

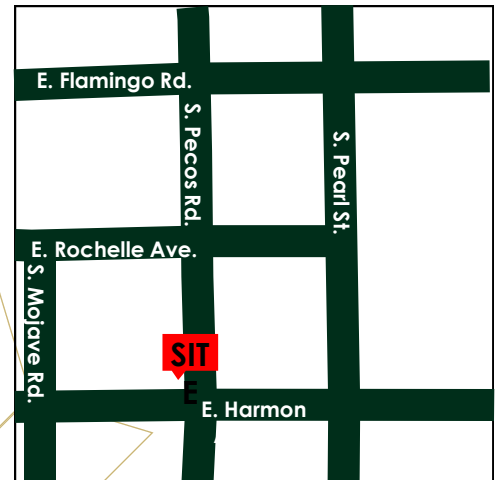
## Pecos & Harmon Class “B” Office – FOR LEASE

Built Out | Immediate Occupancy | 1,500 – 13,500 RSF



### 4455 S. Pecos, Las Vegas, Nevada 89121

- The Property consists of a single story, class “B” office building, constructed in 1993. There are currently two (2) vacancies of 1,500 RSF +/- and 3,000 RSF +/-, both are built out with high-end finishes pursuant to the attached floor plans and ready for immediate occupancy. The ability exists to take the entire building as well.
- The Property is well located on Pecos Rd. directly between Flamingo and Tropicana. Just West of the I-515 freeway.
- Parking ratio of 3.7:1000. The noted suites offer covered parking spaces at \$25 per month, per space.
- Zoned C-P – Office and Professional – Clark County
- Asking Rate: \$1.60 per SF, Full Service Gross; with annual increases thereafter. With asking terms of 3-5 years.
- Please contact the listing brokers for further details, or to schedule a property tour. 3% commission to cooperating brokers.



Exclusively listed by **Sun Commercial Real Estate, Inc.:**

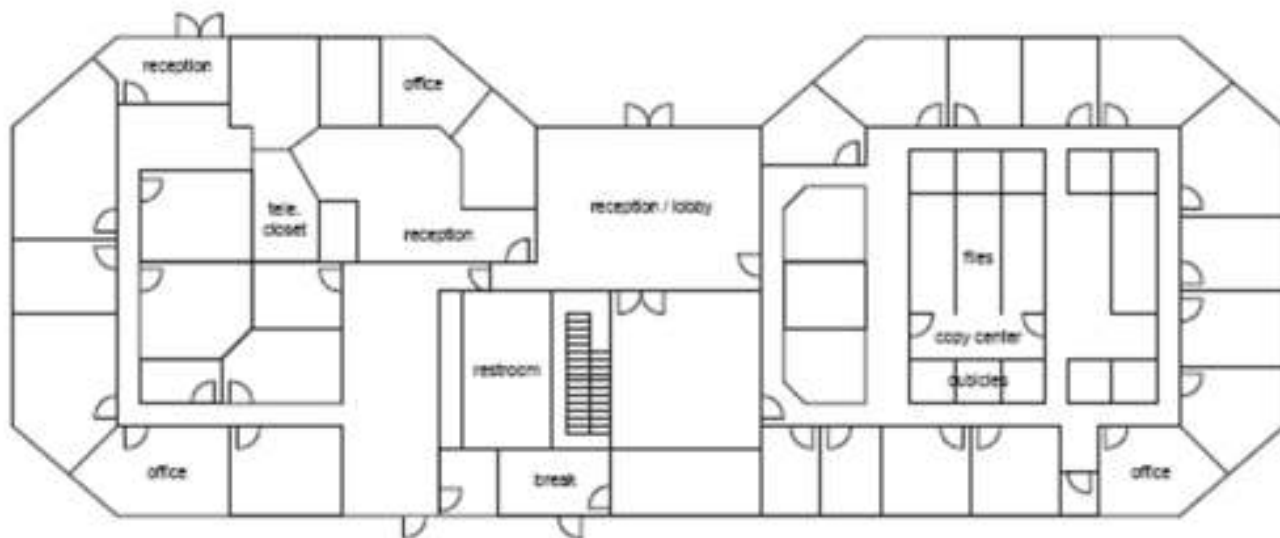
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**4455 S. Pecos Rd.**

**Building Floor Plan | Location Map**

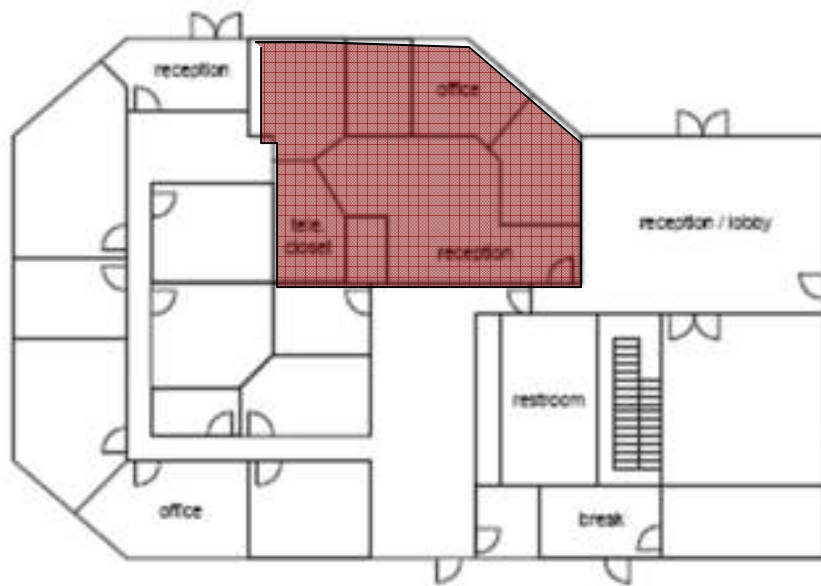


**4455 S. Pecos Rd.**

**Floor Plan – Suite B & C**



**Suite B**



**Suite C**