

FOR LEASE

# AIRPORT CORPORATE CENTER

376 E. WARM SPRINGS RD :: LAS VEGAS, NV 89119



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# AIRPORT CORPORATE CENTER

±1,302 RSF TO ±7,353 RSF TURN-KEY OFFICE SPACE

376 E. WARM SPRINGS RD :: LAS VEGAS, NV 89119



## FOR LEASE

### PROPERTY HIGHLIGHTS

**±1,302 RSF TO ±7,353 RSF TURN-KEY OFFICE SPACE WITHIN AIRPORT CORPORATE CENTER**

**LEASE RATE STARTING AT \$1.85 PSF/MONTH MG**

AIRPORT CORPORATE CENTER IS ±48,085 SQUARE FOOT, 2-STORY OFFICE BUILDING LOCATED ACROSS FROM MCCARRAN CENTER WITH EXCELLENT ACCESS TO THE I-215 BELTWAY.

- Tenant Responsible for Power, Phones/Data, HVAC, and Security Alarm (if so desired); Landlord Responsible for Quarterly HVAC Maintenance
- 5:1000 Parking Ratio; Covered Parking Available for Additional Monthly Fee
- Monument and Prominent Building Signage Available
- Immediate Freeway Access
- Minutes from McCarran Airport and the Las Vegas Strip

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3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)

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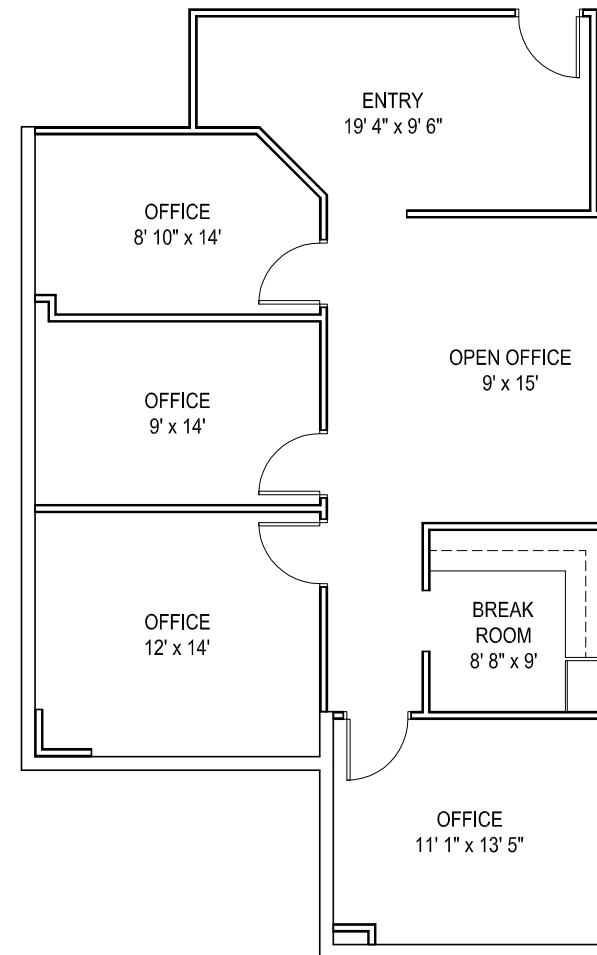
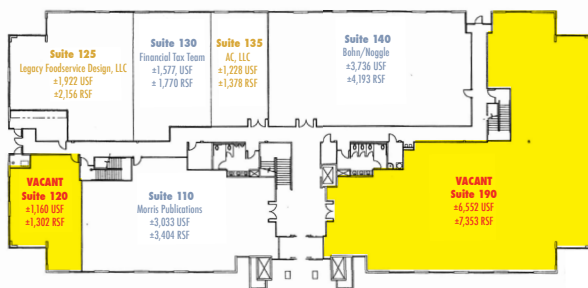
## SUITE 120

±1,302 RSF

±1,160 USF

- First Floor Unit
- 4 Private Offices
- Reception Area
- Open Bullpen
- Break Room

