

**FOR SALE — ±31, 647 RSF**

CLASS A OFFICE BUILDING

**5370 S. DURANGO DRIVE**



**TRIBECA**  
P A R C

RARE OPPORTUNITY TO OWN  
A FREESTANDING HIGH-IMAGE  
CLASS A OFFICE BUILDING IN  
THE SOUTHWEST SUBMARKET  
AT BELOW REPLACEMENT COST





# TRIBECA

## P A R C

RARE OPPORTUNITY TO OWN A FREESTANDING  
HIGH-IMAGE CLASS A OFFICE BUILDING IN  
THE SOUTHWEST SUBMARKET AT BELOW  
REPLACEMENT COST

### PART OF AN OFFICE PARK COMPRISED OF THREE (3) FREESTANDING OFFICE BUILDINGS TOTALING ±130,789 SF

The glass line of the building offers great views of the Las Vegas “Strip” on the east side, and plenty of natural light from all sides. There is abundant covered and uncovered parking available on site, and conveniently accessible from all building entries.

**5330** ±20,033 SF

**SOLD**

**5420** ±79,109 SF

**IN ESCROW**

**5370**

**±31,647 SF**

A freestanding single-story ±31,647 SF office building. It is second generation space that has been white-boxed, and is ready for tenant specific improvements.

**SALE: \$240 SF / \$7,595,280**

**LEASE: \$2.20-\$2.30 SF, MG**

#### LEASE DIVISIBILITY OPTIONS:

OPTION A - ±17,476 SF

OPTION B - ±14,140 SF

#### EXCLUSIVE LISTING AGENTS

Patti Dillon, SIOR  
Senior Vice President  
+1 702 836 3790  
patti.dillon@colliers.com  
License # NV-S.0047352

Taber Thill, SIOR  
Senior Vice President  
+1 702 836 3796  
taber.thill@colliers.com  
License # NV-S.0051684

Stacy Shapiro, CCIM  
Vice President  
+1 702 836 3762  
stacy.shapiro@colliers.com  
License # NV-S.0170030

Megan McInerney  
Associate  
+1 702 836 3700  
megan@mcinerney@colliers.com  
License # NV-S.0188475







Tribeca Parc's location within the Southwest Submarket makes it highly desirable to legal, financial, insurance, staffing, real estate, marketing, media, back office, gaming, and medical firms. It is also ideal for tech companies and businesses looking for a campus-like setting with excellent access to the Interstate and local points of interest like McCarran International Airport and the Las Vegas "Strip", a high concentration of amenities within a short drive, and convenient access to and from the surrounding residential communities for their employees.

## PROPERTY HIGHLIGHTS

- Recently renovated and ready for tenant specific improvements
- Close proximity to four major hospitals and other ancillary medical uses
- Short drive to a high concentration of retail amenities in several directions
- Bus stop conveniently located in front of campus along Durango Dr.
- Freestanding building with 5:1000 parking ratio with cross access parking
- High-image building well-appointed within the submarket
- Excellent ingress/egress from S. Durango Drive and W. Hacienda Avenue
- Building offers flexibility and ability to demise and multitenant
- Concrete and structural steel construction with stone veneer

## ELECTRICAL SPECIFICATIONS

- 1200 amps, 480 volts, 3-phase







Located just north of the Russell Road Interchange of the I-215 Interstate in the southwest submarket of the Las Vegas Valley. The property is in a high demand submarket with direct visibility and frontage from the signalized intersection of S. Durango Drive and W. Hacienda Avenue. Within 7 miles of the Las Vegas “Strip”, Las Vegas’ primary employment base as well as numerous master-planned residential communities.

TROPICANA AVENUE



ELYSIAN APARTMENTS  
422 UNITS

LEVEL 25 APARTMENTS  
168 UNITS

KB HOMES

FUTURE RETAIL

FLOOD CONTROL BASIN

RUSSELL ROAD

RIDGEHAVEN SINGLE  
FAMILY HOMES

FUTURE RETAIL

ENCANTO DEVELOPMENT  
120 FAMILY HOMES

MOUNTAIN'S EDGE HOSPITAL  
130 BEDS

SOLONA APARTMENTS  
204 UNITS

UNLV HARRY REID  
RESEARCH PARK

PATRICK LANE

SUNSET ROAD

SW APARTMENTS  
326 UNITS

THE BEND

CENTRA POINT

JEEP DEALERSHIP

APARTMENTS

SPANISH TRAILS COUNTRY CLUB

HACIENDA AVENUE

DURANGO DRIVE

BUFFALO DRIVE

GRAND CANYON DRIVE

HUALAPAI WAY



Copyright © 2020 Colliers International.

