

# AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF/MG



**PROMINENT WESTSIDE LOCATION • 4955 S Durango Dr • Las Vegas, NV 89113**

## PROPERTY DESCRIPTION

**SPANISH VISTA OFFICE PARK** is a  $\pm 51,582$  sf 1-story office building located on the southwest corner of West Tropicana Avenue and South Durango Drive, just 0.5 miles from the Tropicana/CC-215 freeway exit. With available second generation office spaces ranging from  $\pm 1,974$  to 2,147 sf and Executive Suites from  $\pm 173$  to 457 sf, the property provides very solid ground for business looking for a prominent west side location.

## PROPERTY HIGHLIGHTS

- **FREE RENT INCENTIVES**
- **Executive Suites** are ready for new tenancy.
- CAT Bus Line service
- Clark County, C-P (Office and Professional)

**FOR MORE INFORMATION CONTACT:**

**MATT FEUSTEL** | Broker / Owner

(702) 480-2403 | [matt@areicommercial.com](mailto:matt@areicommercial.com) | NV Lic # B.0145204

4955 S Durango Dr, Ste 214 • Las Vegas, NV 89113



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.





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## AVAILABLE SUITE(S)

SUITE	SIZE/PSF	TENANT
100	2,315	R & T Services
103	917	Fashion Fit Tailors
104	2,766	James Campbell LTD
107	817	Joe Genco Agency
108	3,795	<b>AVAILABLE</b>
112/113	863	Edward Jones & Co
114-116	2,075	Blue Home Financial
200	3,574	Hospitality Dental
204	1,974	CMPT Bookkeeping
206	940	Simple Cremations
207	2,412	Terry Jimmerson
209	4,135	Unity Focus Builders
213	348	Hatrak Commercial
214	348	American Real Estate Investments
215/216	3,045	Leased
217-219	3,435	Terry Jimmerson
220	1,337	Bridgeopolis LLC
221	1,267	Leased
222	880	Leased
223	1,670	Lousteel



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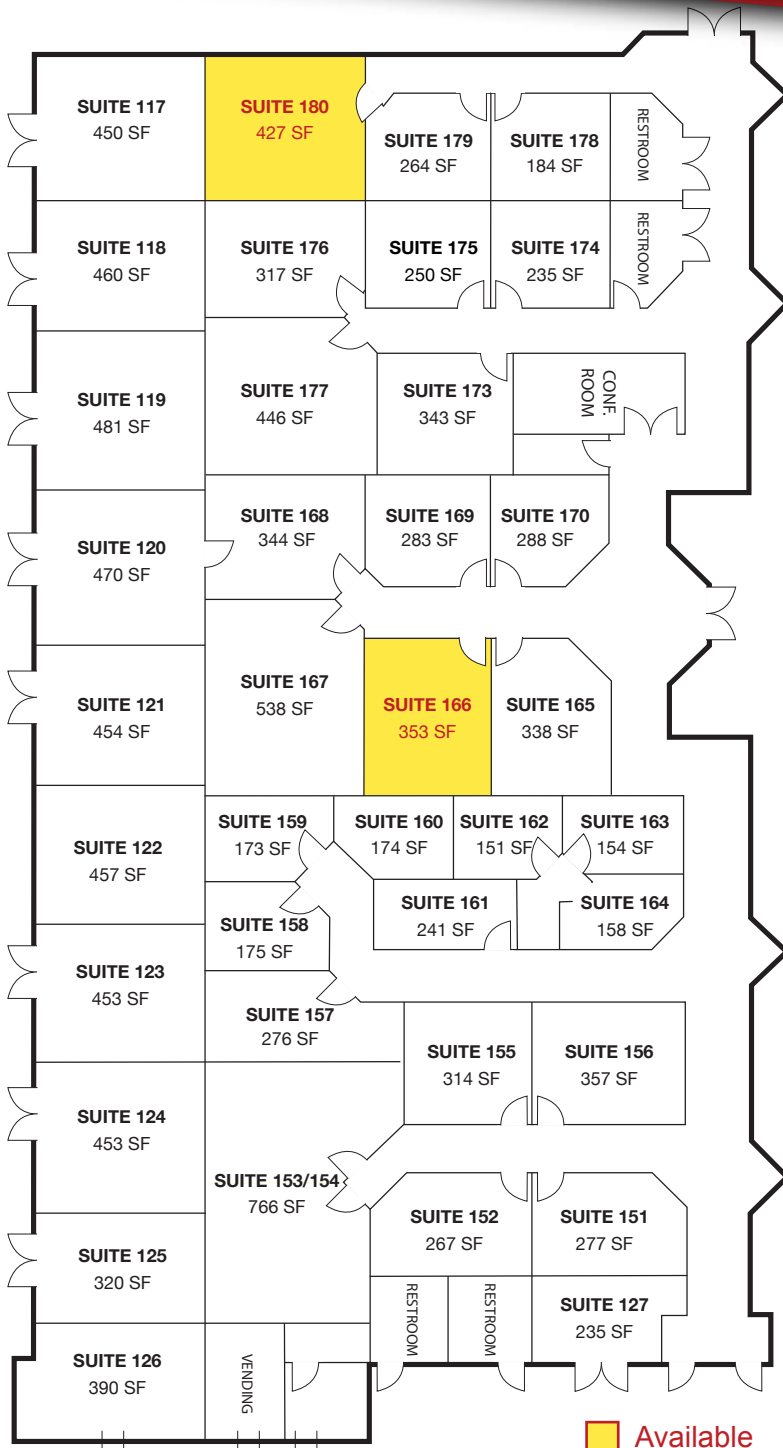
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## EXECUTIVE SUITES

