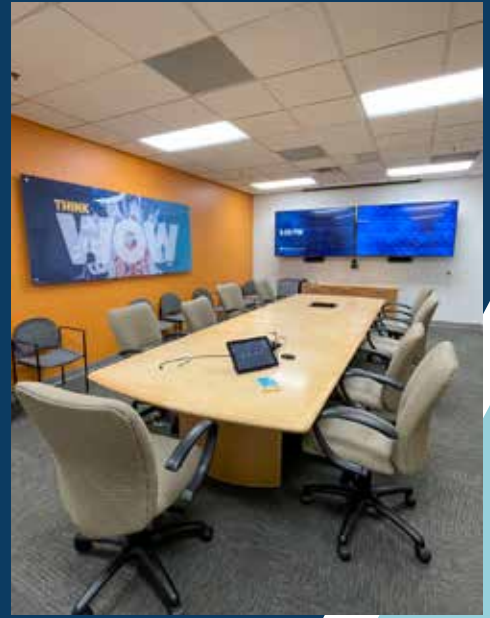


7000 S Lindell Rd

Las Vegas, NV 89118





PROPERTY OVERVIEW

7000 S. Lindell Rd. offers a unique opportunity for your office needs. Fully furnished suites located on the second floor, laid out with both private offices and open bullpen areas allow for the perfect plug and play location. Subtenants will also have access to shared coffee bars and multiple conference rooms for meetings and presentations.

Located in the evergrowing Southwest Submarket, 7000 S. Lindell Rd. provides expedient access to the I-215 Beltway via S. Decatur Blvd. or S. Jones Blvd. Minutes away from the Las Vegas Strip, Harry Reid International Airport, Summerlin and Henderson. The property is also surrounded by Starbucks, Port of Subs, Town Square, and The Arroyo Market Square.

HIGHLIGHTS



Excellent Freeway
Visibility



Rate: \$2.10 Full Service
Gross



Furniture Available



Submarket: Southwest



Ample Surface Parking
Available



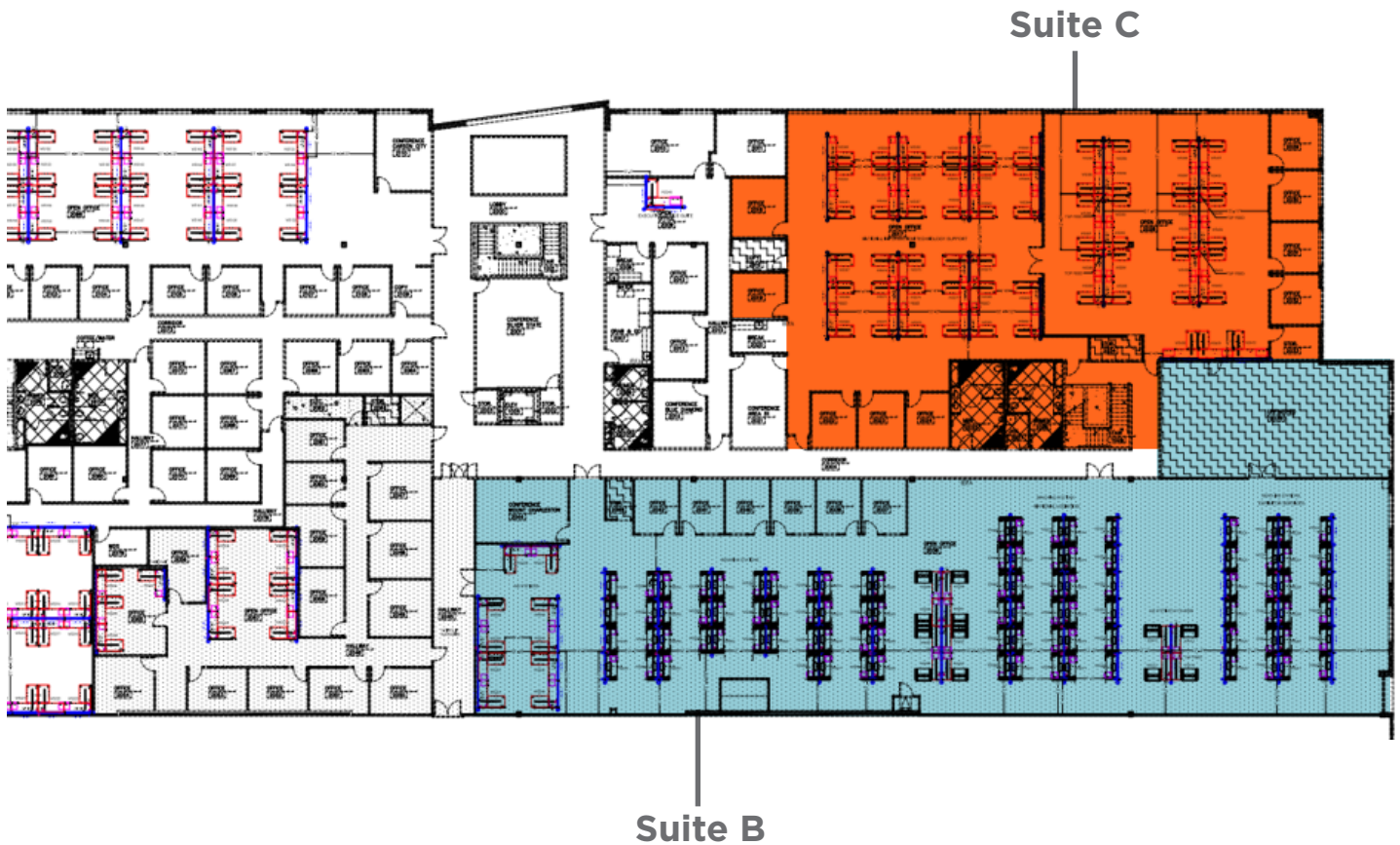
Sublease Expires March 31,
2025



24-Hour Security

SUITE B & C

Suite B: 12,180 SF | Suite C: 10,736 SF



SUITE B DESCRIPTION:

