

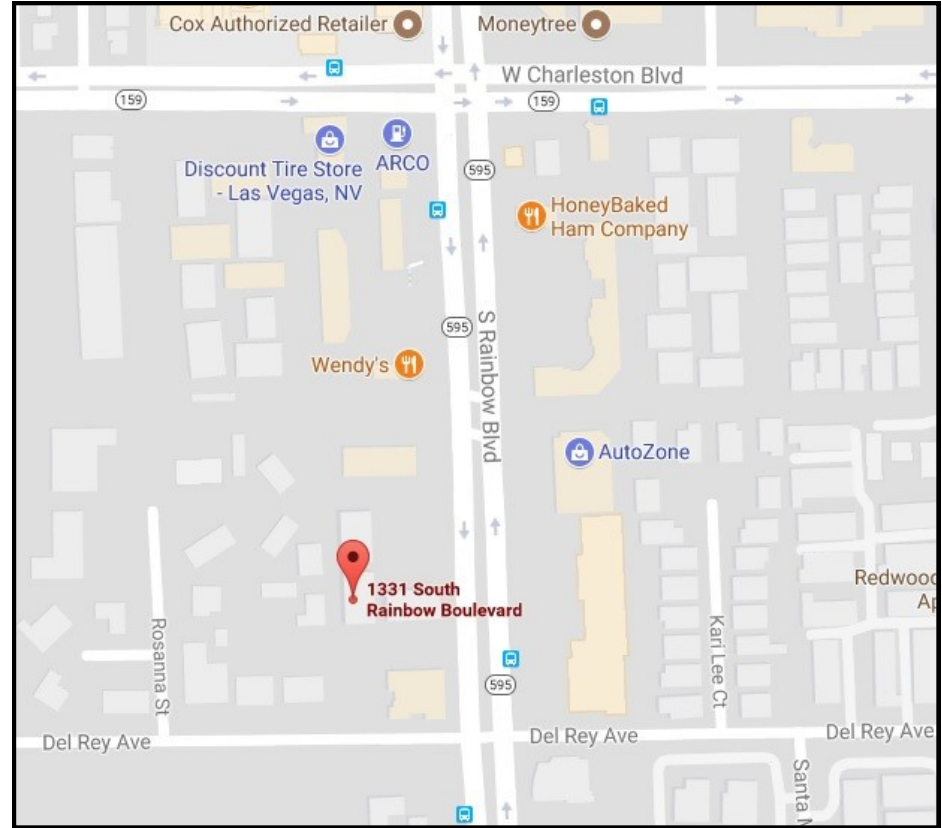
FOR LEASE

Westpark Plaza



1331 S Rainbow Blvd

Las Vegas, NV 89146



- Lease Rates: **\$.49/SF Plus CAM Est \$.35/SF**
- Suites: 101– 2,500 SF
- 102– 3,200 SF
- 200– 2,642 SF
- 201– 2,600 SF
- All suites can be combined
- Great Frontage on Rainbow Blvd
- High Traffic Counts

- Power is \$.10/SF in addition to CAM and Base Rent
- Covered parking available
- Elevators to Suites from Ground level
- Construction year 1998
- Comfortable and Professional atmosphere.

Westpark plaza is a second generation medical/office building. The building is well situated fronting on Rainbow Blvd and in a great location just South of Charleston Blvd. Two suites contain exam rooms and offices while the balance of the available suites are all office. Each suite is unique in its build out and the Landlord is negotiable in regards to TI work in the units and within the common areas. With a competitive base rent rate we are offering the suites in AS IS condition with the idea of Tenants to make the improvements necessary for their unique business.



ALBRIGHT ♦ CALLISTER & Associates, LLC.
Commercial Real Estate Services

3658 N Rancho Dr # 101
Las Vegas, NV 89130
www.albrightcallister.com

Douglas Albright
Broker
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Bryan Houser
Senior Associate
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The information above has been obtained from sources we deem reliable and is submitted subject to errors, omission and changes. While we do not doubt its accuracy, we have not verified it and make no guarantee warranty or representation about it. The recipient prior to lease, purchase, exchange or execution of legal documents should verify all information.

