

FOR LEASE

Hacienda Arville Business Park
±2,805 – 10,884 SF

5333 S Arville & 4545,
4525, 4505 W Hacienda
Las Vegas, NV 89118

Property Summary

TOTAL SF AVAILABLE	±2,805 – 10,884 SF
OFFICE LEASE RATES	\$0.50 PSF NNN *Introductory Rate
CAMS	\$0.23 PSF
YEAR BUILT	1981 & 1985
TOTAL BUILDING SF	±62,000 SF
LOT SIZE	±8.94 Acres
ZONING	M-1 (Light Manufacturing) Clark County

- Office and flex units situated in the highly sought-after southwest submarket
- Fully built-out and move-in ready
- Units with grade level and dock high loading doors
- Variety of spaces available including 100% office spaces and warehouse/office space
- Submarket Southwest
- Located in close proximity to both Interstate 15 and 215, the Las Vegas Strip, Allegiant Stadium, T-Mobile Arena and Harry Reid International Airport

FOR MORE INFORMATION



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OR TEXT 21529 TO 39200



Site Plan

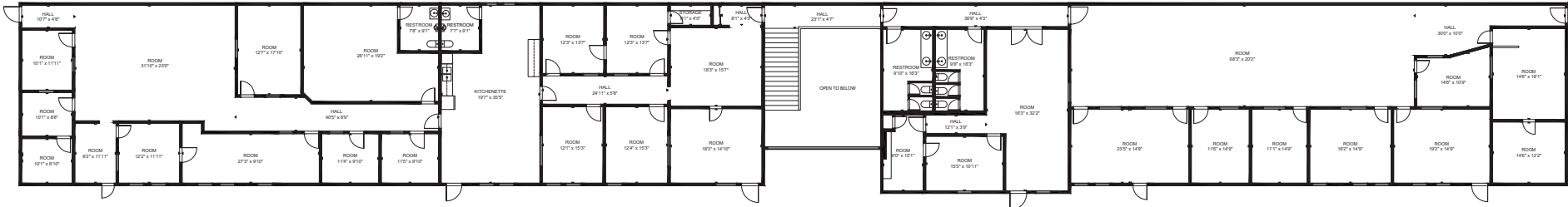


Property Details

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
4505 W Hacienda, Suite L1	±2,805 – 10,884 SF	\$0.50/SF NNN	\$0.23	\$2,047.65 - \$7,945.32	Immediately

Floor Plan Overview

4505 W Hacienda, #L1 | Las Vegas, NV 89118



Property Details

Address	Total Office SF	Introductory Lease Rate	CAM	Total Monthly	Availability	Additional Features
4505 W Hacienda #L1	±2,805 – 10,884 SF	\$0.50/SF NNN	\$0.23	\$2,047.65 - \$7,945.32	Immediately	100% HVAC Office Space, Private balconies with great natural lighting, break room, conference room

*Introductory lease rate.

Space is divisible to different floorplans.
Please contact Broker for more information.

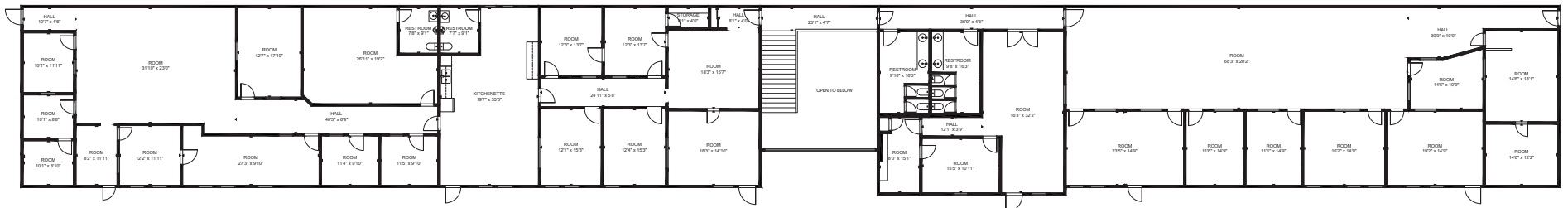
4505 W Hacienda, #L1 | Las Vegas, NV 89118



