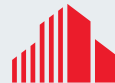




SPACE FOR LEASE 6,598 SF

# ARVILLE GATEWAY CENTER

4460 ARVILLE STREET, SUITE 5  
LAS VEGAS, NV 89103



CUSHMAN &  
WAKEFIELD

**N** NICOLA  
WEALTH



# ARVILLE GATEWAY CENTER

## 4460 ARVILLE STREET, SUITE 5 | LAS VEGAS, NV 89103

Arville Gateway Center is conveniently located in the premier Southwest Submarket just minutes from the Las Vegas Strip/Resort Corridor and is easily accessible to the I-15 freeway via Flamingo Road and/or Tropicana Avenue. It is situated within close proximity to Harry Reid International Airport, Allegiant Stadium and the 215 freeway. The property has been recently renovated and features a full roof replacement, new EVAP and HVAC units, Freshly painted exterior façade and a new monument signage.



Space Available: ±6,598 SF

Est. NNN Expenses: \$0.18 PSF

Office: ±1,722

Clear Height: 20'

Dock High Loading: 2

Parking: Ample Parking

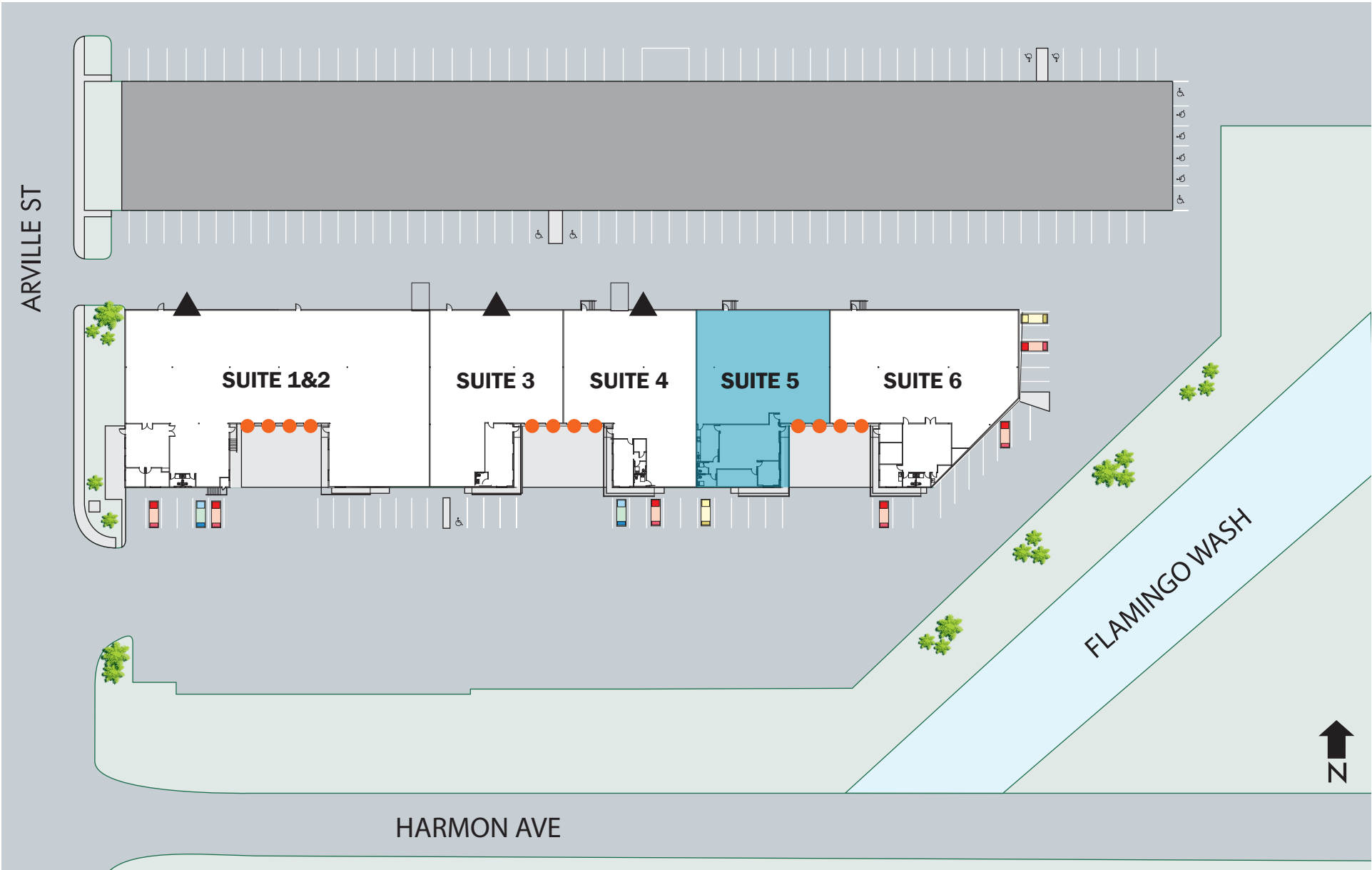
Loading: Front

Sprinklers: Yes

Zoning: M-1

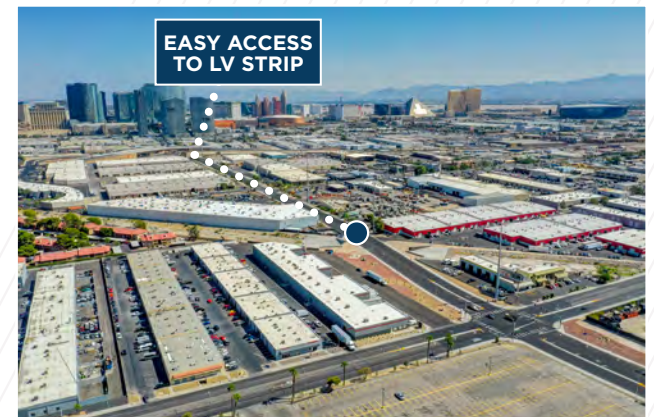
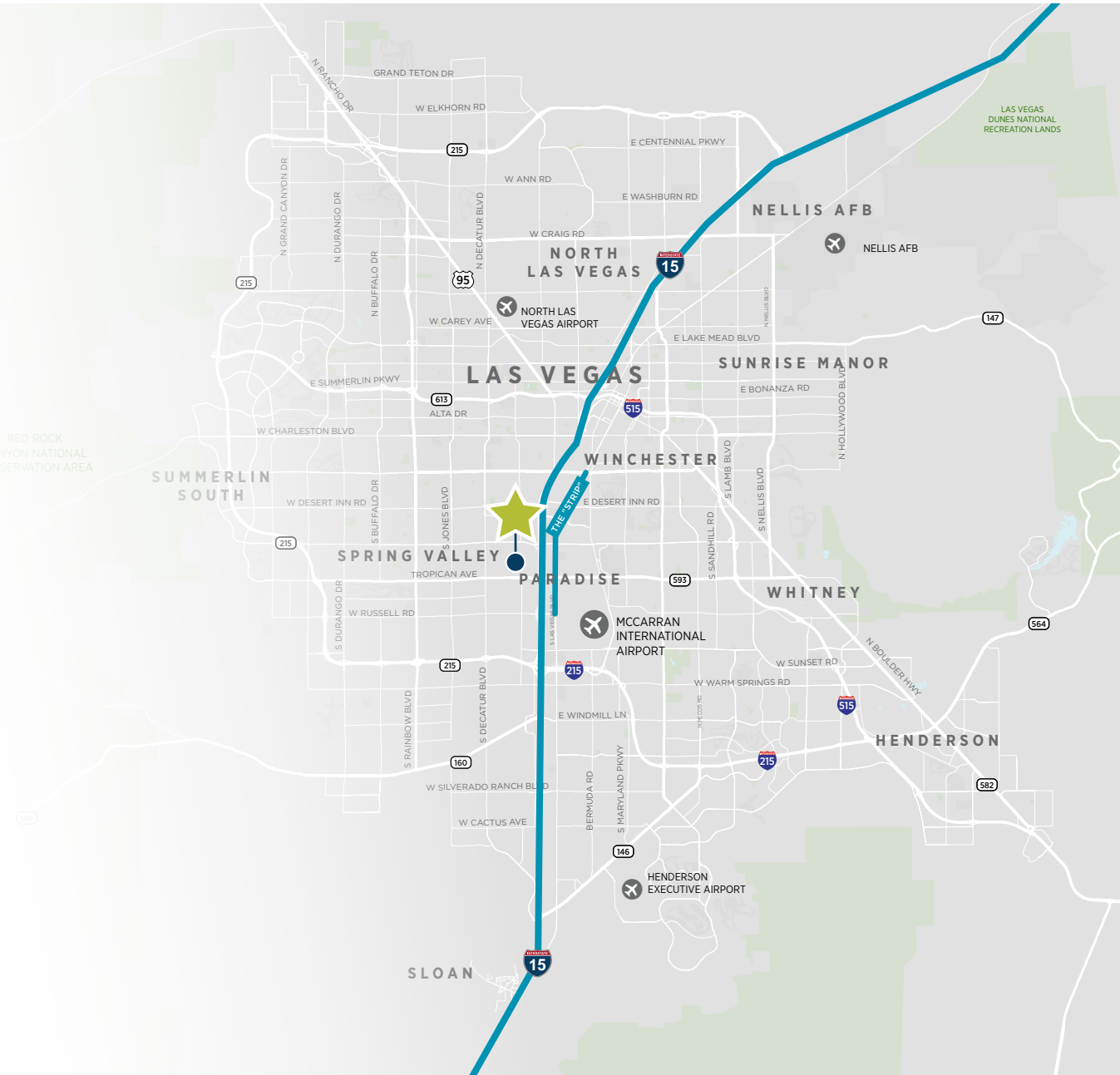
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