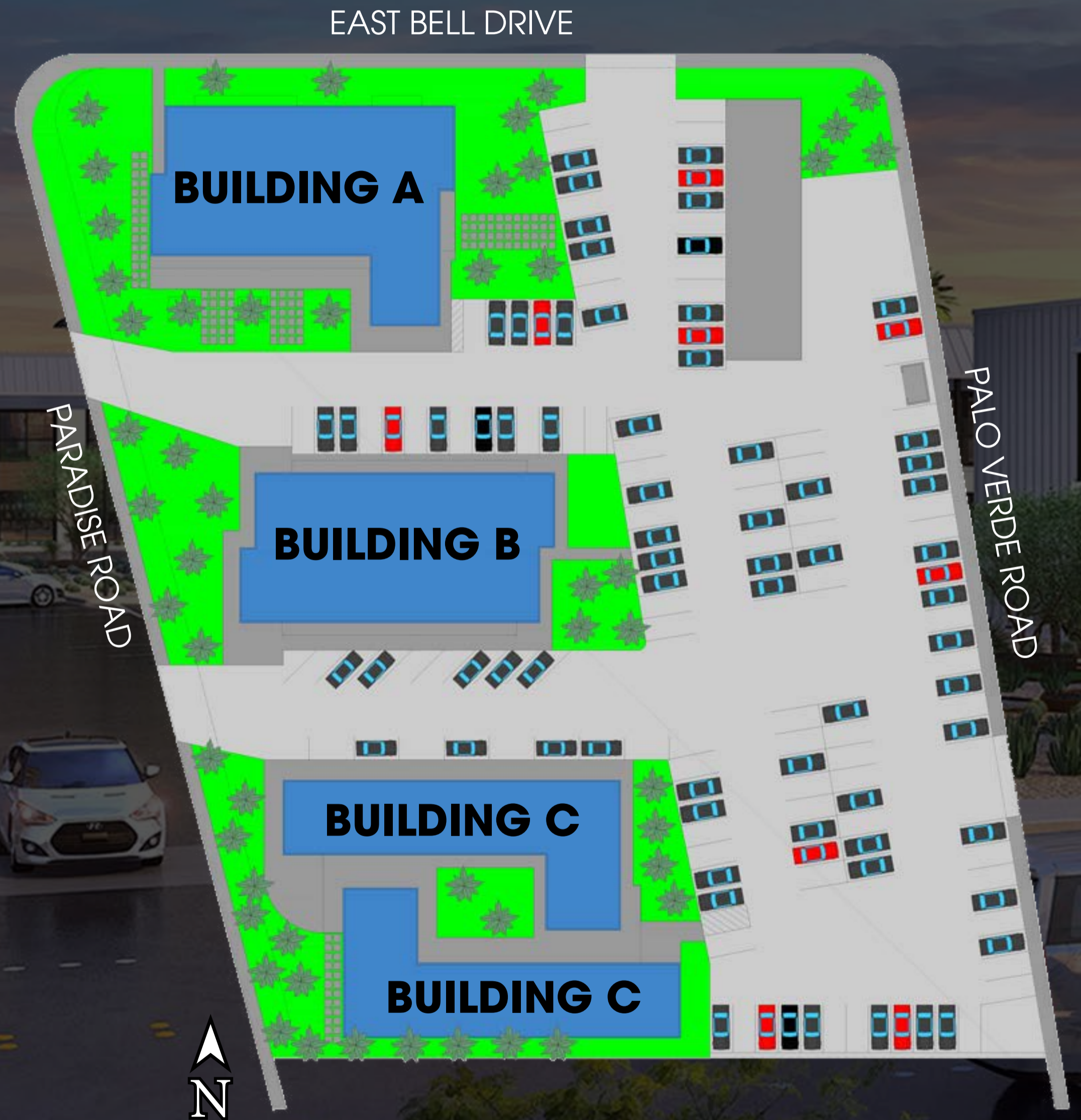
**BUILDING TOTAL SF:** 6,107 SF  
**2ND FLOOR TOTAL SF:** 6,107 SF  
**MIN - MAX CONTIGUOUS SF:** 1,213 SF – 4,460 SF