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FOR A 3D TOUR

Option 1

Entire Suite 10,884 SF



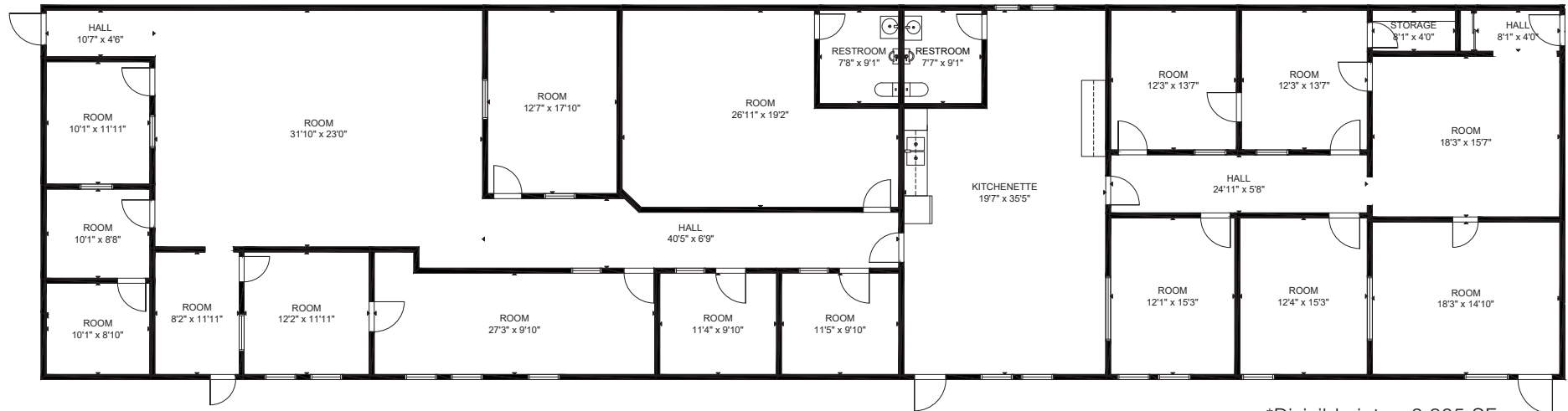
Divisible Floor Plan Options

4505 W Hacienda, #L1 | Las Vegas, NV 89118



Option 2

5,036 SF



