

Dragon Gateway Plaza



FOR LEASE

RETAIL/
RESTAURANT/
OFFICE
FLEX SPACE

3300-3310 SOUTH JONES BOULEVARD

LAS VEGAS, NEVADA

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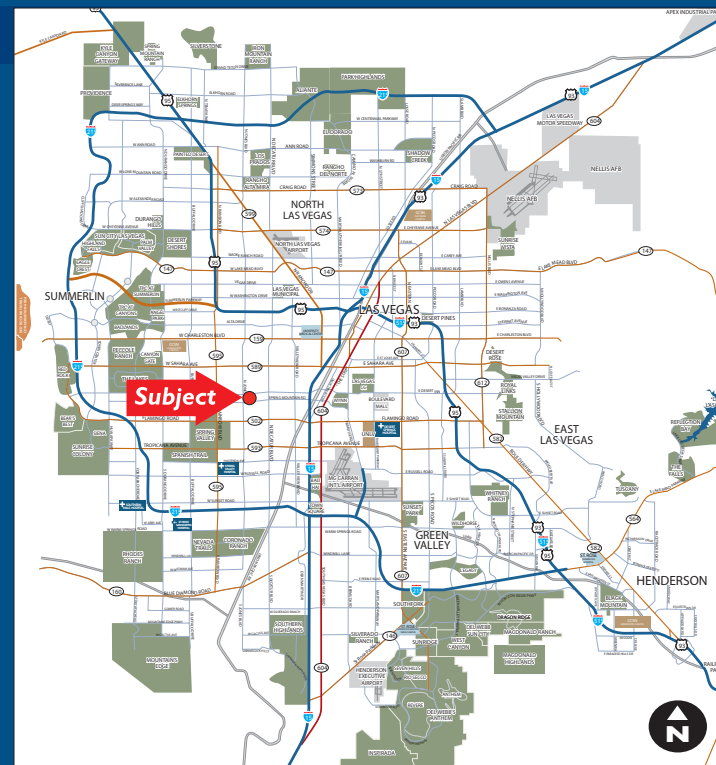
FOR LEASE: $\pm 28,407$ SF TOTAL

PROPERTY DESCRIPTION

This highly visible property is located in the Chinatown corridor on the north west corner of Spring Mountain Road and Jones Boulevard. The two (2) buildings total $\pm 28,407$ square feet of retail/office flex space. Each available unit has fully built out retail/office storefront with open bullpen sales area in addition to private offices. This high traffic property with diverse business options offers opportunities for potential businesses. Monument signage and building signage is available to all tenants.

PROPERTY FEATURES

- Available for Lease
- Retail/Office Flex Spaces
- Building $\pm 28,407$ SF
- Units available from ± 750 SF - $\pm 3,040$ SF
- Lease Rates at \$1.15 - \$1.20 PSF
- CAM's \$.32 PSF
- Monument and Building Signage Available
- C1 (Clark County) Zoning
- Close proximity to the I-15.



