

# OFFICE FOR LEASE



LOGIC

presented by:

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**375  
WARM SPRINGS**

375 E. Warm Springs Rd.  
Las Vegas, NV 89119

## PROPERTY OVERVIEW

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Ownership has completed a full remodel of the interior and exterior of the 2-story office building, originally built in 2002. With excellent street exposure on E. Warm Springs Rd., this Class "B" office building is strategically located, with close proximity to McCarran International Airport, McCarran Rent-A-Car Center in addition to being approximately 1.3 miles from Interstate 15, CC 215 Beltway and Las Vegas Blvd. With such access, the project offers its current prospects an office environment with high visibility and ease of access to all major points in the Las Vegas Valley. The building is approximately 68,353 SF and was constructed with a master-plan in mind.

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<b>ADDRESS:</b>	375 E. Warm Springs Rd., Las Vegas, NV 89119
<b>APN:</b>	177-09-514-002
<b>ZONING:</b>	C-P (Office & Professional)
<b>YEAR BUILT:</b>	2002
<b>BUILDING SIZE:</b>	+/- 68,353 SF
<b>ACRES:</b>	+/- 3.68 AC
<b>PARKING:</b>	4.5 : 1,000 - Surface & covered parking available
<b>PUBLIC TRANSIT:</b>	RTC stop at property on north side of Warm Springs Rd.
<b>BUILDING SIGNAGE:</b>	Building signage available





## LEASING DETAILS

Inline Space:  
**\$1.35 PSF NNN**

Space Available:  
**+/- 1,240 SF**



## PROPERTY HIGHLIGHTS

- Centrally located with easy access to I-15 Freeway, CC 215 Beltway, Las Vegas Strip, and McCarran International Airport
- Newly remodeled exterior & common areas
- Prominent building signage opportunities
- Ample surface parking ratio
- Aggressive new ownership

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
<b>2019 Population</b>	7,702	91,783	347,573
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
<b>2019 Households</b>	2,875	35,824	139,593
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
<b>2019 Average HH Income</b>	\$90,694	\$71,327	\$68,386

Updated: 03.13.20









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AERIAL MAP