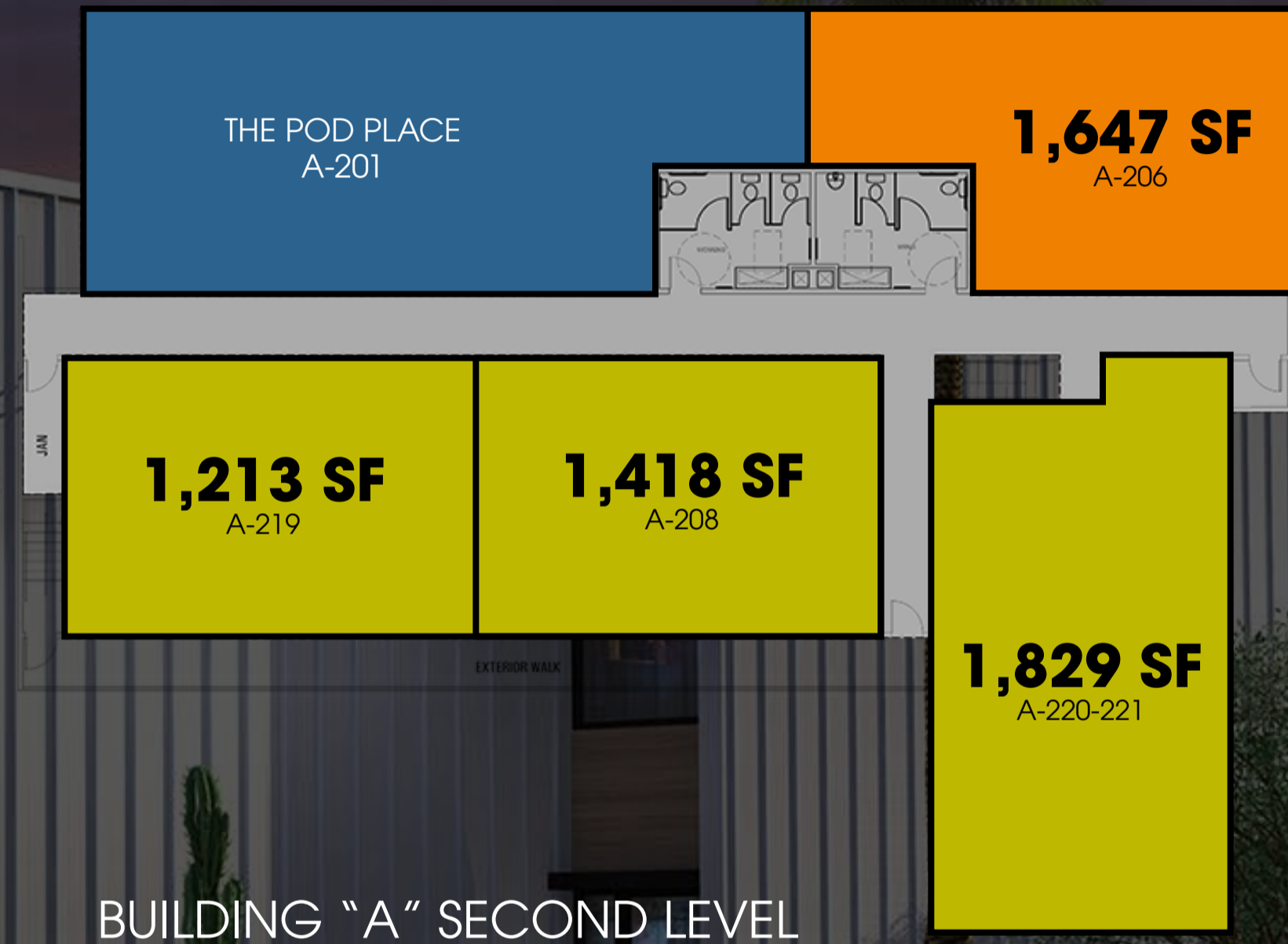
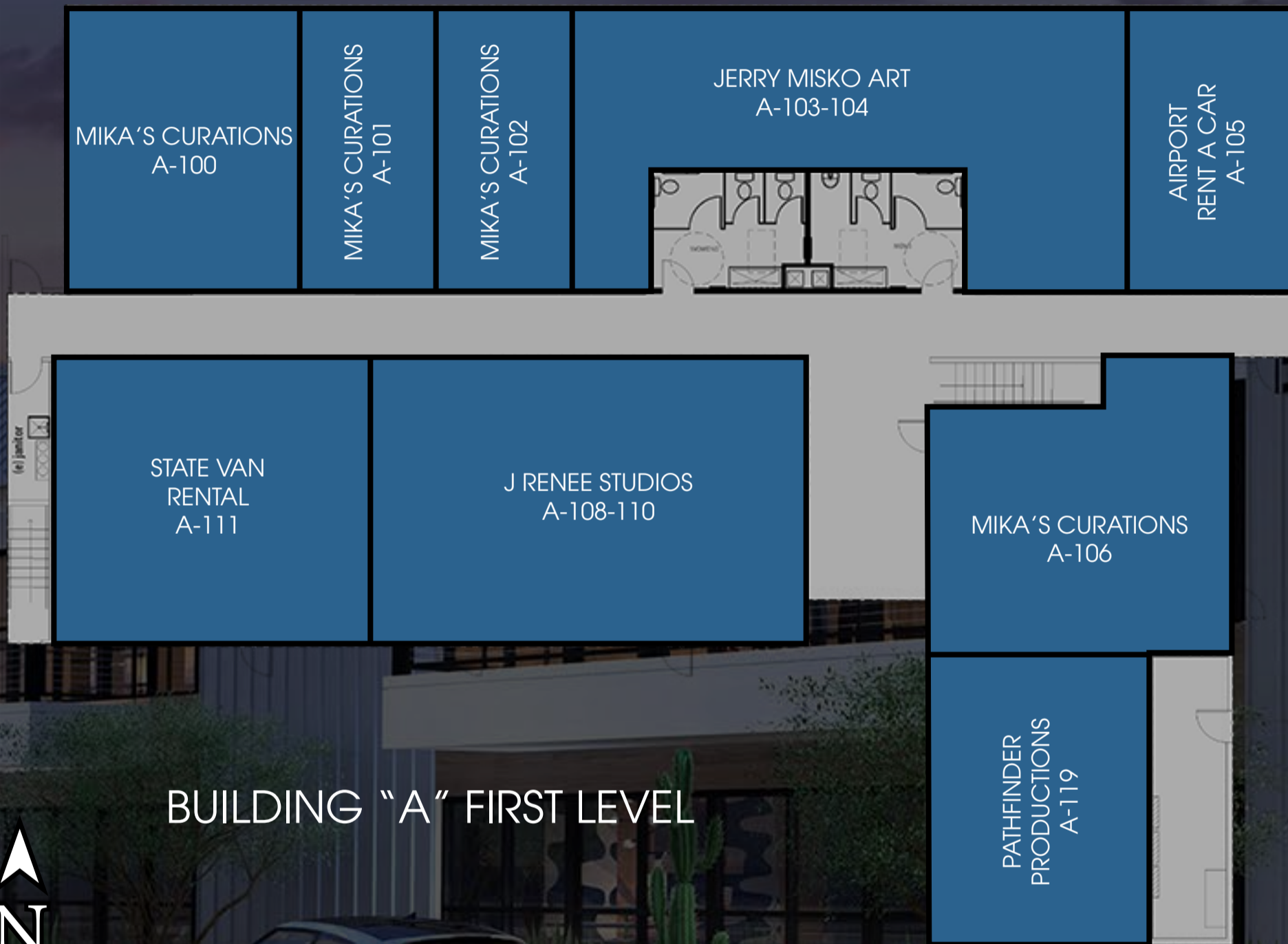
## BUILDING B

