

RUSSELL COMMERCE CENTER

FOR SUBLEASE



EASY ACCESS
TO I-15 & I-215



CLOSE TO THE AIRPORT
& LAS VEGAS "STRIP"



REAR
LOADING

5720 ARVILLE STREET, SUITE 113

LAS VEGAS, NV 89118

MIKE DE LEW,  SIOR®

(702) 469-6496

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770 E. Warm Springs Road
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(702) 515-1010
www.realcommadvisors.com



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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 ±98,334 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
- High Image Concrete Tilt Construction
- Low-E Reflective Glass Storefronts
- 18' Clear Height
- 3-Phase Power
- 12' x 12' Grade Level Loading
- Fire Sprinklers
- Ample Parking, 3.3 : 1,000 SF Parking Ratio
- Monthly Base Rent: \$1.45/SF
- Monthly CAM: \$0.35/SF

SUBLEASE ENDS - 08/31/2027



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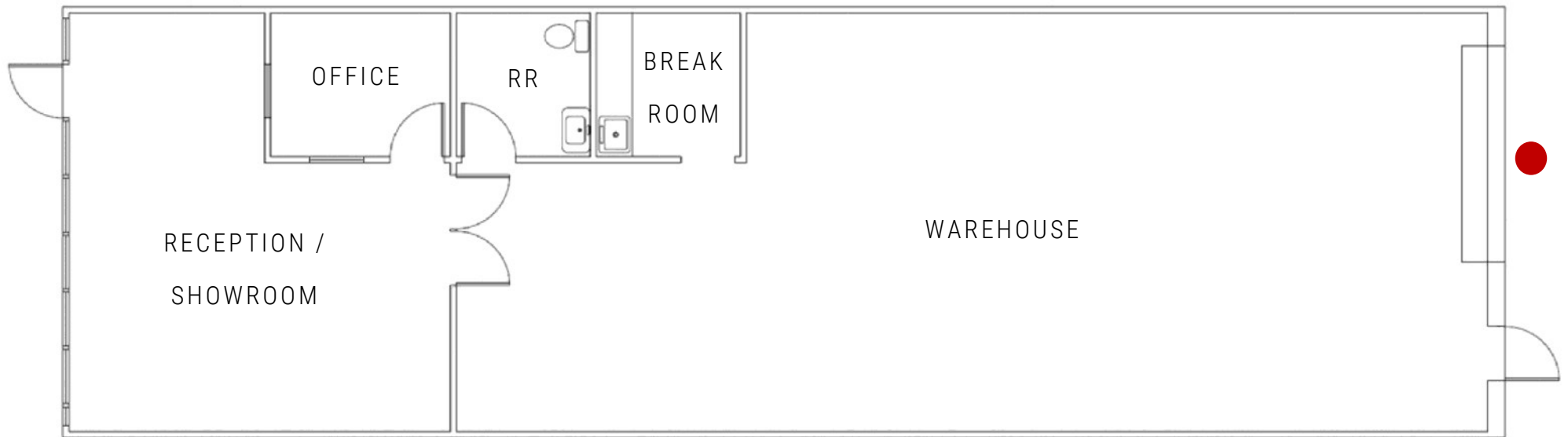
FOR SUBLEASE

SUITE 113

±2,340 SF TOTAL

SUBLEASE EXPIRES:

08/31/2027



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.

● = 12' X 12' GRADE LEVEL LOADING DOOR

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