

36,189 SF of Office Space

1-STORY OFFICE BUILDING | 166 PARKING SPACES

AVAILABLE FOR LEASE



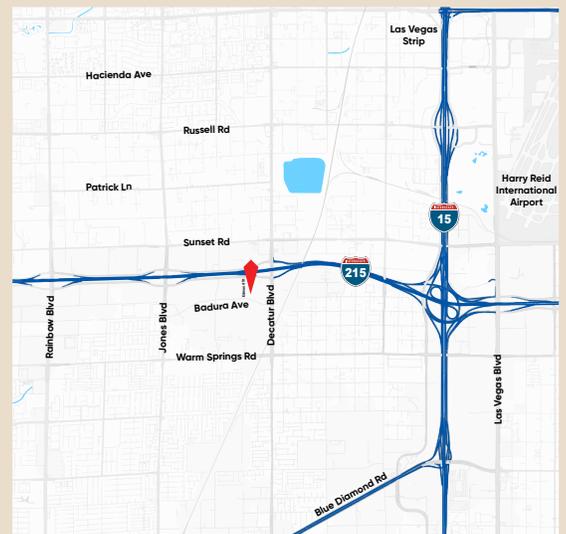
BELTWAY
BUSINESS PARK

5170 Badura Avenue, Las Vegas, NV 89118

BUILDING FEATURES

- Mostly Open Floor Plan Layout
- 3 Training Rooms
- Print/Copy Room
- Abundant Natural Light
- High End Fixtures and Additions
- Fully Built-Out as Call Center
- 11 Private Offices
- 1 Executive Suite with Private Restroom
- 2 Reception Areas
- 2 Conference Rooms
- 2 Upgraded Break Areas

