



OFFICE / RETAIL

FOR LEASE

352 - 16, 984 SF



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DAPPER
COMPANIES



PROPERTY DESCRIPTION

We have completed 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 - 16,984 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: 8,644 SF

1ST FLOOR TOTAL SF: 2,537 SF

2ND FLOOR TOTAL SF: 6,107 SF

MIN - MAX CONTIGUOUS SF: 1,213 SF – 4,460 SF

BUILDING B

BUILDING TOTAL SF: 5,056 SF

1ST FLOOR TOTAL SF: 1,428 SF

2ND FLOOR TOTAL SF: 3,628 SF

MIN - MAX CONTIGUOUS SF: 352 SF – 1,803 SF

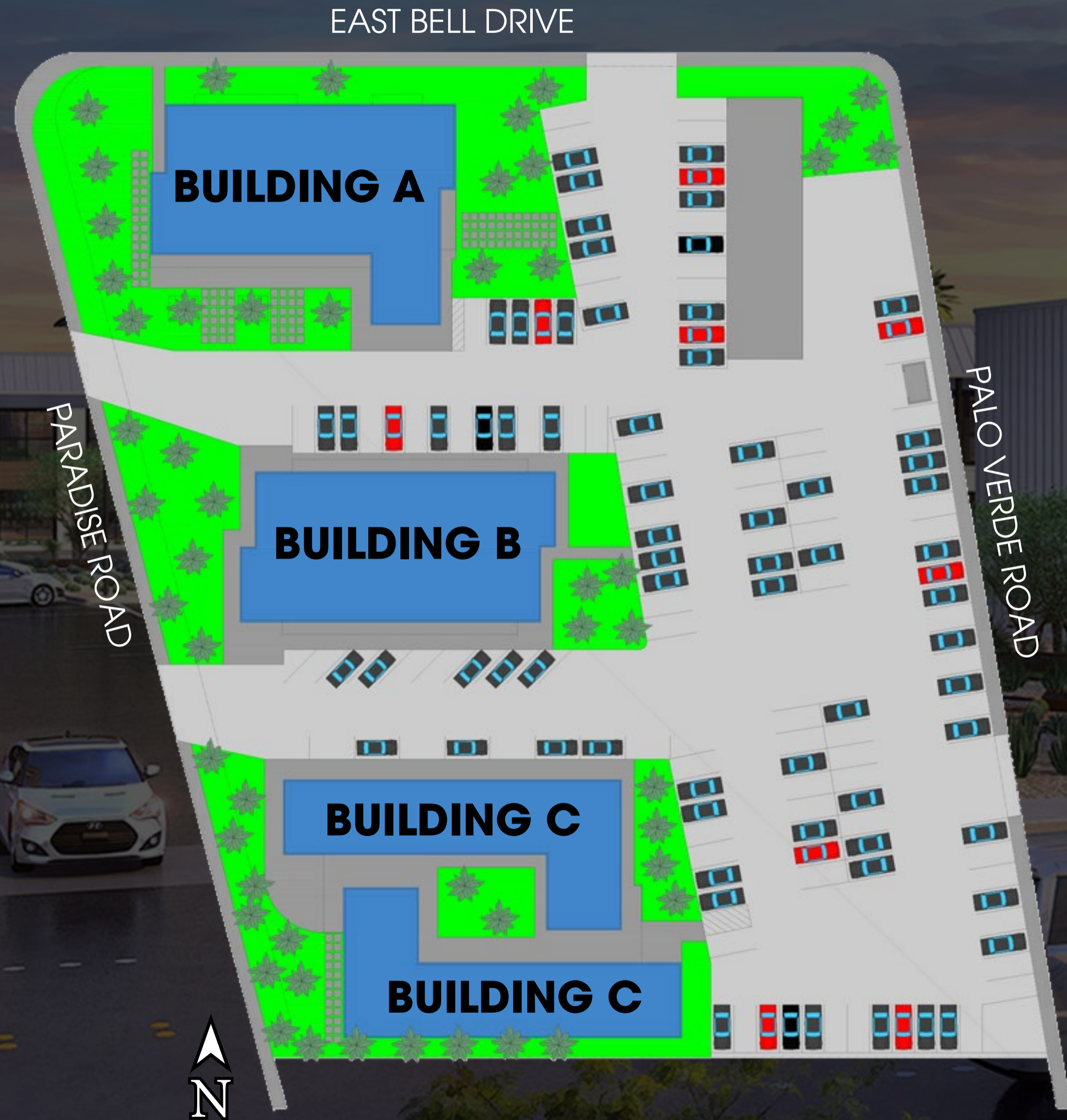
BUILDING C

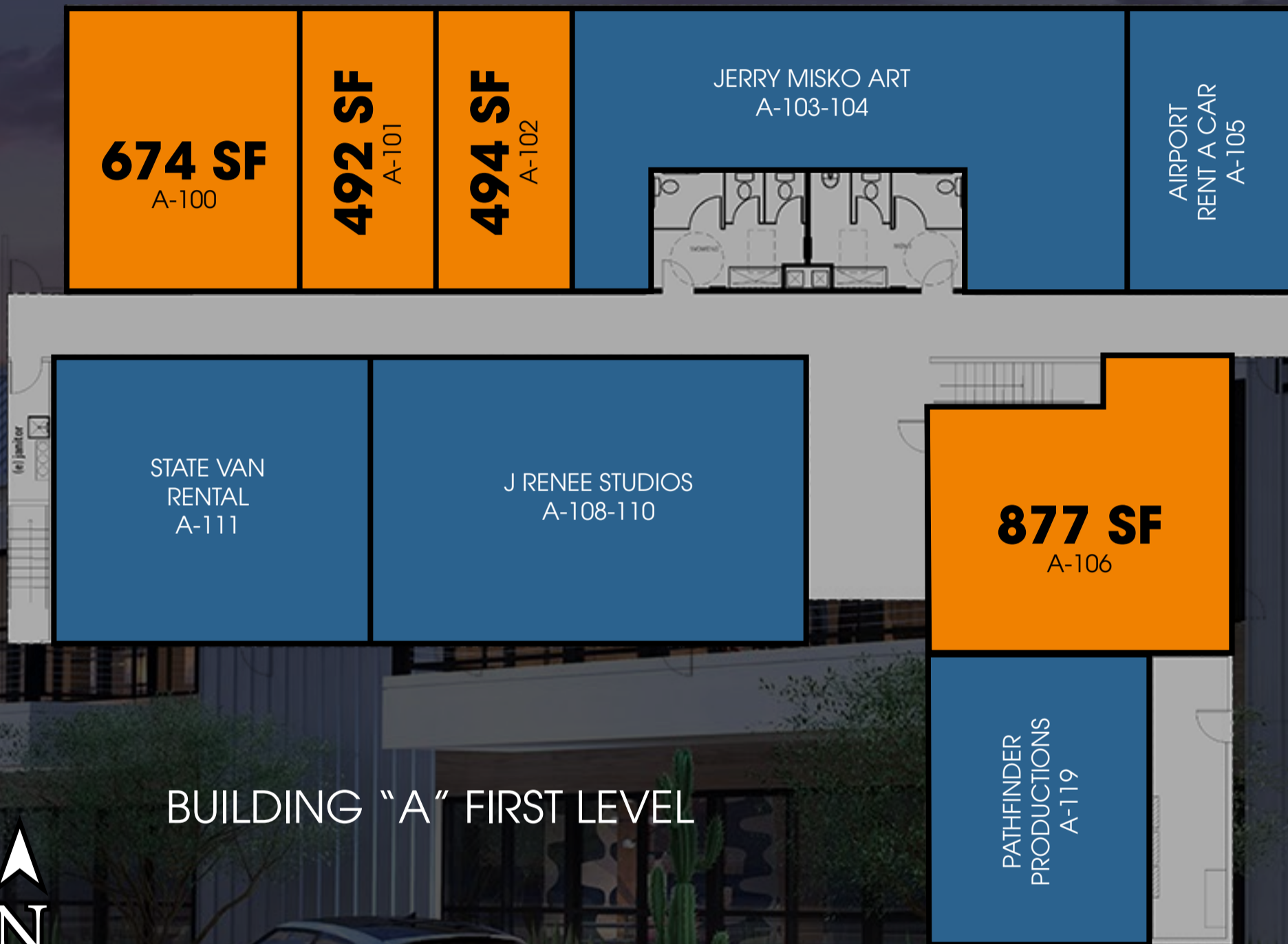
BUILDING TOTAL SF: 3,284 SF

1ST FLOOR TOTAL SF: 2,030 SF

2ND FLOOR TOTAL SF: 1,254 SF

MIN - MAX CONTIGUOUS SF: 398 SF – 1,181 SF





BUILDING "A" FIRST LEVEL



BUILDING "A" SECOND LEVEL

■ LEASED
 ■ PENDING
 ■ AVAILABLE
 ■ MOVE-IN READY

| LEASED | PENDING | AVAILABLE | MOVE-IN READY |
|------------------------|--------------------|--------------------|----------------|
