

CAMBRIDGE GROUP LTD | 702-795-7900

# COOPER BUILDING

5250 S. Pecos Road, Las Vegas, Nv 89121



Cambridge Group LTD 1820 E. Warm Springs Rd #120 Las Vegas, Nv 89119  
[www.LVCambridge.com](http://www.LVCambridge.com) | 702-795-7900 | [Sales@LVCambridge.com](mailto:Sales@LVCambridge.com)

Phyllis Hanley | 702-335-7719  
[PhyllisHanley@LVCambridge.Com](mailto:PhyllisHanley@LVCambridge.Com) | Lic# B.29985

Jordan Hanley | 702-335-7731  
[JHHanley1@Gmail.com](mailto:JHHanley1@Gmail.com) | Lic# BS.145889

 [CambridgegroupLTD](https://www.instagram.com/CambridgegroupLTD)

 [Cambridge Group LTD](https://www.facebook.com/CambridgeGroupLTD)

# 3451 SF | FOR LEASE

5250 S. Pecos road, Las Vegas, Nv 89121

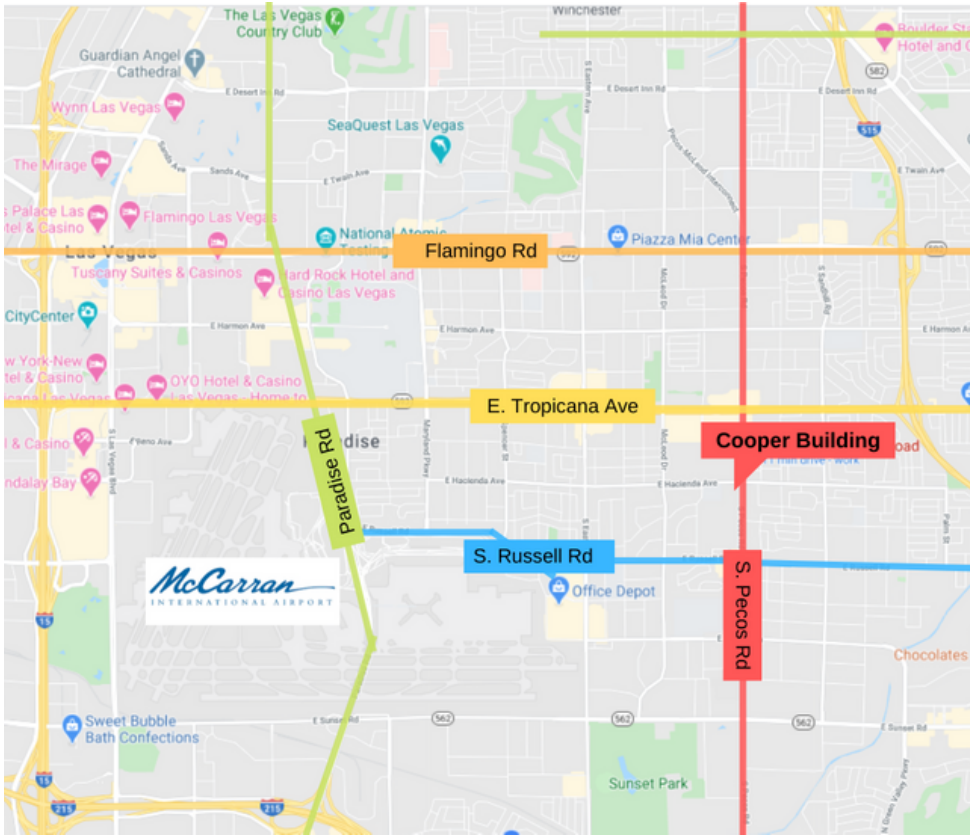
LOCATION: 5250 S. PECOS ROAD, NV 89121  
CROSS STREETS: S. PECOS RD & E. HACIENDA AVE (NEAR TROPICANA)  
PROPERTY TYPE: CLASS A OFFICE BUILDING  
ZONING DESCRIPTION: OFFICE & PROFESSIONAL CP

PROFESSIONAL CLASS 'A' OFFICE BUILDING IN PARADISE, NEVADA.

Cooper building is a very professional Class A office building with great access and visibility off of Pecos Road. Each unit is roomy and well lit with commercial grade carpet and hardware. Cooper Building would work well for a variety of business uses, including office or medical. Pecos Road has quick bus access with traffic counts exceeding an estimated +/- 31,000 per day.



# LOCATION & SPACE



TRAFFIC ESTIMATES FROM: <http://ndot.maps.arcgis.com/apps/webappviewer/index.html?id=faed065cb86742af97a2c7e4293baf42>

## STREET                      2018 TRAFFIC VOL

PECOS FROM RUSSELL	28,400
PARADISE FROM EASTERN	43,000
E RUSSELL FROM PECOS	21,700
S. SANDHILL FROM RUSSELL	14,600
MCCARRAN INTER. AIRPORT   3.8 MI	
HENDERSON AIRPORT   9.2 MI	
N. LAS VEGAS AIRPORT   13.7 MI	

## TENANTS AT THIS PROPERTY

- SIGN ON THE LINE INC
- FIDELITY HOME HEALTH SERVICES
- MODEL MARKETING AGENCY
- LAG SPORT & SPINE

## SPACES FOR LEASE

- SUITE #100B · 252 SF  
\$550/ MONTH | ALL INCLUSIVE RENTAL UNIT. SHARED BATHROOM, BREAKROOM AND RECEPTIONIST HALL.
- SUITE #100E · 360 SF  
\$800/ MONTH | ALL INCLUSIVE RENTAL UNIT. SHARED BATHROOM, BREAKROOM AND RECEPTIONIST HALL.
- SUITE #100C · 360 SF  
\$800/ MONTH | ALL INCLUSIVE RENTAL UNIT. SHARED BATHROOM, BREAKROOM AND RECEPTIONIST HALL.
- SUITE #102 · 2479 SF  
\$1.60 + \$0.60 CAM PSF/ MONTH | PREVIOUS DENTAL OFFICE.

