

For Lease

Shea at Spring Mountain



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Las Vegas, NV 89146

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Listing Snapshot



\$2.30 PSF NNN
Lease Rate



± 2,320 SF
Available Square Footage



CP
Commercial Professional Zoning



Chinatown
Submarket

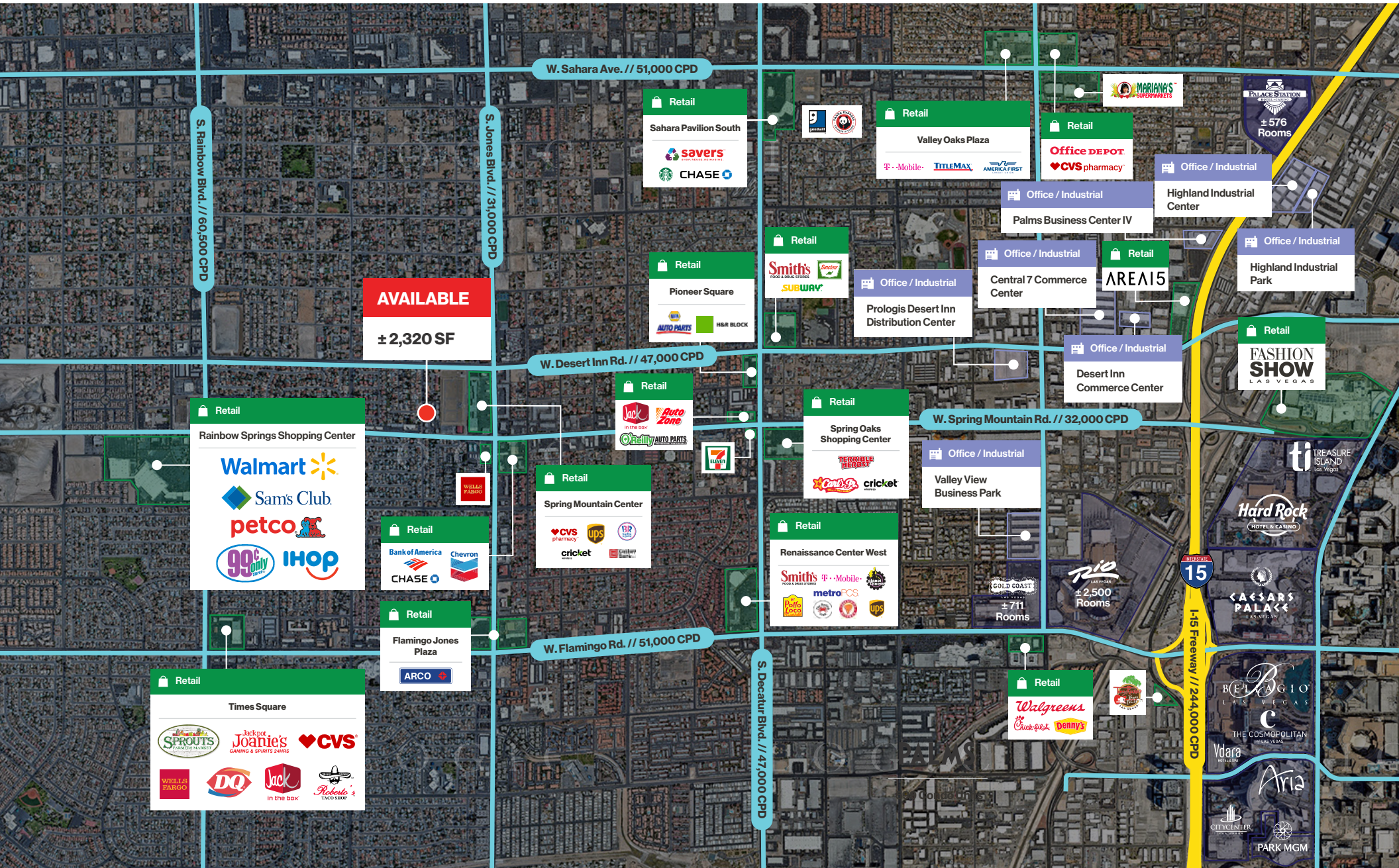
Property Highlights

- ± 2,320 SF single-story office building located in Chinatown at Shea at Spring Mountain
- Conveniently positioned between Rainbow Blvd. and Jones Blvd. with 32,000 CPD
- Dual-design layout originally configured as two (2) suites with two (2) reception areas
 - Two (2) central HVAC units (one for each side)
 - Conference rooms for meetings and presentations
 - Four (4) separate office spaces
 - Two (2) restrooms
 - IT/Storage rooms for equipment and files
 - Abundant parking with both covered and uncovered options
 - Two separate entrances for flexible access
- Ideal for professional uses including medical, dental, attorney, insurance, and real estate offices

Demographics

	1-mile	3-mile	5-mile
2025 Population	13,723	180,697	442,177
2025 Average Household Income	\$103,986	\$87,971	\$92,918
2025 Total Households	5,271	73,765	184,431

