

FOR LEASE

RANCHO COURTYARD

OFFICE BUILDING • 1139 S RANCHO DR, LAS VEGAS, NV - 89102

**\$1.45/SF NNN
STARTING RATE!**

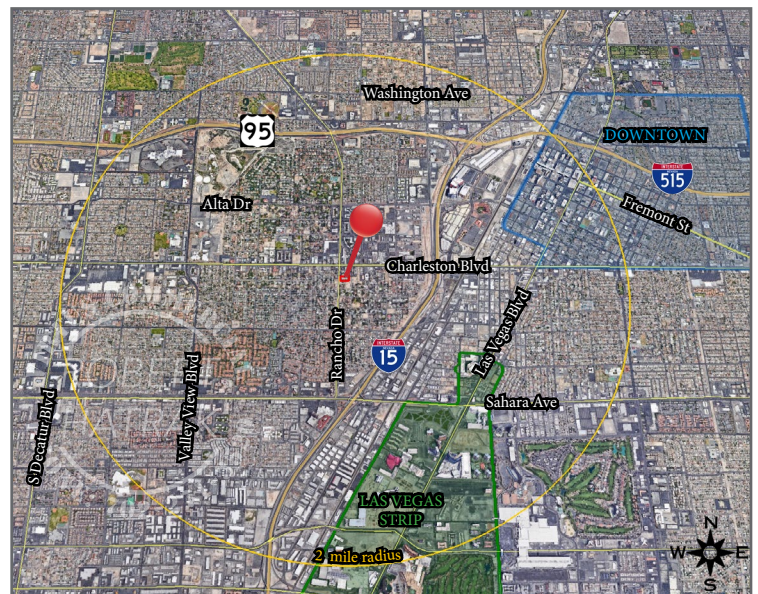


ZONED: P-R, LAS VEGAS • **CONSTRUCTION:** 2004 • **GLA:** 23,119 SF • **PARKING RATIO:** 4.89/1000 SF • **LOT:** 1.83 AC • **CAMS:** \$0.40/SF

RANCHO COURTYARD is a ±23,119 sf garden style office building complex, located North of West Sahara Avenue and 1/2 block south of the Southwest corner of West Charleston Boulevard and South Rancho Drive. Its central location provides quick and easy access to US-95 and I-15, UMC and Valley Hospitals, Downtown Las Vegas, the Regional Justice Center and Federal Courthouses, and is only 7 miles from McCarran International Airport. The abundant 4.89:1 parking ratio, ample covered parking spaces, lushly landscaped central courtyard featuring large shade trees, seating areas, a decorative rock exterior, and a water feature are all appreciated by tenants and visitors alike.

Property Highlights:

- 1127 S Rancho Dr is currently deliverable as either a single-user ±8,289 sf space with the second level storage option included, or ±6,568 sf without the storage option.
- Prime central Las Vegas Location at West Charleston and South Rancho Drive
- Tranquil lush garden courtyard
- Near Regional Justice Center and Federal Courthouses, UMC and Valley Hospitals, 7 miles to McCarran International Airport
- **FREE RENT INCENTIVES** and **TENANT IMPROVEMENT ALLOWANCES** are available for qualified applicants and leases (conditions apply)



ROB HATRAK

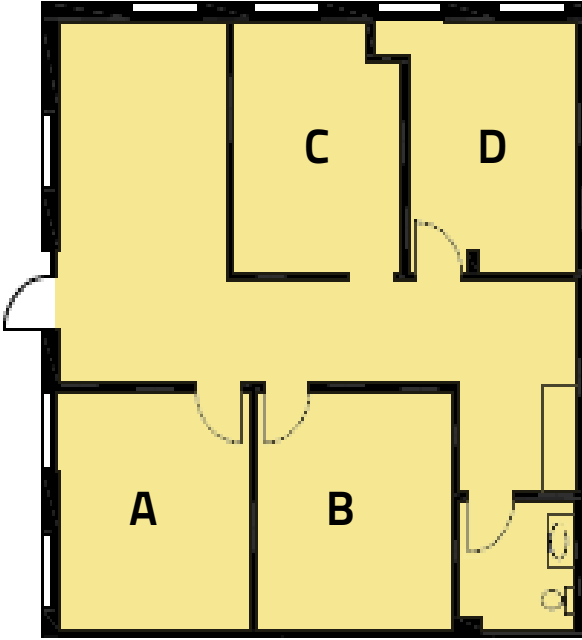
Hatrak Commercial | Owner / Broker
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4955 S Durango Dr., Suite 213. Las Vegas NV 89113