Note: Furniture not included. Photos reflect prior tenant installation



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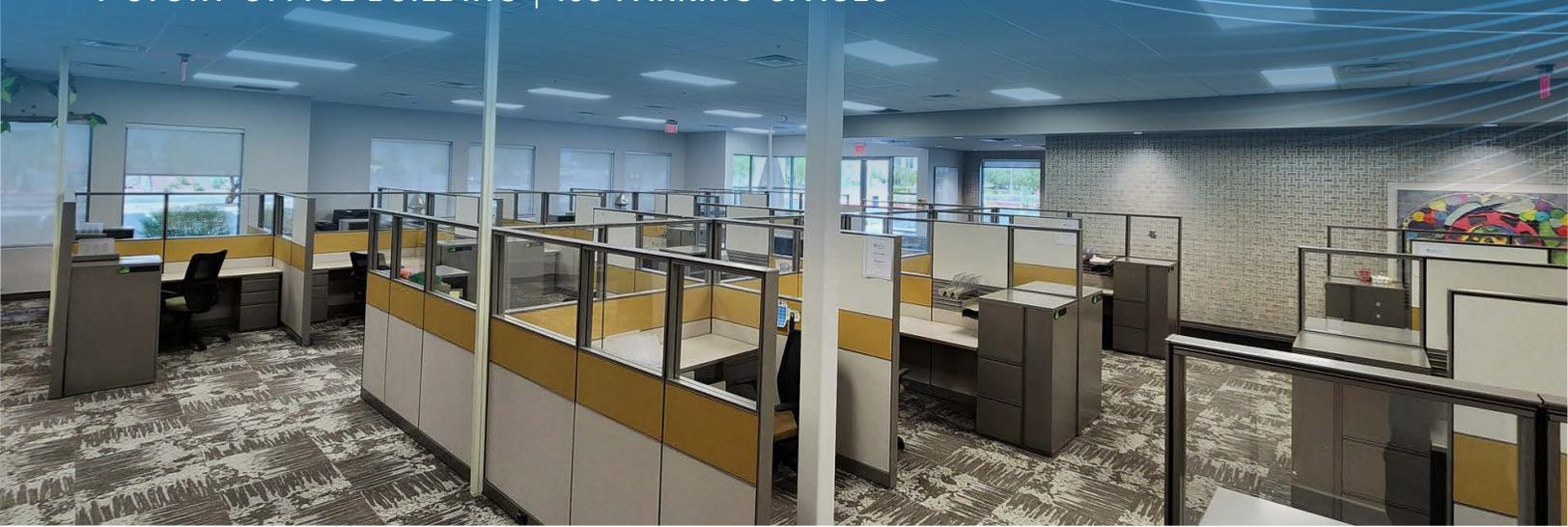
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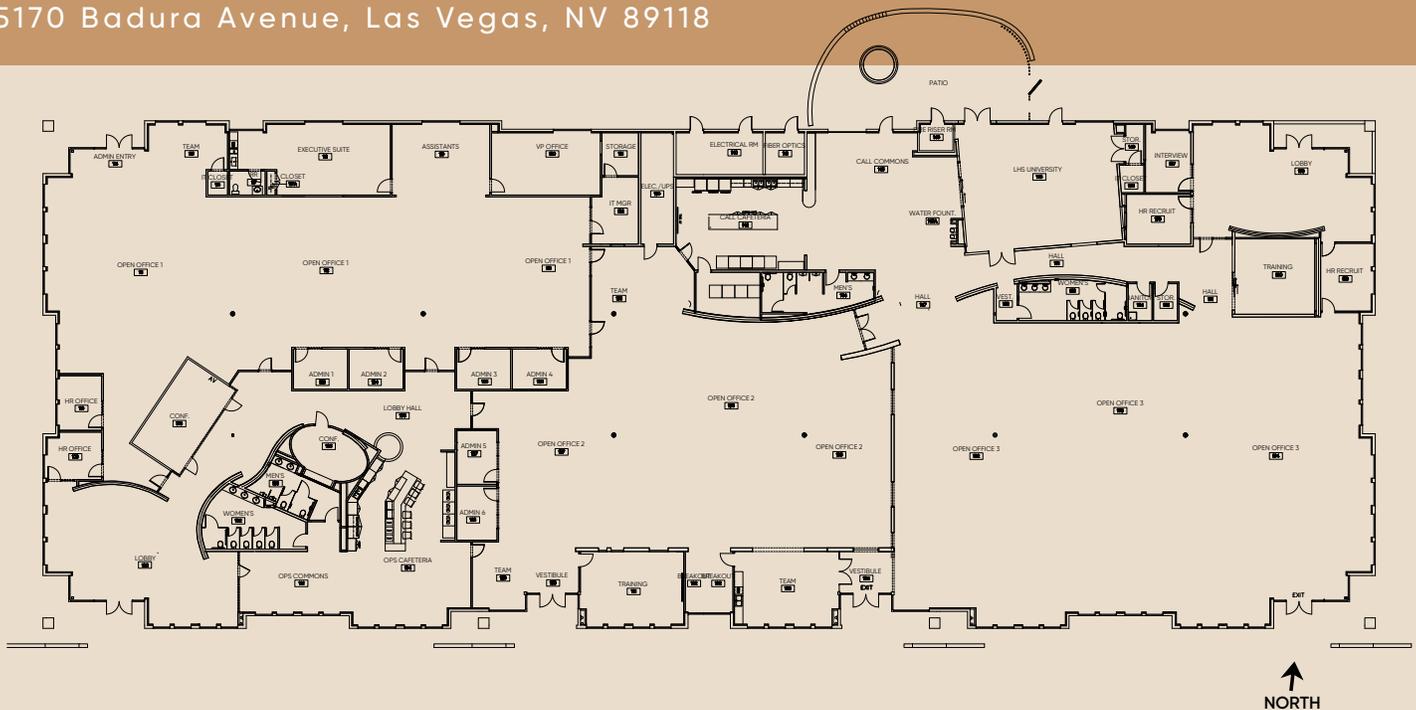
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OFFICE PARK FEATURES

- Located in the highly sought after Southwest Submarket
- Convenient to the Las Vegas master-planned neighborhoods of Summerlin, Green Valley and Southern Highlands
- Easy access to Interstate 215 Beltway and I-15
- Close proximity to hotels, restaurants, convenience stores and more

Developed by



THOMAS &
MACK CO.



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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.