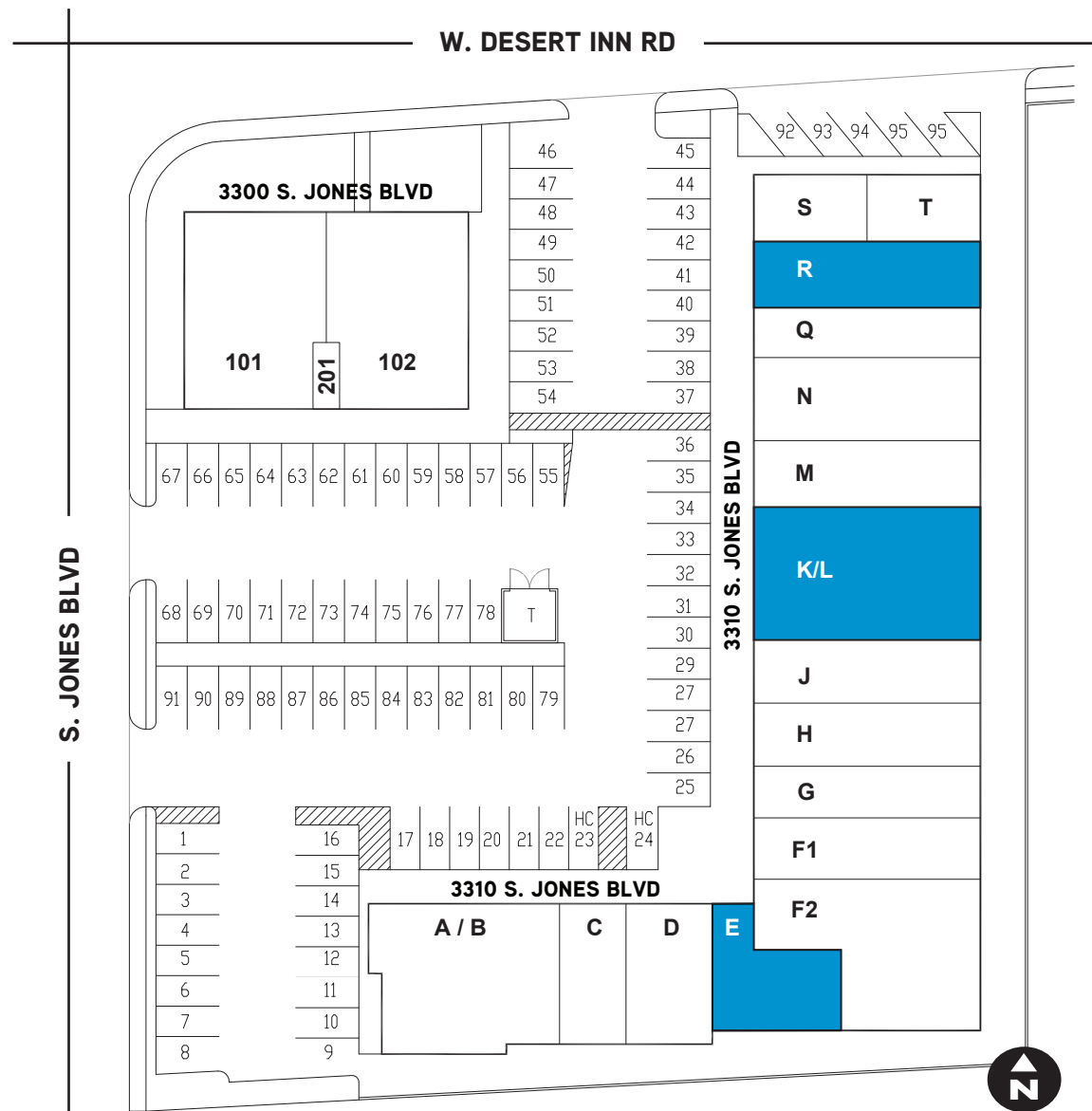
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 = AVAILABLE

