



OASIS BUSINESS PARK

4840 & 4880 W. UNIVERSITY AVENUE

LAS VEGAS, NV 89103

FOR LEASE

NEIL SORKIN

(702) 470-0784

NSorkin@rcadv.com

NV-RE License: S.0066509

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OASIS BUSINESS PARK

is a quiet, well-maintained office park situated in the heart of the Southwest Submarket. This professional business park includes a mix of excellent tenants & businesses and is located just East of S. Decatur Boulevard & North of W. Harmon Avenue which offers convenient access to the I-15 & 215 freeways. Oasis Business Park is minutes from the Orleans and is surrounded by multiple restaurant & retail amenities nearby.

- Well-Maintained Professional Office Park
- Located in the Heart of the Southwest Submarket
- Two (2) - Single-Story Office Buildings
- Monument & Building Signage Available
- Abundant of Retail & Restaurant Amenities Nearby
- Competitive Lease Rates & Aggressive Ownership
- Zoning: IP (Industrial Park - Clark County)



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REALCOMM ADVISORS

770 E. Warm Springs Road
Suite 120

Las Vegas, NV 89119

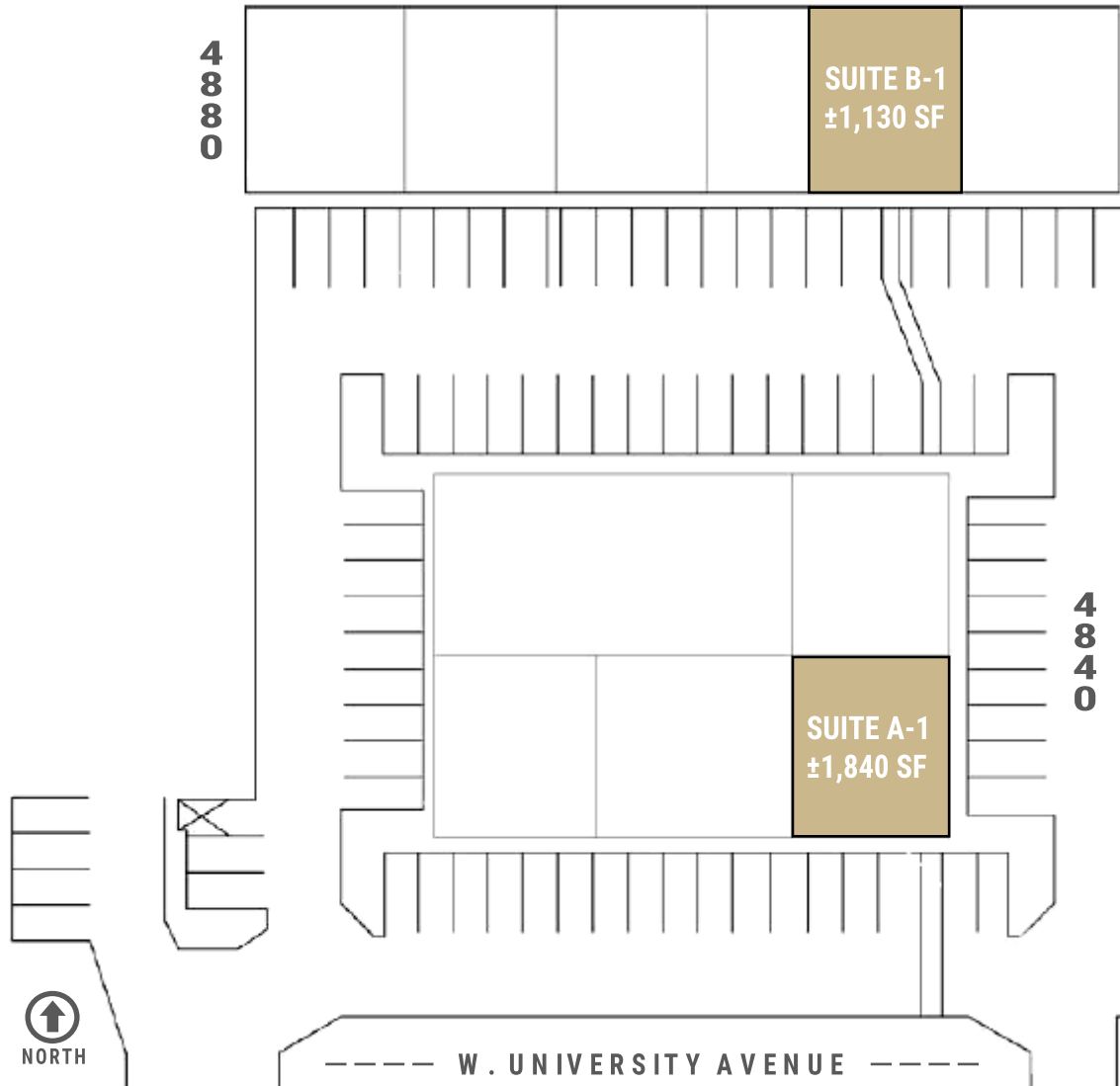
(702) 515-1010

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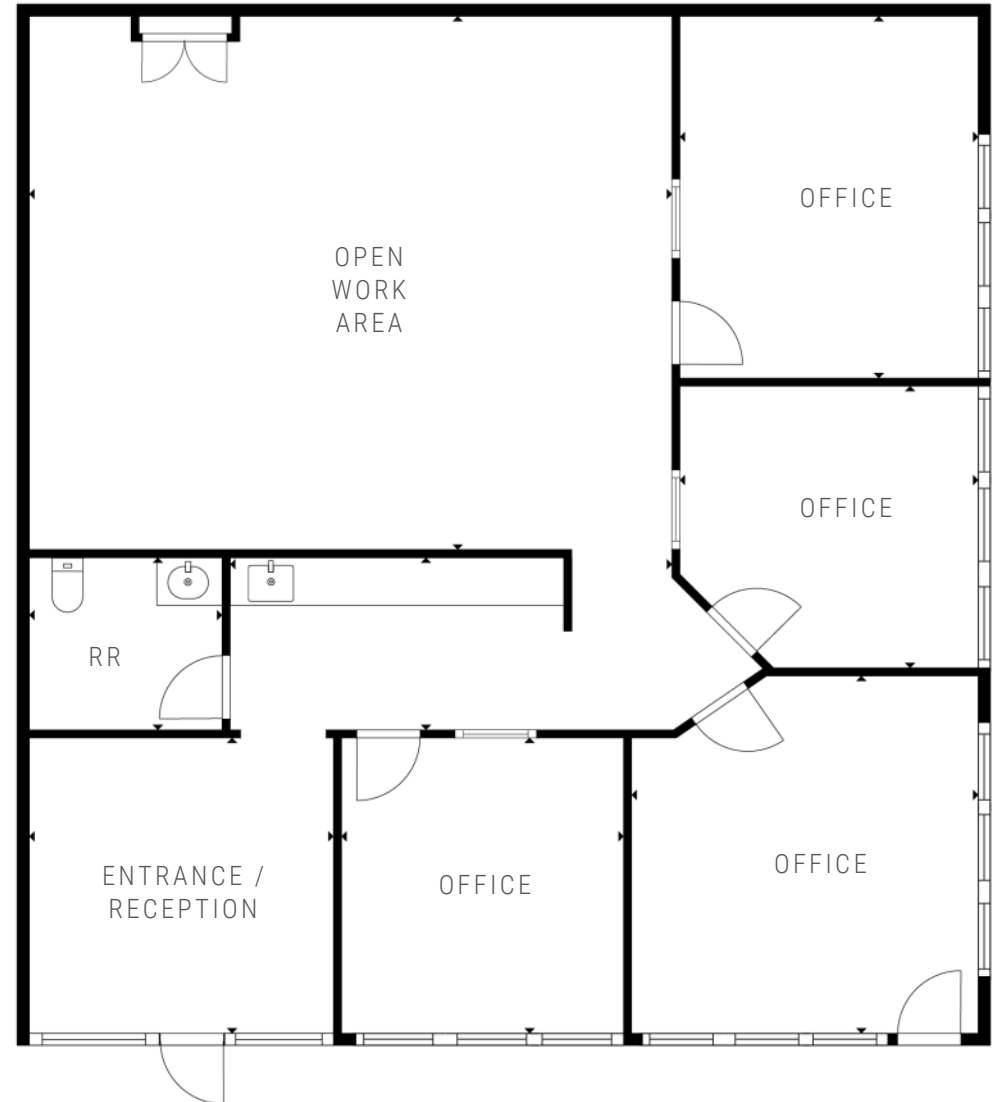
FOR LEASE

