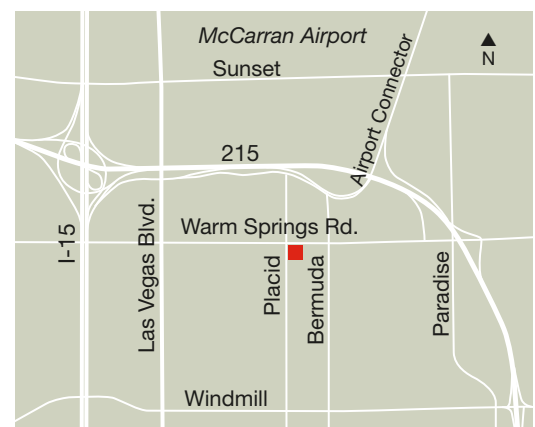


# Prime Office Space FOR SALE OR LEASE



311 E. Warm Springs Road

- 13,951±sf of move-in-ready call center space on second floor of two-story, multi-tenant office building
- 4,142±sf of move-in-ready office space
- 5,000±sf of first floor shell space with generous T.I. allowance
- Built in 2007 with 25,000± total sf.
- Located on the southeast corner of East Warm Springs and Placid Street with excellent exposure and signage opportunities
- Traffic counts over 20,000 daily
- Prime location with easy access to the 215 Beltway ramps at Warm Springs and immediate access to McCarran International Airport, the Las Vegas Strip and I-15
- Ample parking
- One acre (43,560 sf) of land
- Great leasing rates from \$1.35/sf, NNN
- Sale price: \$6,000,000



#### Leasing/Sales Information:

Chris Johnson  
(702) 990-8600  
or [chris.r.johnson@gmail.com](mailto:chris.r.johnson@gmail.com)

# 14,000 square feet of move-in-ready Call Center Space



4,142 square feet of move-in-ready

# Office Space