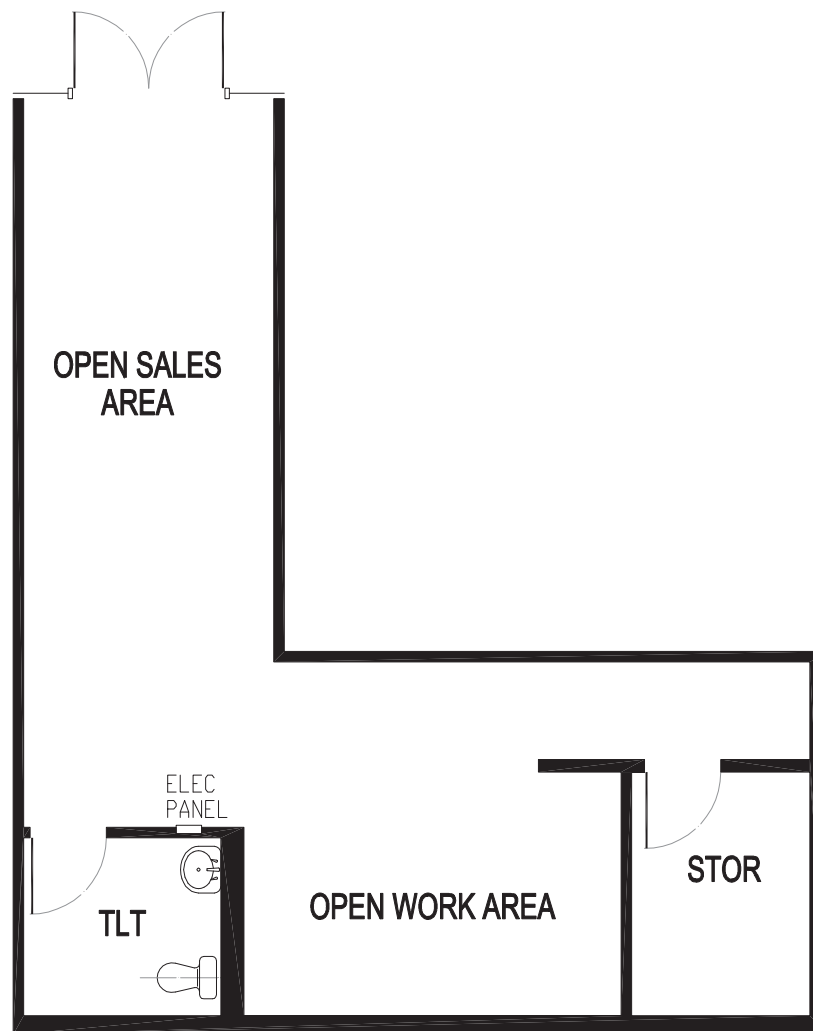
SITE PLAN



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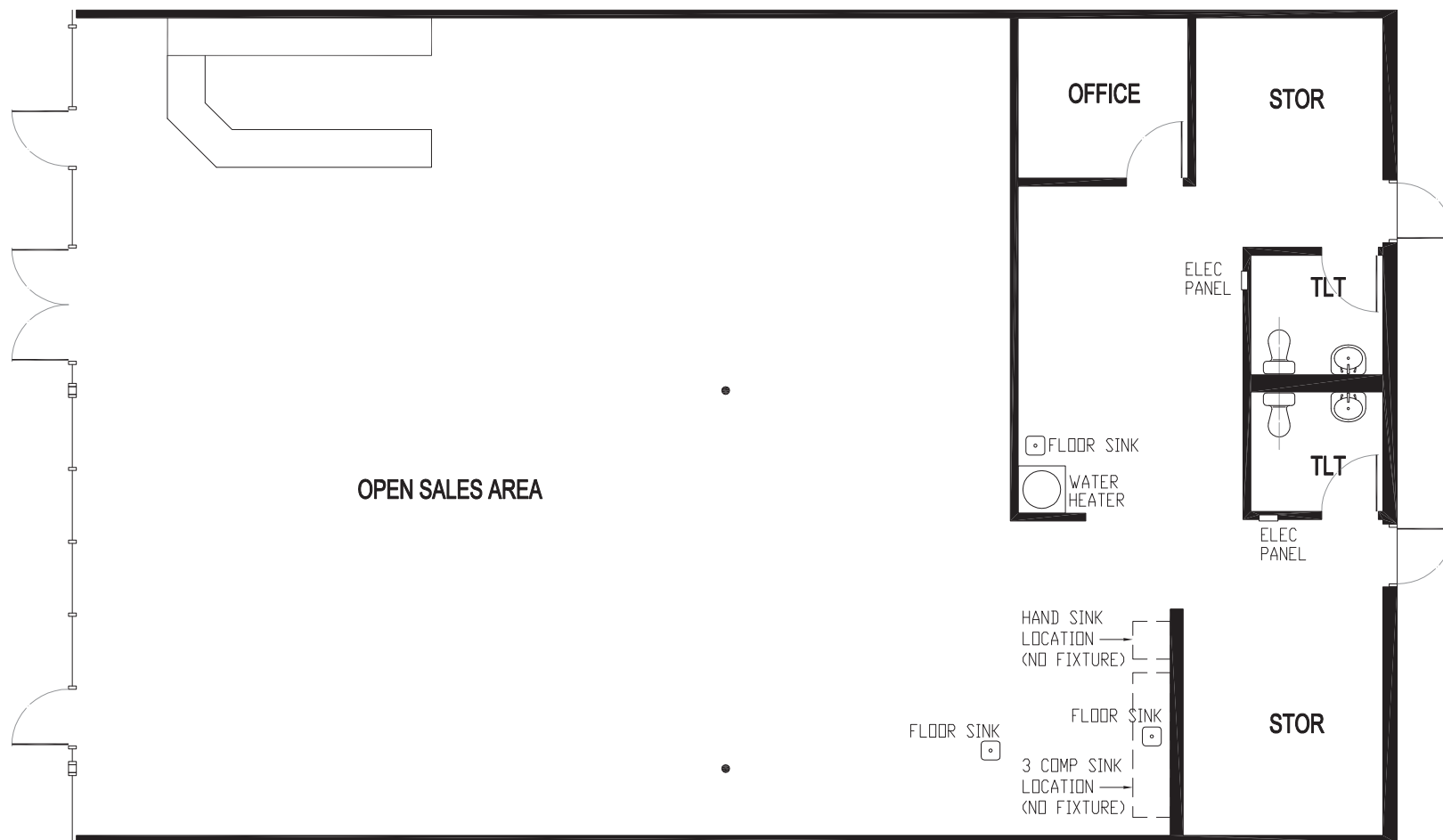


