



FOR LEASE

# 955 S. MCCARRAN BOULEVARD

SUITE 103 | SPARKS, NV 89431

[cushmanwakefield.com](http://cushmanwakefield.com)

**EQUUS**  
CAPITAL PARTNERS, LTD.

 **CUSHMAN & WAKEFIELD**

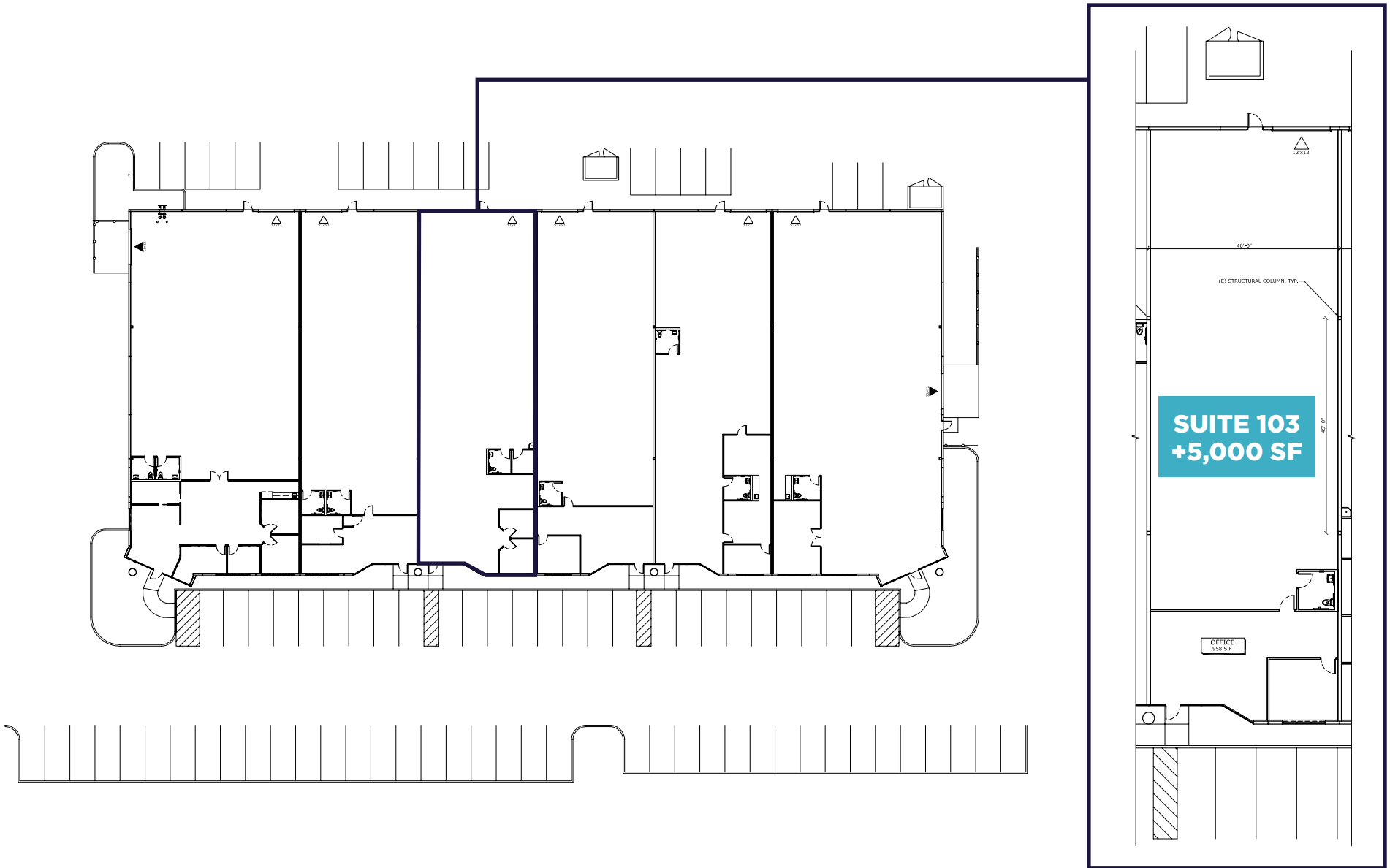
FOR LEASE

# PROPERTY FEATURES

<b>Lease Rate</b>	Negotiable
<b>Est. OPEX</b>	\$0.25
<b>Available</b>	3/1/2026
<b>SF Available</b>	±5,000 SF
<b>Office Space</b>	±958 SF
<b>Grade Level Door</b>	1
<b>Sprinkler Rating</b>	.33 GPM/3,000 SF
<b>Clear Height</b>	19'
<b>Column Spacing</b>	40' x 50'
<b>Power</b>	277/480 volts, 3-phase (TBV)
<b>Front</b>	Loading
<b>Zoned</b>	I (Industrial)
<b>Built</b>	in 1998



# SITE PLAN & OFFICE PLAN



# CORPORATE NEIGHBORS



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## FOR MORE INFORMATION, PLEASE CONTACT:

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