

Tropical Point Plaza

2800 E. Tropical Parkway #103 | N Las Vegas, 89031

Office for Lease

970 SF



Leasing Information:
702.221.8226

Lincoln

Laramie Bracken

NRE:S.0065576 Executive
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Ashley Liu

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4755 Dean Martin Drive
Las Vegas, NV 89013

www.lpc.com

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Property Highlights:

- Size: 970 SF
- Marketing Rate: \$1.55/SF/month NNN
- \$0.68/SF CAM (includes water, sewer, and trash)
- Zoning: C-1
- Current lease expires: September 30, 2026
- Available: October 1, 2026

**Do not disturb Tenant.*

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Traffic Counts

Collection	Cross	Traffic Volume
N Statz St	N Statz St S	2,057
Losee Rd	E Tropical Pkwy S	16,196
N Statz St	E Centennial Pkwy N	2,456
E Tropical Pkwy	Sharks Water Bay St W	7,260
N Losee Rd	E Centennial Pkwy N	11,195
Losee Rd	E Ann Rd N	24,128
N Pecos Rd	Pleasant Palms St E	6,483

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