3310 SOUTH JONES BOULEVARD | SUITE E | ±750 SF

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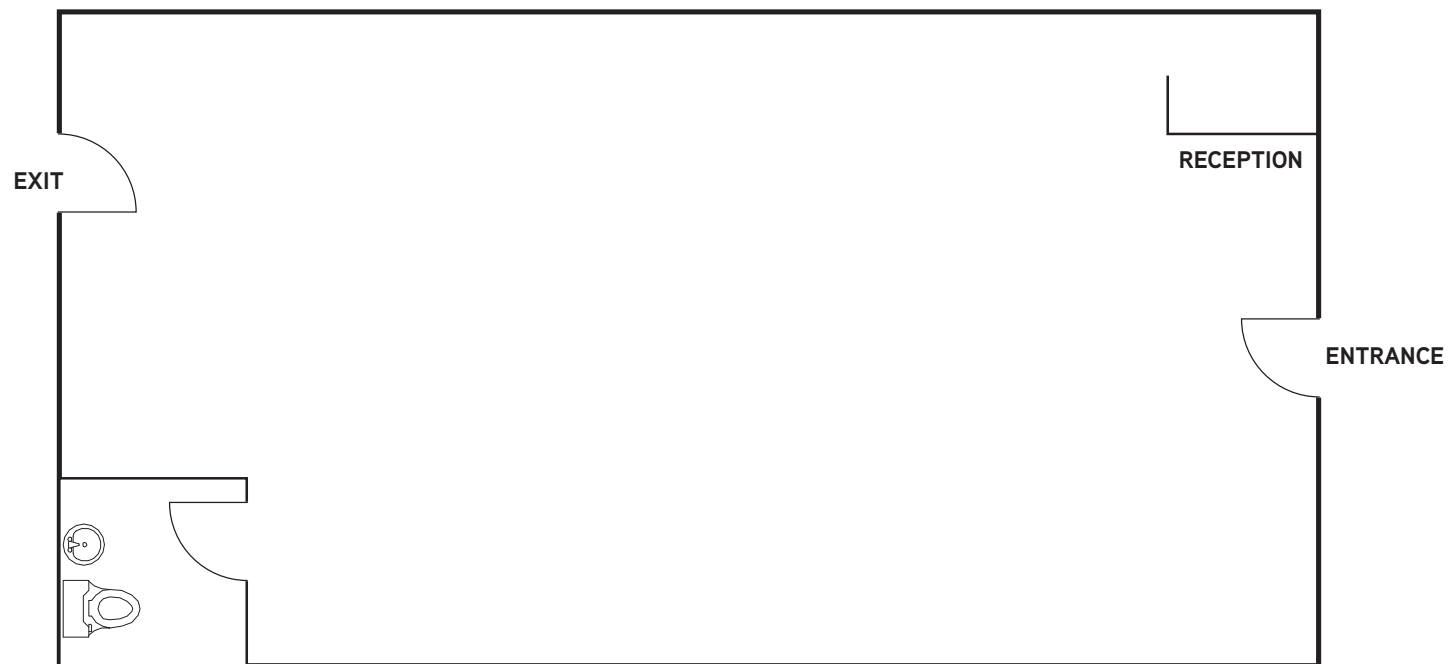