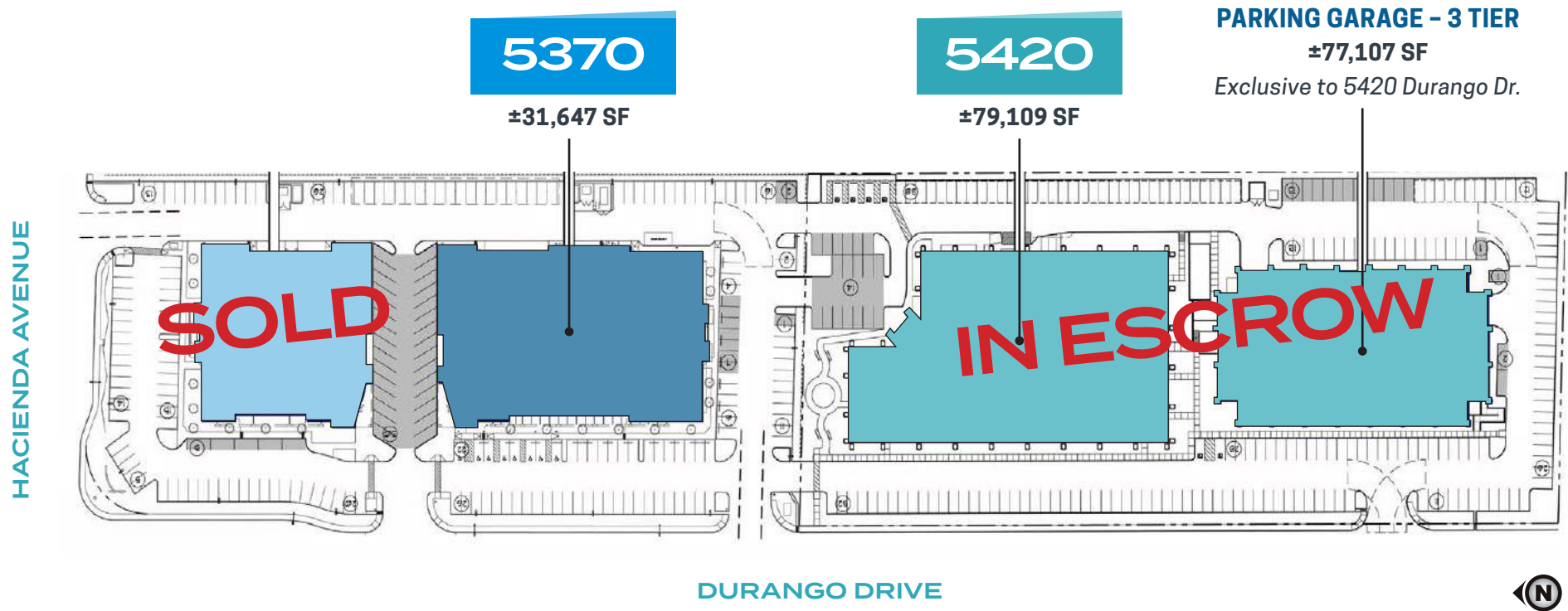
TRIBECA  
PARC

©2020 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



# 5370 S Durango Dr., Las Vegas, NV 89113

OFFICE PARK COMPRISED OF THREE (3) FREESTANDING  
OFFICE BUILDINGS TOTALING ±130,789 SF



## EXCLUSIVE LISTING AGENTS

**Patti Dillon, SIOR**  
Senior Vice President  
+1 702 836 3790  
patti.dillon@colliers.com  
License # NV-S.0047352

**Taber Thill, SIOR**  
Senior Vice President  
+1 702 836 3796  
taber.thill@colliers.com  
License # NV-S.0051684

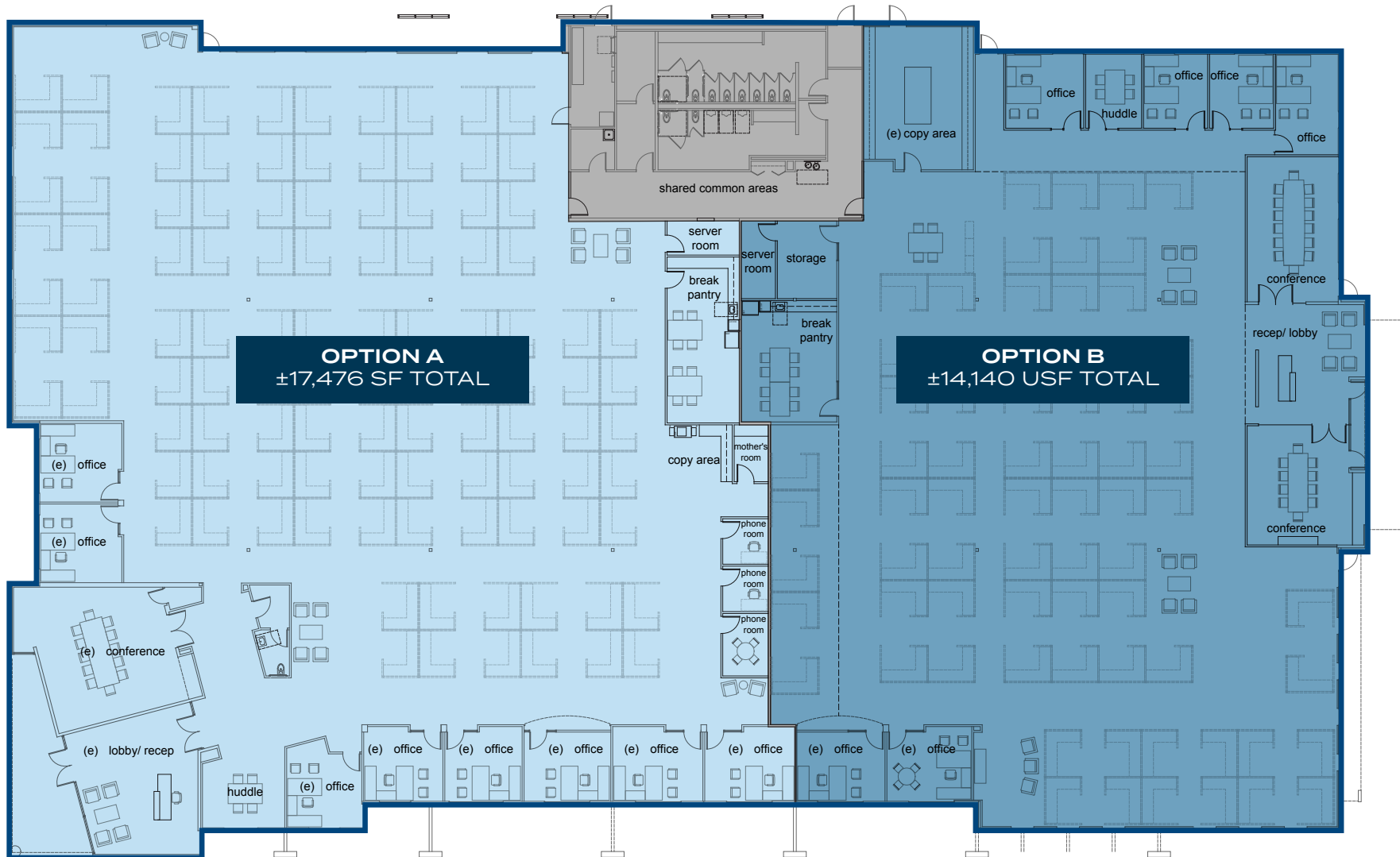
**Stacy Shapiro, CCIM**  
Vice President  
+1 702 836 3762  
stacy.shapiro@colliers.com  
License # NV-S.0170030

**Megan McInerney**  
Associate  
+1 702 836 3700  
megan@mcinerney@colliers.com  
License # NV-S.0188475



5370 S Durango Dr., Las Vegas, NV 89113

ENTIRE BUILDING: ±31,647 SF





**Southern Nevada offers low operating costs, and unparalleled global connectivity for businesses in a broad array of industries. It is one of the most affordable business climates in the United States.**

- » Some of the Lowest Corporate Annual Travel Costs via McCarran International Airport
- » No Business Income Tax
- » Income Tax is Prohibited
