



FOR LEASE

TWAIN PLAZA • SUITE 539 & SUITE 547 RETAIL • COMMERCIAL/OTHER SPACE FOR LEASE

525 E. Twain Avenue, Las Vegas, NV 89169

DESCRIPTION

The property is located on East Twain Ave, just east of the Famous Las Vegas "Strip" and minutes from the 215 Beltway, I-15 and the McCarran International Airport. Two (2) Suites Are Available.

****AGGRESSIVE LANDLORD,
WANTS TO MAKE A DEAL****

HIGHLIGHTS

- Heavy Daytime Foot Traffic
- Former Bar with Restaurant
- Busy C enter

OFFERING SUMMARY

RENTAL RATE:	\$1.00 /SF/Mo
SF/Year:	\$12.00
Available:	2,400 - 4,565 SF
Year Built:	1976
Parcel No:	162 - 15 - 302 - 008
CAM:	.37
Stories:	1
Building Size:	37,533 SF
Building Class:	C
Land Size:	2.10 AC
No of Buildings:	3

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

DEREK BELANUS

VP of Commercial Sales & Leasing

702 286 2355

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JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

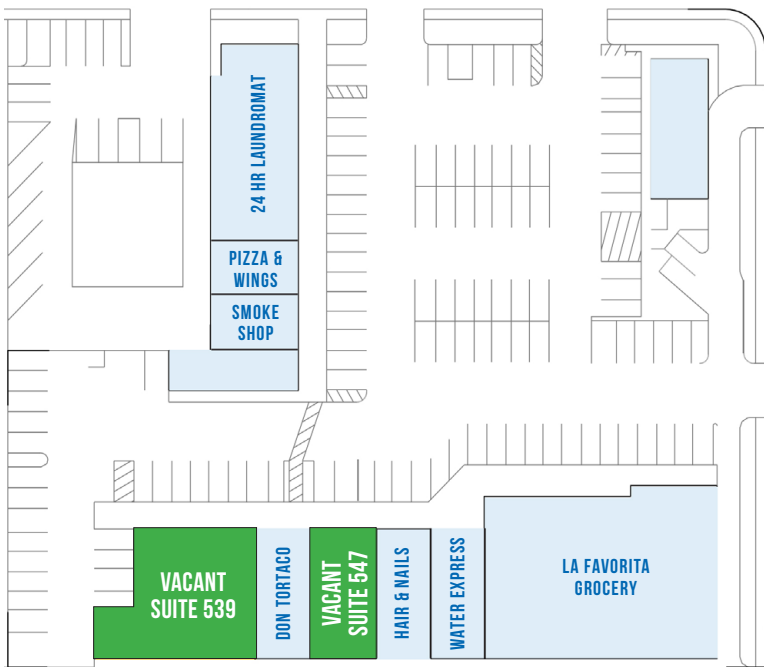
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E. TWAIN AVENUE



■ VACANT

AVAILABLE SPACES

SUITE:	539
Space Available:	4,565 SF
Min Divisible:	4,565 SF
Max Contiguous:	4,565 SF
Lease Rate:	\$1.00/SF/Mo \$12.00/SF/Yr
Lease Type:	NNN

SUITE:	547
Space Available:	2,400 SF
Min Divisible:	1,000 SF
Max Contiguous:	2,400 SF
Lease Rate:	\$1.00/SF/Mo \$12.00/SF/Yr
Lease Type:	NNN

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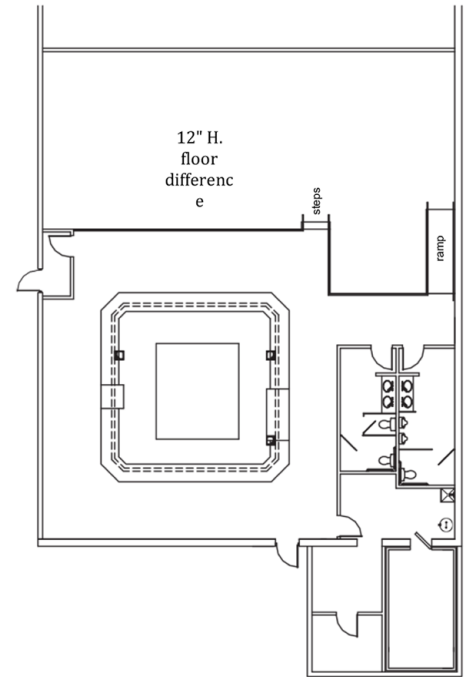
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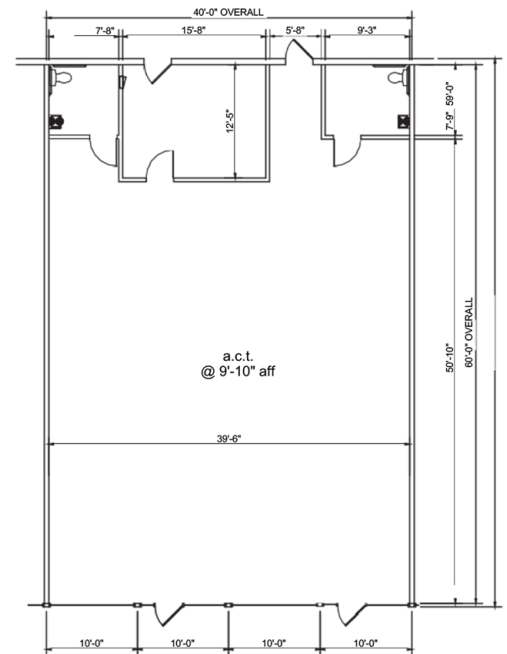
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SUITE 539