3310 SOUTH JONES BOULEVARD | SUITE K & L | ±3,040 SF

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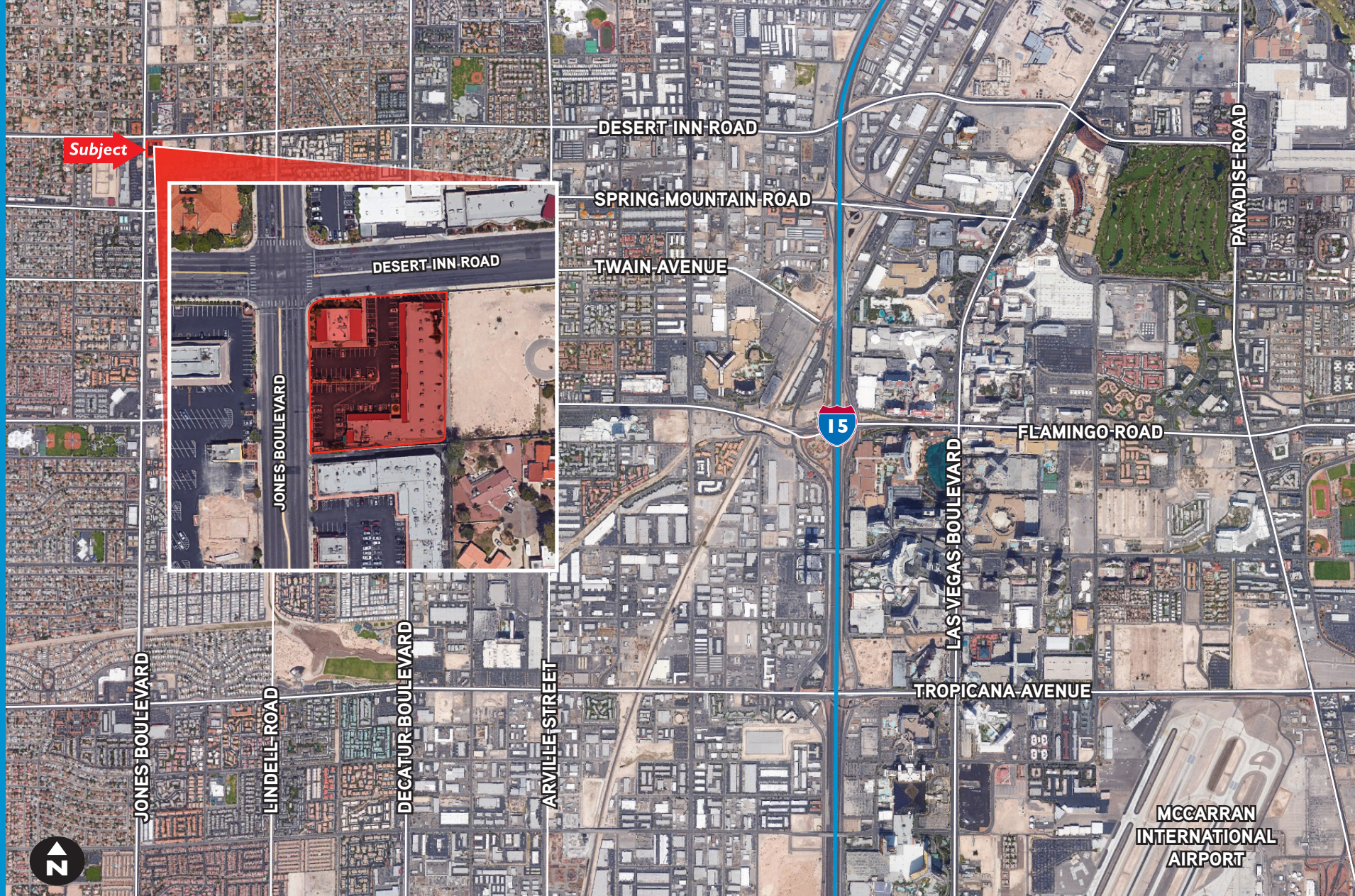


3310 SOUTH JONES BOULEVARD | SUITE R | ±700 SF

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AERIAL

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