Floor Plan & Availability

Starting Rate: \$2.00/SF/MG

READY FOR NEW TENANCY



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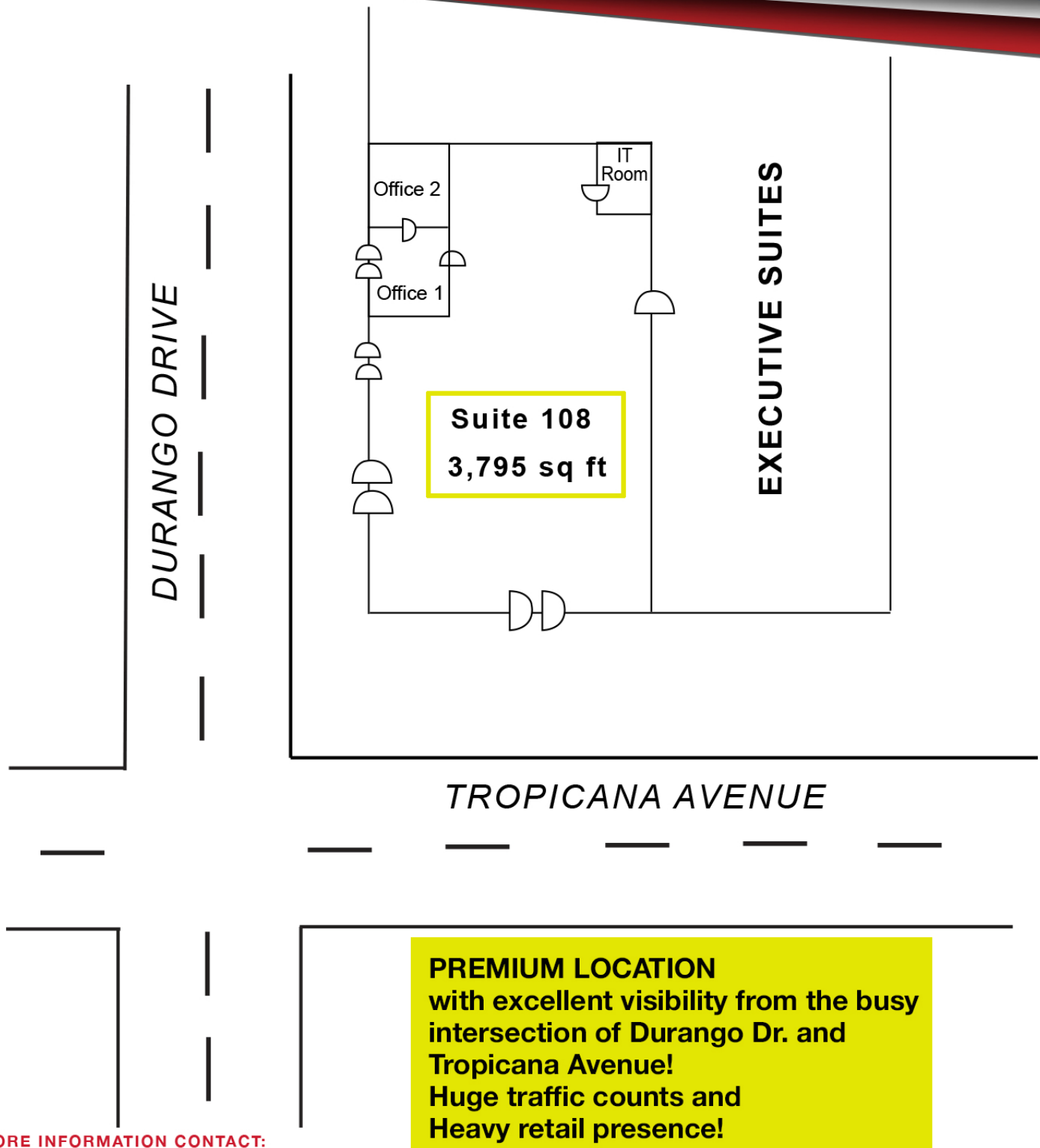
American Real Estate Investments  
COMMERCIAL

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**SUITE 108**  
**NOW AVAILABLE!**

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