### First Floor



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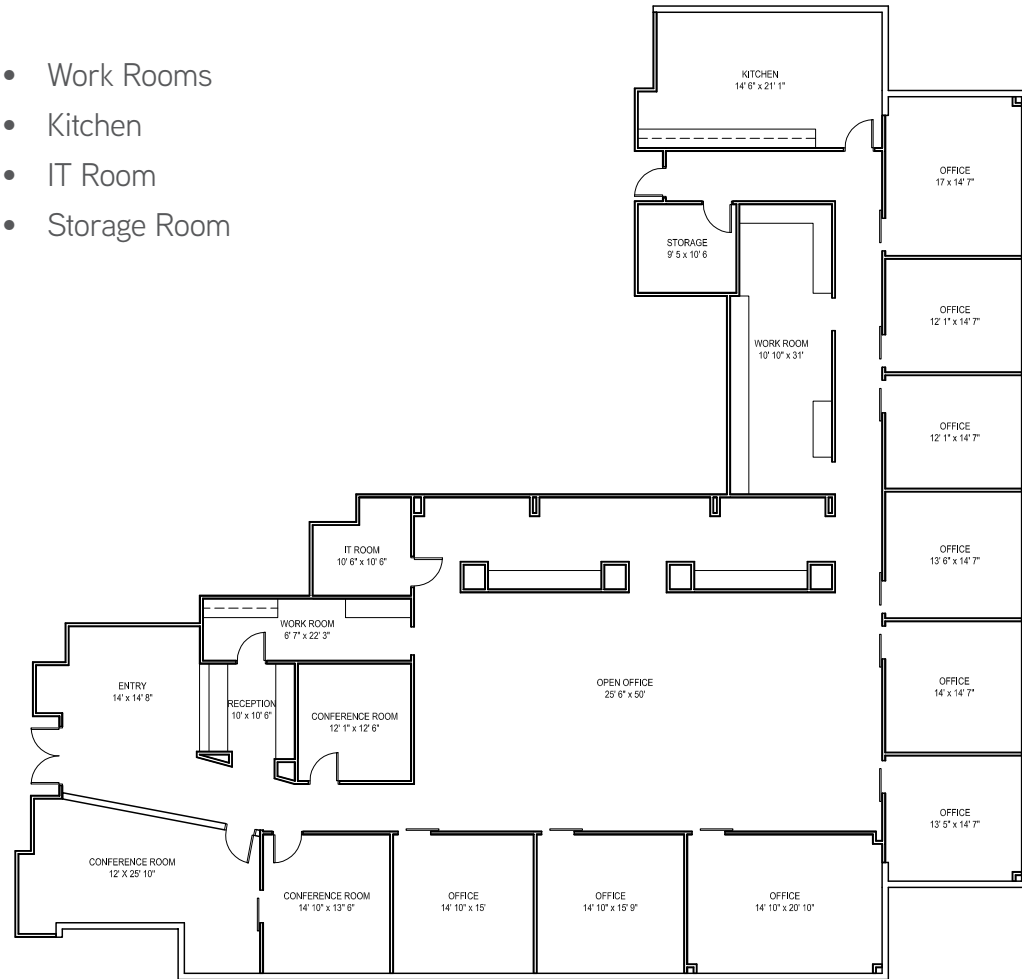
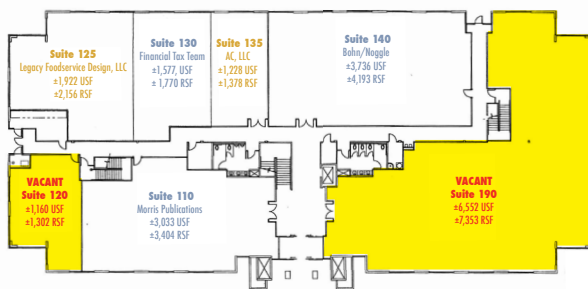
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## SUITE 190 ±7,353 RSF ±6,552 USF