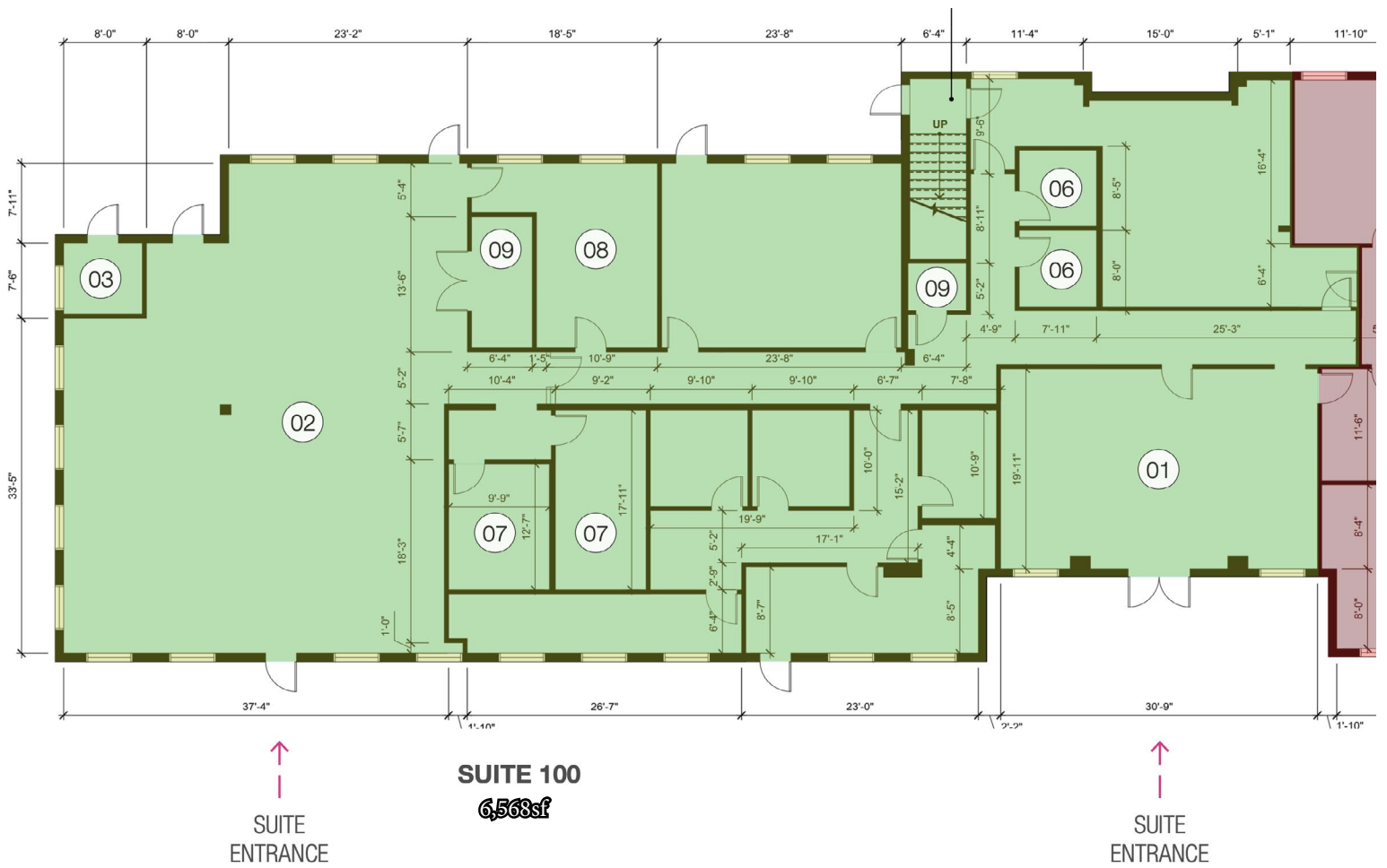


Executive Suites



SUITE	SIZE (± SF)	TENANT
1137_A	322	Casino Player
1137_B	322	AVAILABLE
1137_C	322	Maggie Mable
1137_D	322	AVAILABLE
1137 (A-D)	1,500	AVAILABLE <small>* With 30-day notice to tenants</small>





SUITE	SIZE (± SF)	TENANT
1127_100	6,568	AVAILABLE
1127_STORAGE	1,712	AVAILABLE (Not shown in Floor Plan)
1127_170	4,352	Lacuna Autism Services
1137_120	800	David Mason Realty
1137_150	8,407	Adam Kutner - Attorney At Law
1137_EXEC	1,280	Executive Suites