SUITE 547



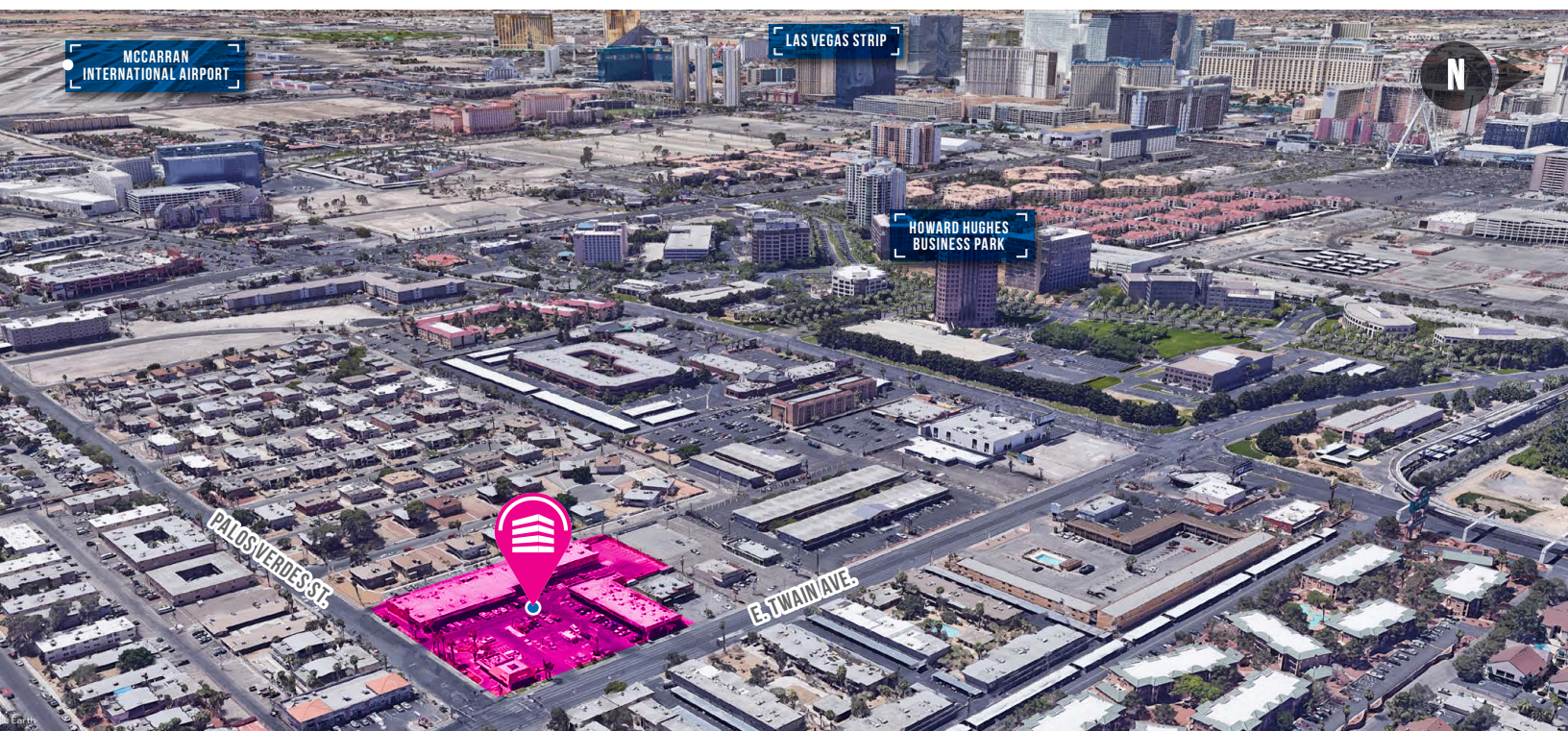
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LOCATION OVERVIEW



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