- 9 Private Offices
- 3 Conference Rooms
- Reception Area
- Open Bullpen
- Work Rooms
- Kitchen
- IT Room
- Storage Room

First Floor



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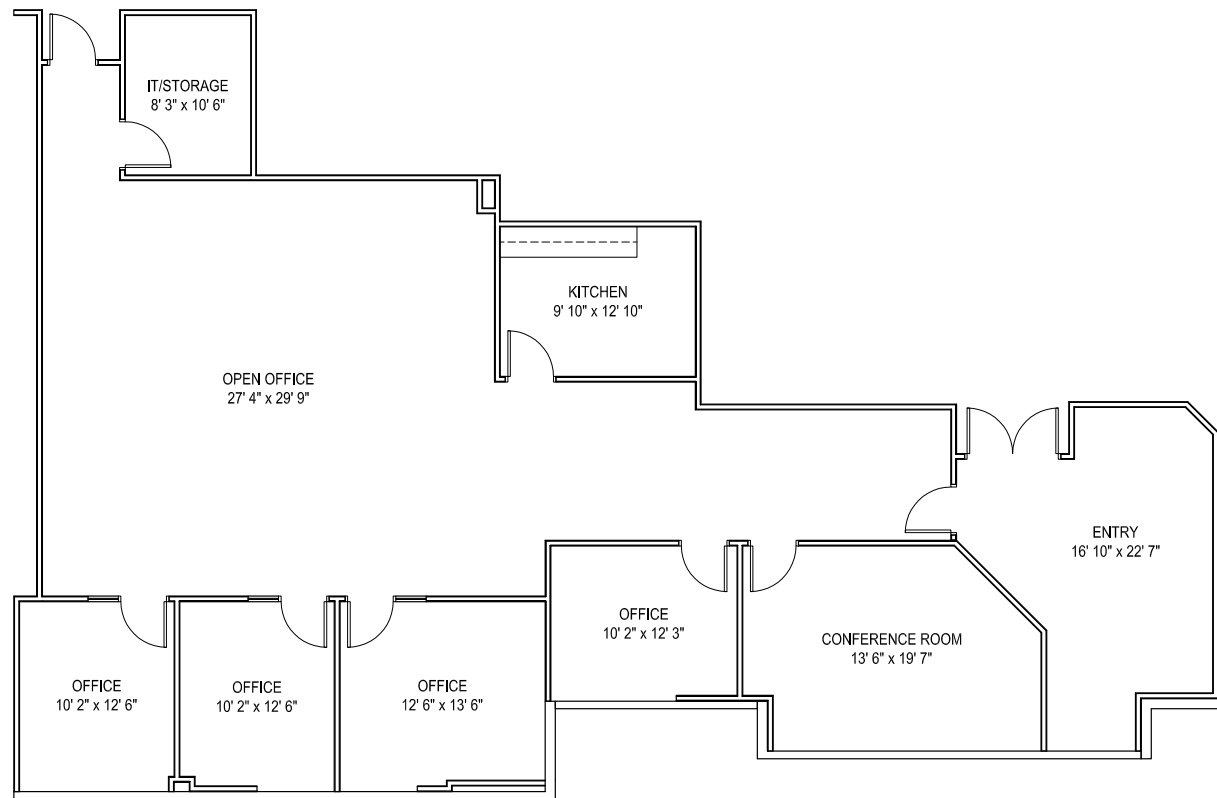
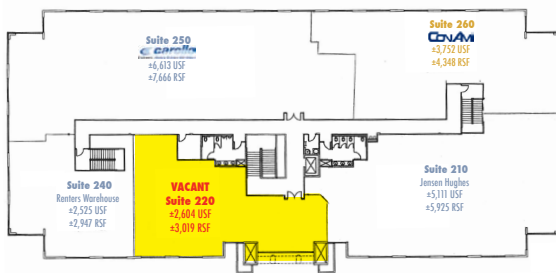
## SUITE 220

±3,019 RSF

±2,604 USF

- Second Floor Unit
- 4 Private Offices
- Conference Room
- Kitchen
- Small Reception
- Open Bullpen
- IT/Storage Room

