

OFFICE SPACE FOR LEASE

181 E WARM SPRINGS RD

Las Vegas, NV 89119 | ±5,100 SF Suite

±5,100 SF
TOTAL SUITE SIZE

\$1.85 PSF
BASE RENT

\$0.54 PSF
NNN FEES

13 / 2
OFFICES / CONF. ROOMS

PROPERTY OVERVIEW

This ±5,100 SF office suite offers 13 private offices, 2 conference rooms, and a dedicated mail room, complemented by a common kitchen and two separate entrances for maximum flexibility. A thoughtfully designed layout with high-end finishes and additional mezzanine space makes this suite ideal for a company seeking a centralized headquarters or flagship office with a strong professional presence.

LOCATION

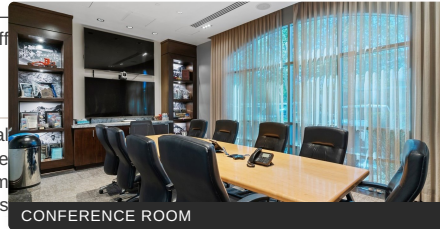
Strategically located to serve as a key connection point between multiple master-planned communities, the property provides excellent accessibility and visibility — a location that works equally well for client-facing meetings and daily staff commutes.

AMENITIES & SURROUNDING AREA

Surrounded by abundant amenities — including restaurants, retail, and essential services — this location enhances both client perception and the employee experience, within a cohesive, professional environment that supports long-term growth. NNN fees include water, power, gas, and internet, and covered parking is available for added convenience.



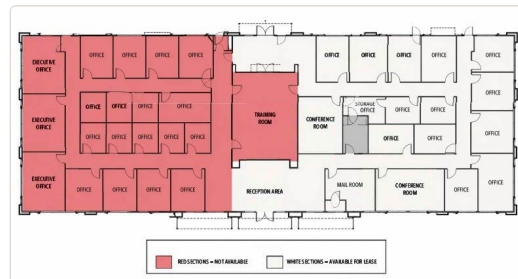
SUITE RECEPTION



CONFERENCE ROOM

- 13 Private Offices
- 2 Conference Rooms
- Mail Room
- Common Kitchen
- 2 Entrances
- Mezzanine Space
- Covered Parking Available
- High-End Finishes
- NNN Incl. Utilities + Internet

FLOOR PLAN



Available suite is highlighted in white within the overall building footprint.

- Not Available
- Available For Lease (±5,100 SF)

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Prospective tenants should independently verify all information prior to lease.