**BUILDING TOTAL SF:** 6,681 SF  
**1ST FLOOR TOTAL SF:** 3,053 SF  
**2ND FLOOR TOTAL SF:** 3,628 SF  
**MIN - MAX CONTIGUOUS SF:** 352 SF – 1,803 SF

## BUILDING C

**BUILDING TOTAL SF:** 3,285 SF  
**1ST FLOOR TOTAL SF:** 2,030 SF  
**2ND FLOOR TOTAL SF:** 1,255 SF  
**MIN - MAX CONTIGUOUS SF:** 398 SF – 1,181 SF





■ LEASED   
 ■ PENDING   
 ■ AVAILABLE   
 ■ MOVE-IN READY

LEASED	PENDING	AVAILABLE	MOVE-IN READY
JERRY Misko ART	MIKA'S CURATIONS	A-208 1,418 SF	A-206 1,647 SF
STATE VAN RENTAL	THE POD PLACE	A-219 1,213 SF	
NRG XPRTS NV	AIRPORT RENT A CAR	A-220-221 1,829 SF	
PATHFINDER PRODUCTIONS			





BUILDING "B" FIRST LEVEL

BUILDING "B" SECOND LEVEL

■ LEASED ■ PENDING ■ AVAILABLE

LEASED	PENDING	AVAILABLE					
KINGZ TATTOO PARLOR		B-101	825 SF	B-203	352 SF	B-210	372 SF
CLEARLED DISPLAY		B-113	603 SF	B-206	441 SF	B-211	352 SF
UNICO SWIMWEAR		B-109	900 SF	B-207	382 SF		
SP+		B-110	372 SF	B-208	829 SF		
DESERT COLLECTIVE		B-111	353 SF	B-209	900 SF		



BUILDING "C" FIRST LEVEL

BUILDING "C" SECOND LEVEL

■ LEASED ■ PENDING ■ AVAILABLE ■ MOVE-IN READY

LEASED		PENDING		AVAILABLE		MOVE-IN READY	
AUTOVERSE	DAPPER BUILDING COMPANY	BOND AND STACK	C-206 406 SF	C-120 1,181 SF	C-106 398 SF		
ERIN MARIE PHOTOS	PLOT PROPERTY GROUP	THE RELUXED COLLECTION		C-201 829 SF	C-114 451 SF		
OFFROAD ADVENTURES	MEDIAGRAPHER STUDIOS	CARBUY			C-207 426 SF		
THE BABE CAVE	ULTIMUN AUTO SALES	NEWMAN'S GROOMING LOUNGE					
UR BEAUTY SPA	AVERY SPOT ADVERTISING	RTS TRUCKING					
BEAUTY INK	DAPPER COMPANIES						
MAKE-UP BY ANGELA	STRANGE MAGIC						
THE WATER BOTTLE	BALLOON BESTIE						