- » No Estate Tax
- » No Franchise Tax

- » No Gift Tax
- » No Inventory Tax
- » No Tax on Corporate Shares
- » Property Tax Increases are Limited
- » Limited Tax Increases
- » Minimum Employer Payroll Tax

FOR LOCAL BUSINESS INCENTIVES AVAILABLE TO YOUR COMPANY, PLEASE CONTACT:

GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT  
[www.diversifynevada.com](http://www.diversifynevada.com)

CITY OF LAS VEGAS ECONOMIC DEVELOPMENT  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

LAS VEGAS GLOBAL ECONOMIC ALLIANCE  
[www.nevadadevelopment.org](http://www.nevadadevelopment.org)



**EXCLUSIVE LISTING AGENTS**

Patti Dillon, SIOR  
Senior Vice President  
+1 702 836 3790  
[patti.dillon@colliers.com](mailto:patti.dillon@colliers.com)  
License # NV-S.0047352

Taber Thill, SIOR  
Senior Vice President  
+1 702 836 3796  
[taber.thill@colliers.com](mailto:taber.thill@colliers.com)  
License # NV-S.0051684

Stacy Shapiro, CCIM  
Vice President  
+1 702 836 3762  
[stacy.shapiro@colliers.com](mailto:stacy.shapiro@colliers.com)  
License # NV-S.0170030

Megan McInerney  
Associate  
+1 702 836 3700  
[megan@mcinerney@colliers.com](mailto:megan@mcinerney@colliers.com)  
License # NV-S.0188475