| JERRY MISKO ART | THE POD PLACE | A-208 1,418 SF | A-100 674 SF |
| STATE VAN RENTAL | AIRPORT RENT A CAR | A-219 1,213 SF | A-101 492 SF |
| NRG XPERTS NV | | A-220-221 1,829 SF | A-102 494 SF |
| PATHFINDER PRODUCTIONS | | | A-106 877 SF |
| | | | A-206 1,647 SF |





BUILDING "B" FIRST LEVEL

BUILDING "B" SECOND LEVEL

■ LEASED ■ PENDING ■ AVAILABLE

| LEASED | PENDING | AVAILABLE | |
|---------------------|---------|--------------|--------------|
| KINGZ TATTOO PARLOR | | B-101 825 SF | B-208 829 SF |
| CLEARLED DISPLAY | | B-113 603 SF | B-209 900 SF |
| UNICO SWIMWEAR | | B-203 352 SF | B-210 372 SF |
| SP+ | | B-206 441 SF | B-211 352 SF |
| DESERT COLLECTIVE | | B-207 382 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-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 | | C-219 425 SF |
| UR BEAUTY SPA | AVERY SPOT ADVERTISING | RTS TRUCKING | | |
| BEAUTY INK | DAPPER COMPANIES | PARKING DESIGN PARTNERS | | |
| MAKE-UP BY ANGELA | STRANGE MAGIC | | | |
| THE WATER BOTTLE | BALLOON BESTIE | | | |