- 12,180 SF
- 1 Conference Room
- 6 Private Offices
- Large Open Bull Pen

SUITE C DESCRIPTION:

- 10,736 SF
- 9 Private Offices
- Open Bull Pen Area
- Storage Room

AREA AMENITIES



FOOD & BEVERAGE

Mins. away from many food & beverage options



DRIVING EFFICIENCY

Expedient access to the I-215 and I-15 freeways



HARRY REID INTL AIRPORT

Located approx. 7 mins away



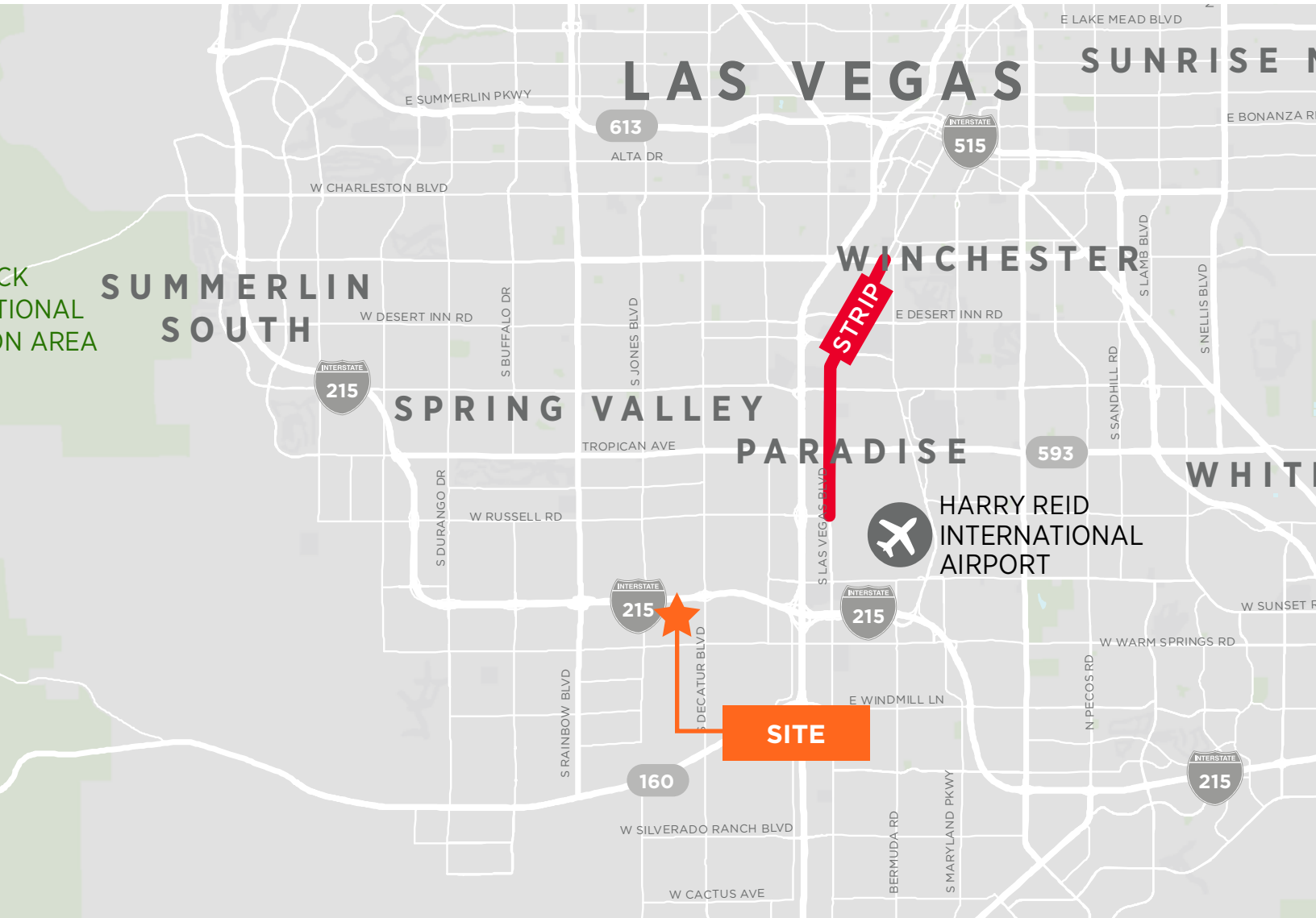
LAS VEGAS STRIP

Located approx. 10 mins away



NEARBY AMENITIES

Banks & convenient shopping nearby





CONTACT

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