

South Cimarron Business Park

1003 S. Cimarron Rd.

Located at the Northwest corner of S. Cimarron Rd. & W. Charleston Blvd.




Office Highlights:

- Move-in Ready
- 3 private offices & large reception area
- 2 covered parking spaces, open parking & street parking available
- Intersection of S. Cimarron Rd. & W. Charleston Blvd. is a high traffic location with over 39,000 vehicles per day
- Convenient access to US-95, I-215 Beltway & Summerlin Pkwy.
- Free standing building fronting S. Cimarron Rd.
- Within close proximity of several affluent residential communities such as Queensridge, Canyon Gate, Red Rock Country Club, The Ridges & Summerlin
- Single story construction



Land, Commercial, & Residential Real Estate

Equal Housing Opportunity. 



Rudy Romano MBA

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Property Highlights:

The property is a freestanding, +/-1,046 sq. ft. office building located at the northwest corner of S. Cimarron Rd. & W. Charleston Blvd. The building itself is highly visible with frontage along S. Cimarron Rd.


The intersection of S. Cimarron Rd. & W. Charleston Blvd. is a high traffic location with over 39,000 vehicles per day.

Built in 1994, this property is in turn-key condition. The property features 3 offices & a large reception area. Tile floors throughout.

The property has 2 assigned covered parking spaces located in the rear. Additional uncovered parking is available on property within the parking lot & along S. Cimarron Rd.



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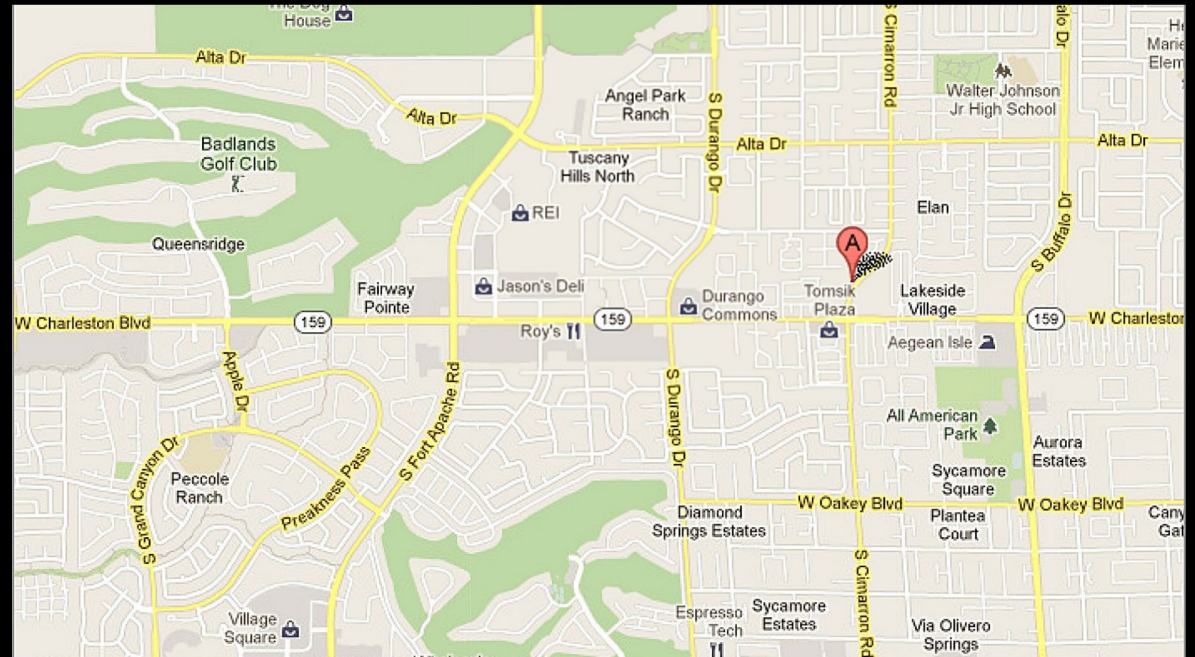


Area Description:

This property has great visibility by fronting S. Cimarron Rd. on the northwest corner of S. Cimarron Rd. & W. Charleston Blvd..

Located within close proximity to some of Las Vegas' most affluent residential communities such as Queensridge & Canyon Gate within 2 miles & within 5 miles of Red Rock Country Club, The Ridges, & Summerlin.

Property also features convenient access to the I-215 Beltway via Charleston Blvd., Summerlin Pkwy. via S. Durango Dr. & US-95 via S. Rainbow Blvd.



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