4840, A-1

±1,840 SF TOTAL

- Entry / Reception
- Large Open Work Area
- Four (4) Private Offices
- Break Area w/ Sink
- One (1) Private Restroom

MONTHLY BASE RENT (MG): \$1.25/PSF



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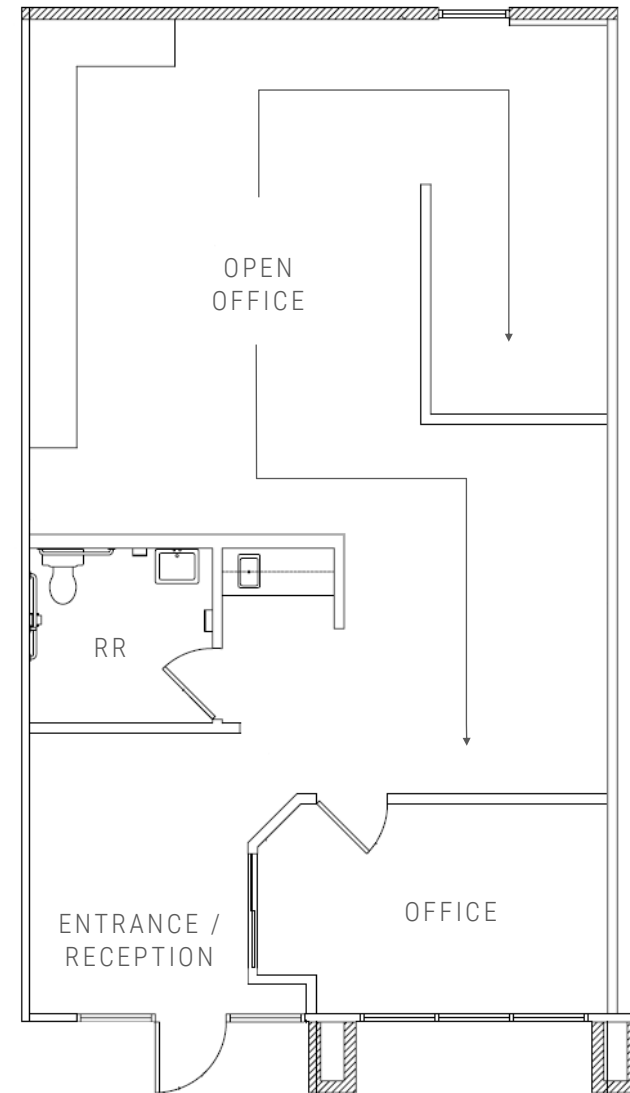
FOR LEASE

4880, B-1

±1,130 SF TOTAL

- Entry / Reception
- Large Open Work Area
- One (1) Private Office
- Break Area w/ Sink
- One (1) Private Restroom

AVAILABLE
10/01/2026



MONTHLY BASE RENT (MG): \$1.25/PSF

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