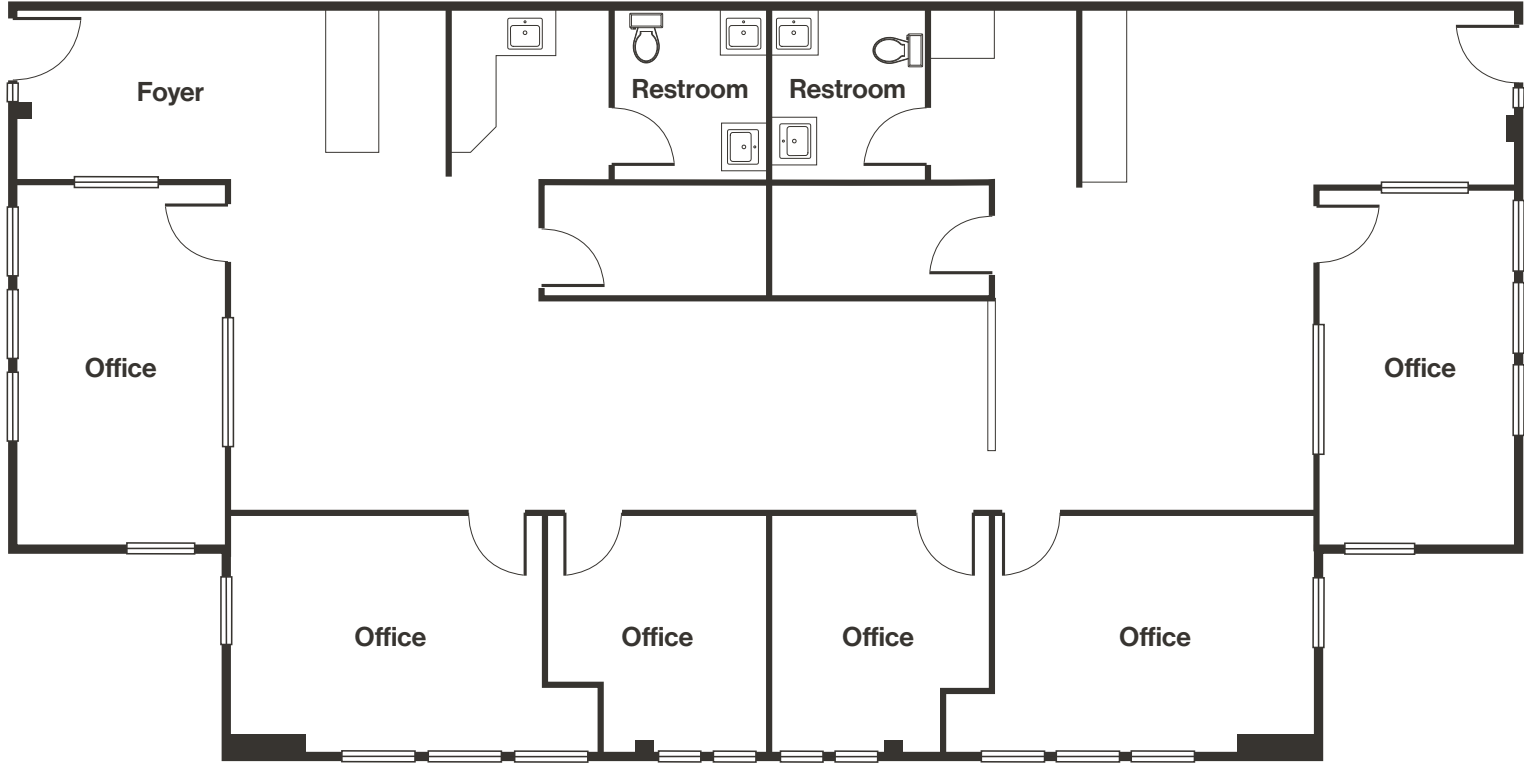




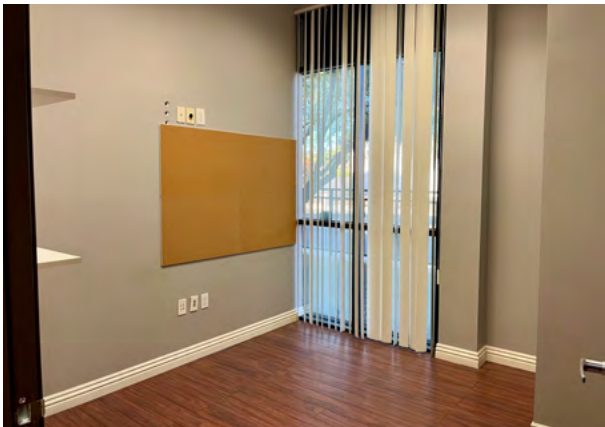




Floor Plan | ± 2,320 SF



Property Photos



Property Photos



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For inquiries please reach out to our team.

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