

**FOR LEASE**

# ANGEL PARK

810-850 S. Durango Drive, Las Vegas, NV 89017



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NV #S.76731



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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	18,894 SF
<b>AVAILABLE SF:</b>	800 - 5,120 SF
<b>LOT SIZE:</b>	1.61 Acres
<b>YEAR BUILT:</b>	1997
<b>ZONING:</b>	C-1 Limited Commercial
<b>APN:</b>	138-33-401-001, 138-32-801-005

## PROPERTY OVERVIEW

Angel Park is a clean and elegant single story garden style office complex conveniently located on Durango Drive just north of the Charleston Blvd intersection. This center features both storefront spaces visible from the street, as well as more secluded offices accessible from the courtyard. The buildings are separated by an elegant courtyard with plenty of break areas and shade. Parking is excellent at a ratio of 4 spaces per every 1,000 square feet of occupied space, and covered parking is available. Amenities are abundant in the area with eateries, banking, medical services and major stores are available within just a few blocks. Visibility of the center from Durango Drive is good, and there is pylon signage available.

## PROPERTY HIGHLIGHTS

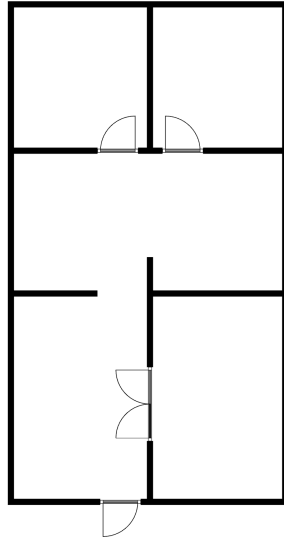
- Durango Drive Frontage
- Shaded Courtyard with Break Areas
- Covered Parking
- Pylon Signage

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## 810 S DURANGO DRIVE - SUITE 102 - ±800 SF

NOT TO SCALE



### SUITE DESCRIPTION

This very efficient suite features a glass door entrance from a shaded courtyard, a lobby and reception, a main executive office, a common copy/break area, and two additional offices. All offices have windows.

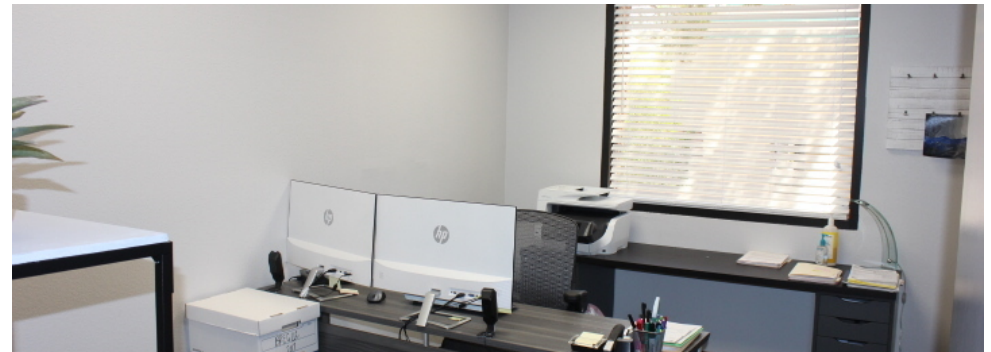


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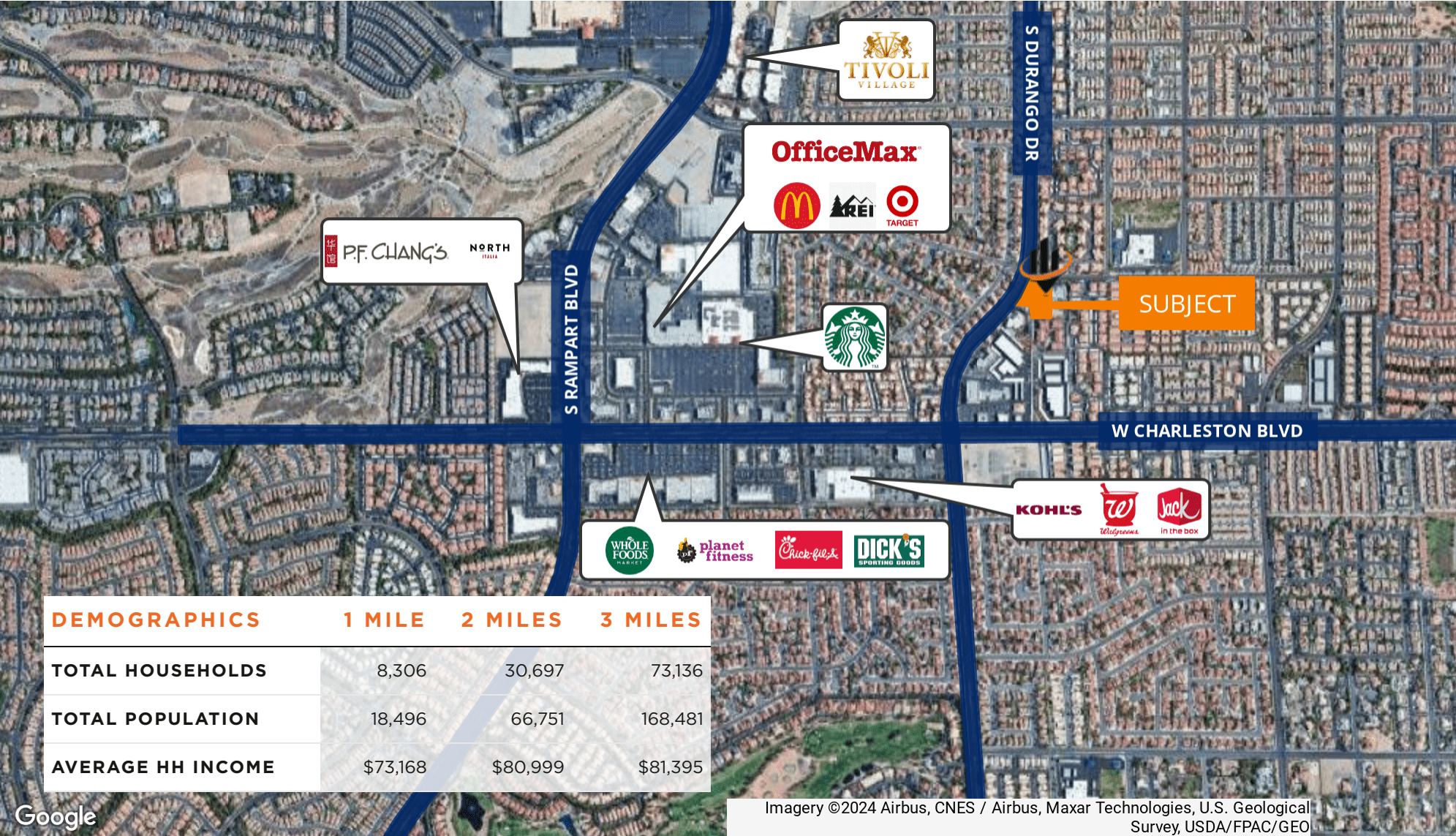
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RETAILER MAP



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