*Divisible into ±2,805 SF

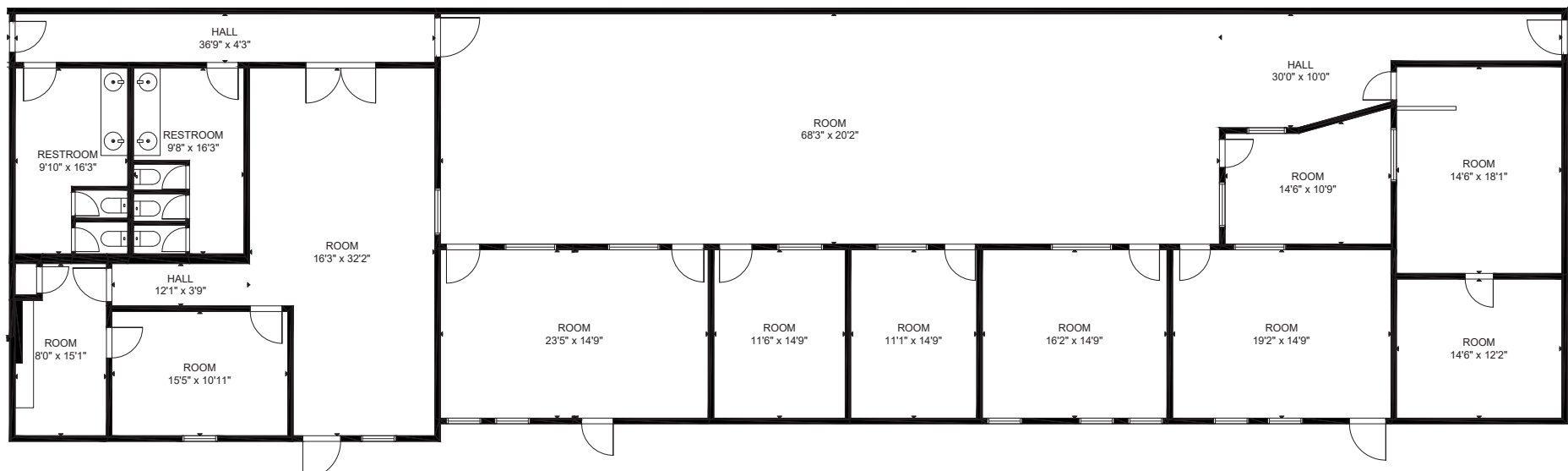
Divisible Floor Plan Options

4505 W Hacienda, #L1 | Las Vegas, NV 89118



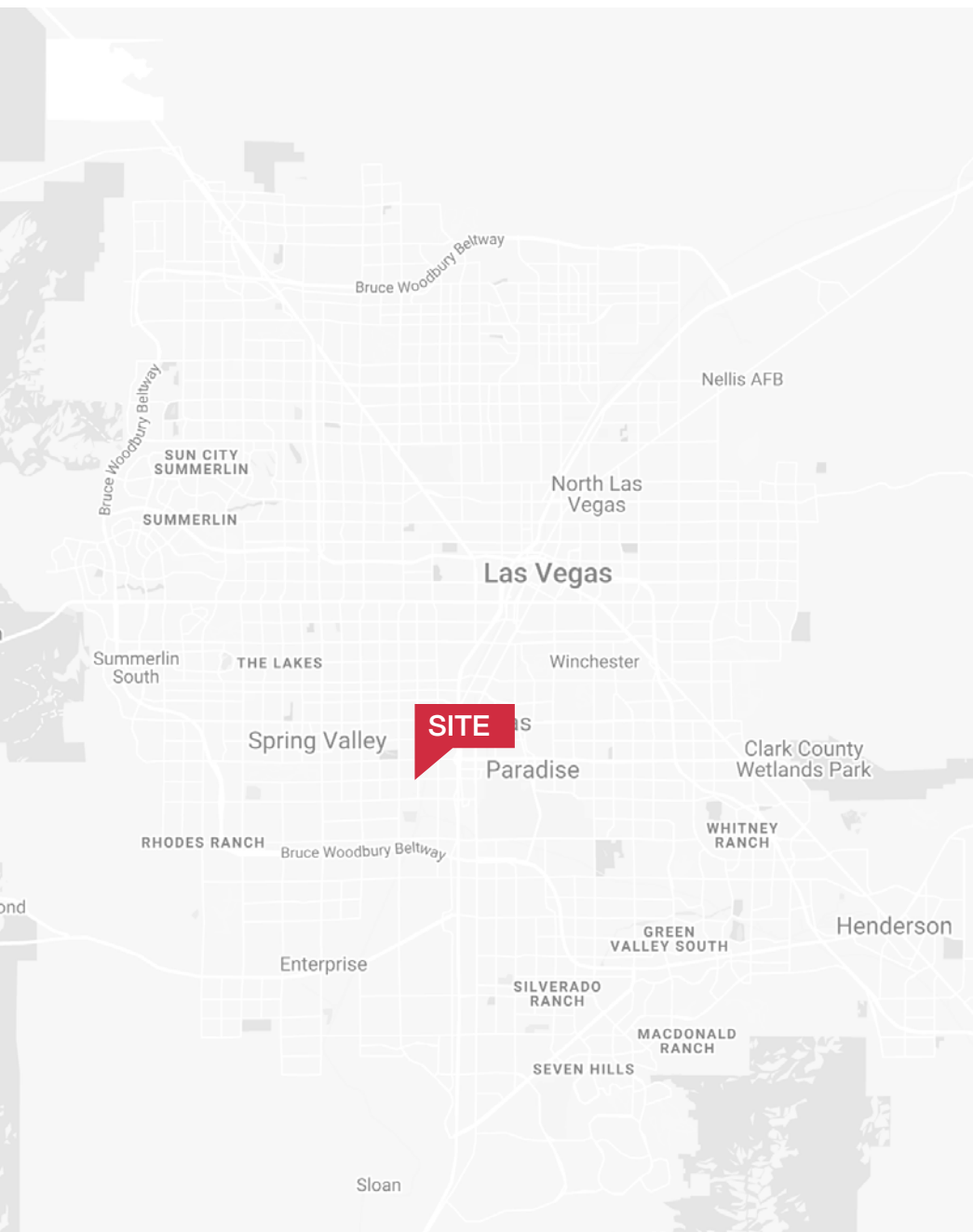
Option 3

4,813 SF



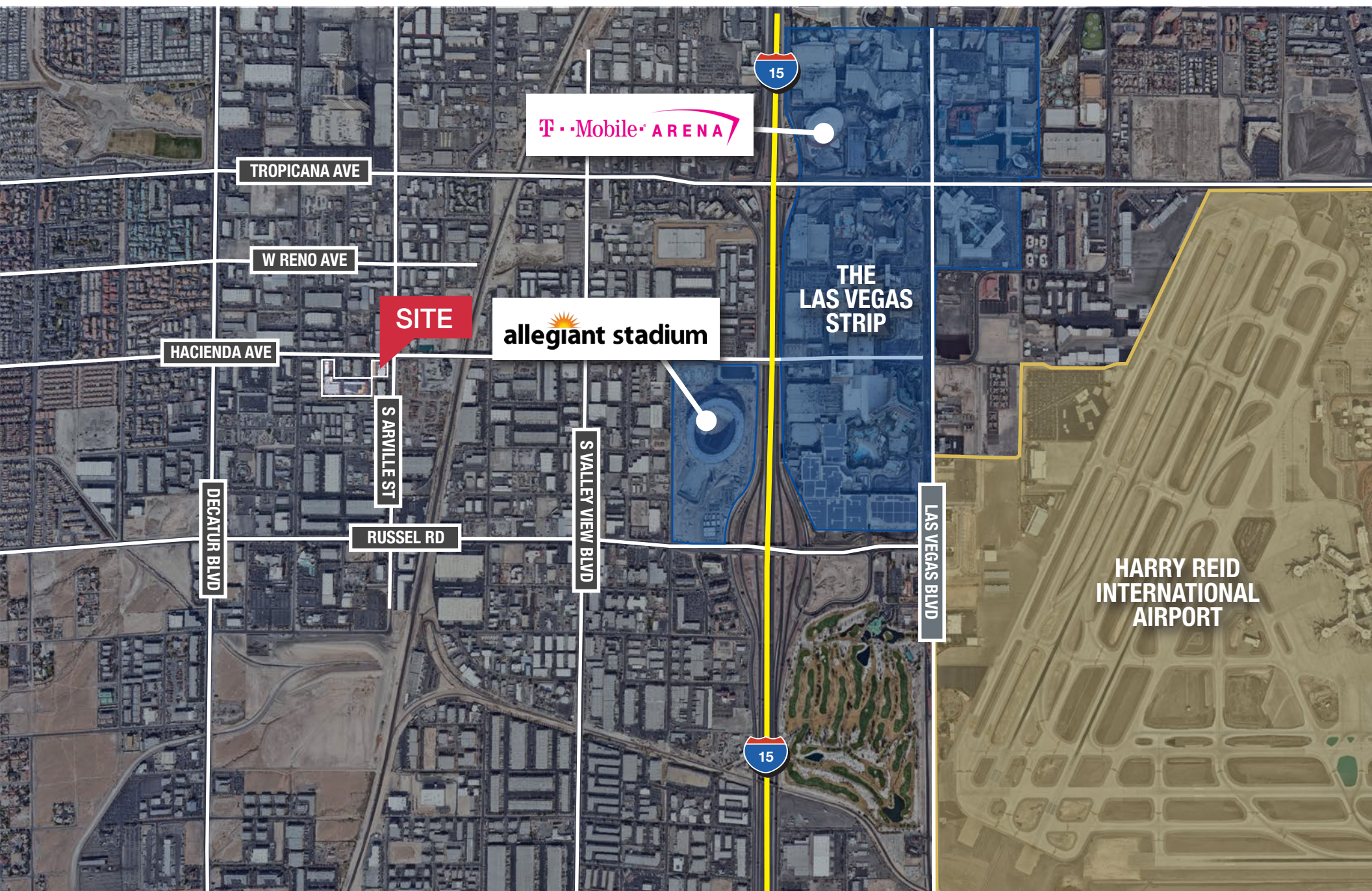


Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles



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VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY

<https://excelcres.com/market-research>

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