### Second Floor



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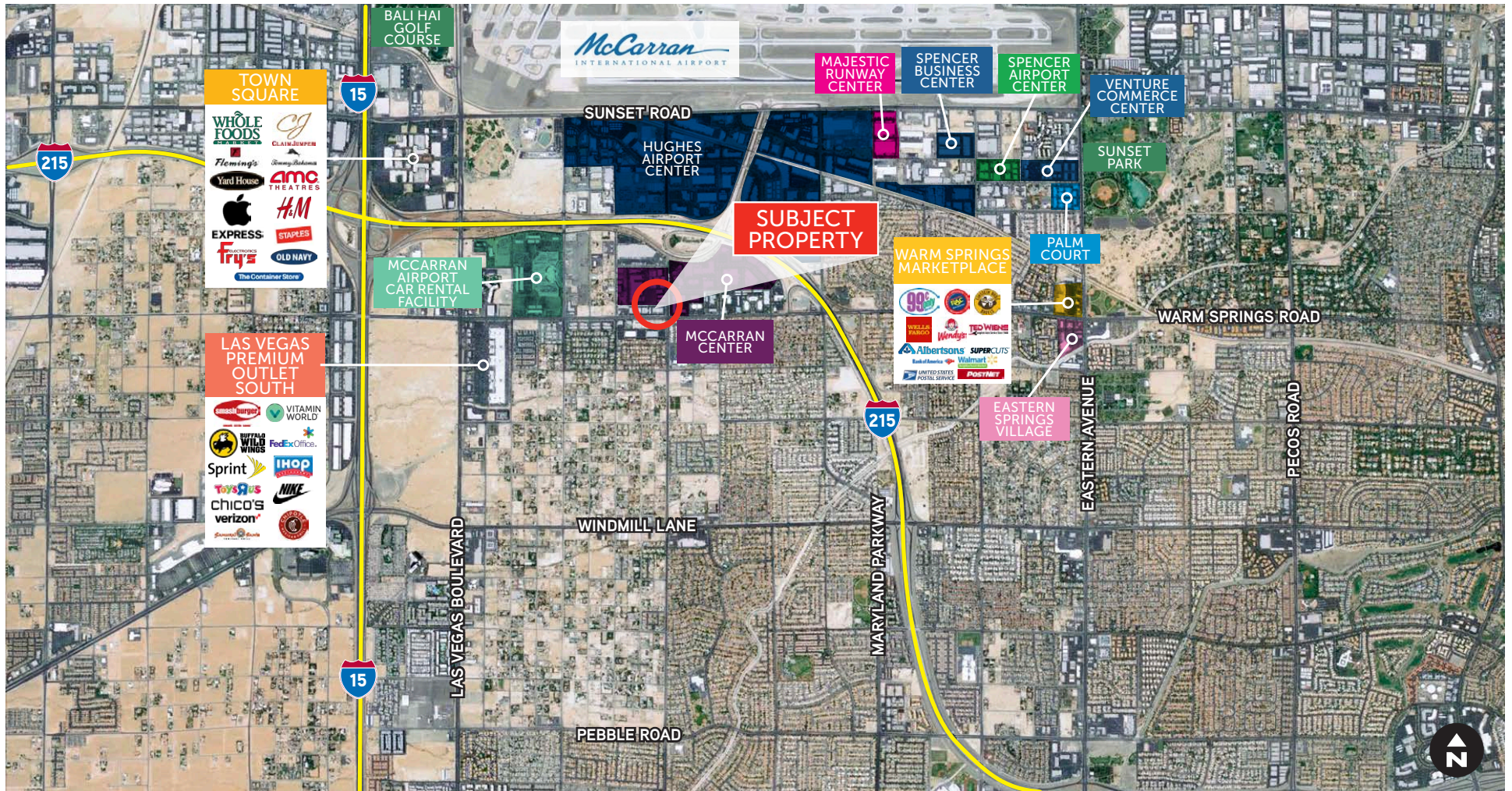
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