Office: 702-732-1000

Fax: 702-395-9462

FOR LEASE

Westpark Plaza



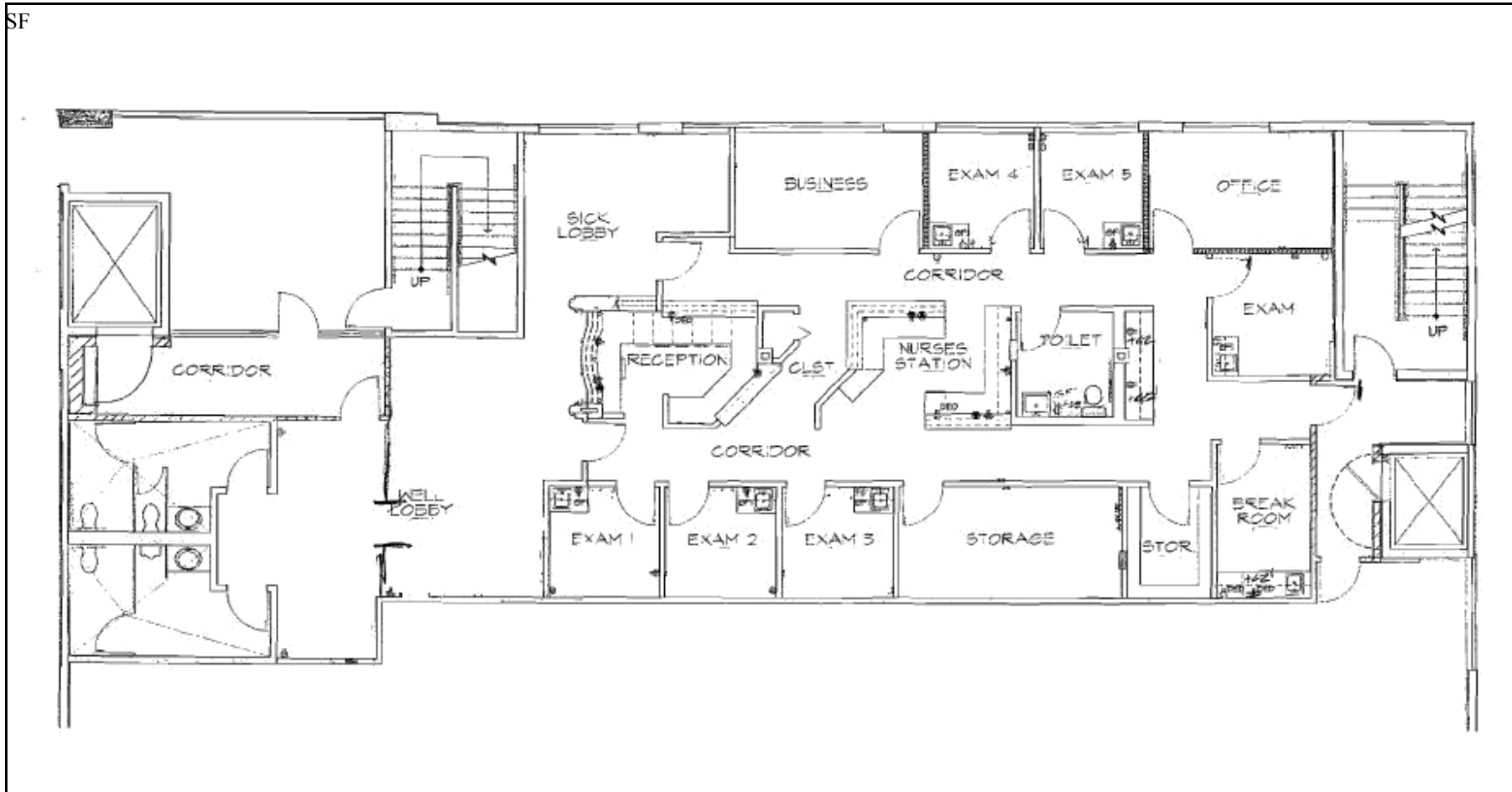
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FLOOR PLAN:

Suite 101

2,500 SF



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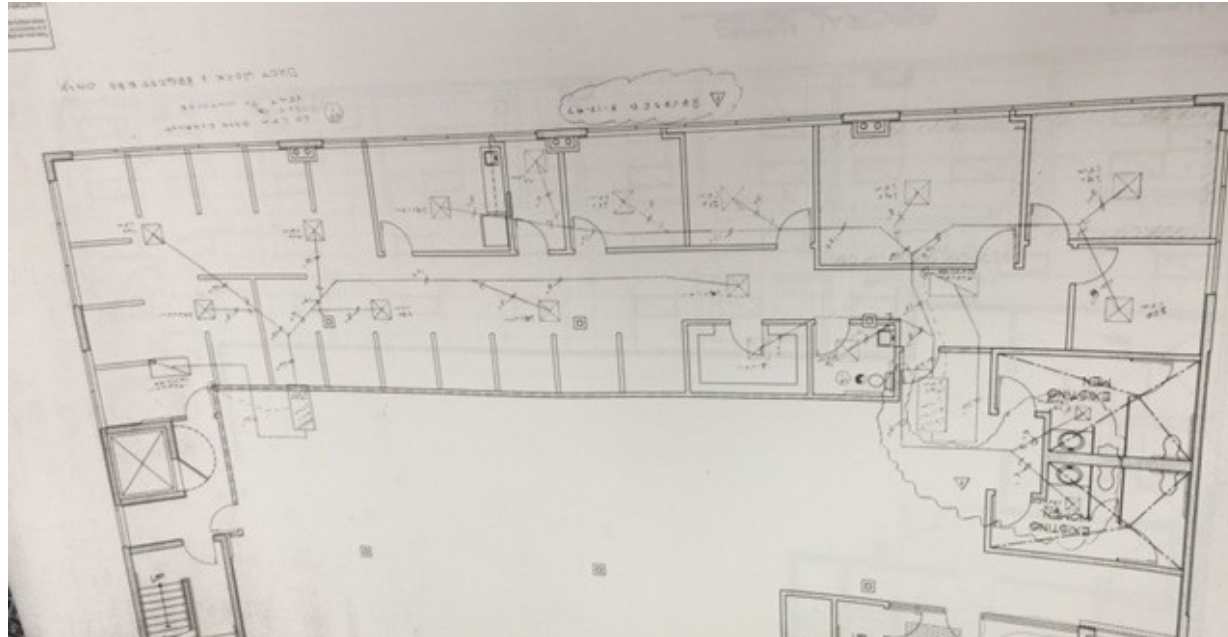
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Las Vegas, NV 89146

FLOOR PLAN:

Suite 102

3,200 SF





1331 S Rainbow Blvd

Las Vegas, NV 89146

ALBRIGHT CALLISTER & ASSOCIATES
 LISTING DETAIL SHEET
 OFFICE/MEDICAL

Listing Agent (s): **Douglas Albright**
Bryan Houser

Phone: 702-732-1000

Fax: 702-395-9462

Address: 3658 N Rancho Dr #101
 Las Vegas, NV 89130

Last Update: 8/17/17

Property Name: West Park Plaza

Address: 1331 S. Rainbow Blvd Las Vegas, NV 89146

Cross Streets: Charleston and Rainbow

County: Clark

Zoning: C-1

APN: 163-03-501-020

Building Area: 13,000 SF Total

Year Built: 1998

Flood Zone: Not in a 100 year Flood Zone per
 Clark County Assessors

AVAILABLE SUITES:

<u>Suites</u>	<u>Sizes</u>	<u>Base Rate</u>	<u>Est CAM</u>	<u>Power</u>	<u>Total/Mo</u>
101	2,500	\$.49/SF	\$.35/SF	\$.10/SF	\$2,350.00
102	3,200	\$.49/SF	\$.35/SF	\$.10/SF	\$3,008.00
200	2,642	\$.49/SF	\$.35/SF	\$.10/SF	\$2,483.48
201	2,600	\$.49/SF	\$.35/SF	\$.10/SF	\$2,444.00
101/102	5,700	\$.49S/F	\$.35/SF	\$.10/SF	\$5,358.00
200/201	5,242	\$.49/SF	\$.35/SF	\$.10/SF	\$4,927.00

LOCATION

1331 S. Rainbow is located just south of Charleston Blvd on the Westside of S. Rainbow Blvd. The building fronts to Rainbow Blvd.



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