

FOR LEASE

ANGEL PARK

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



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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	18,894 SF
AVAILABLE SF:	800 - 5,120 SF
LOT SIZE:	1.61 Acres
YEAR BUILT:	1997
ZONING:	C-1 Limited Commercial
APN:	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.

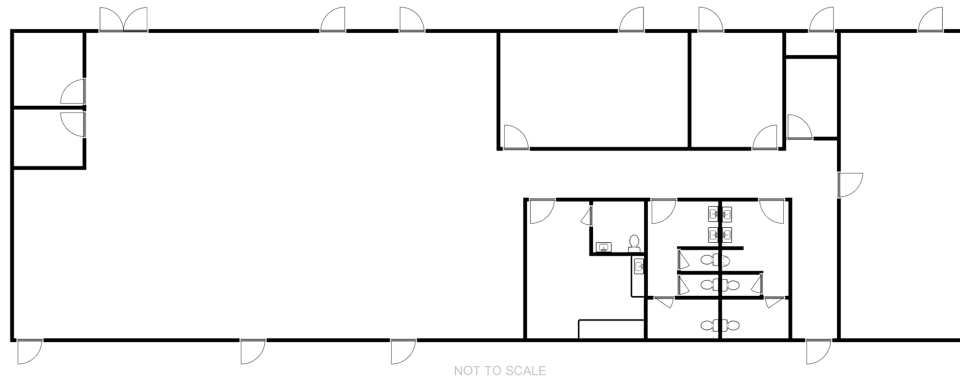
PROPERTY HIGHLIGHTS

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

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850 S DURANGO DRIVE - SUITE 100 - ±5,120 SF



SUITE DESCRIPTION

This suite features a very large open area, four offices, one classroom, a break room, two multi-stall restrooms, and one ADA restroom. The space has plenty of exits and lots of windows.



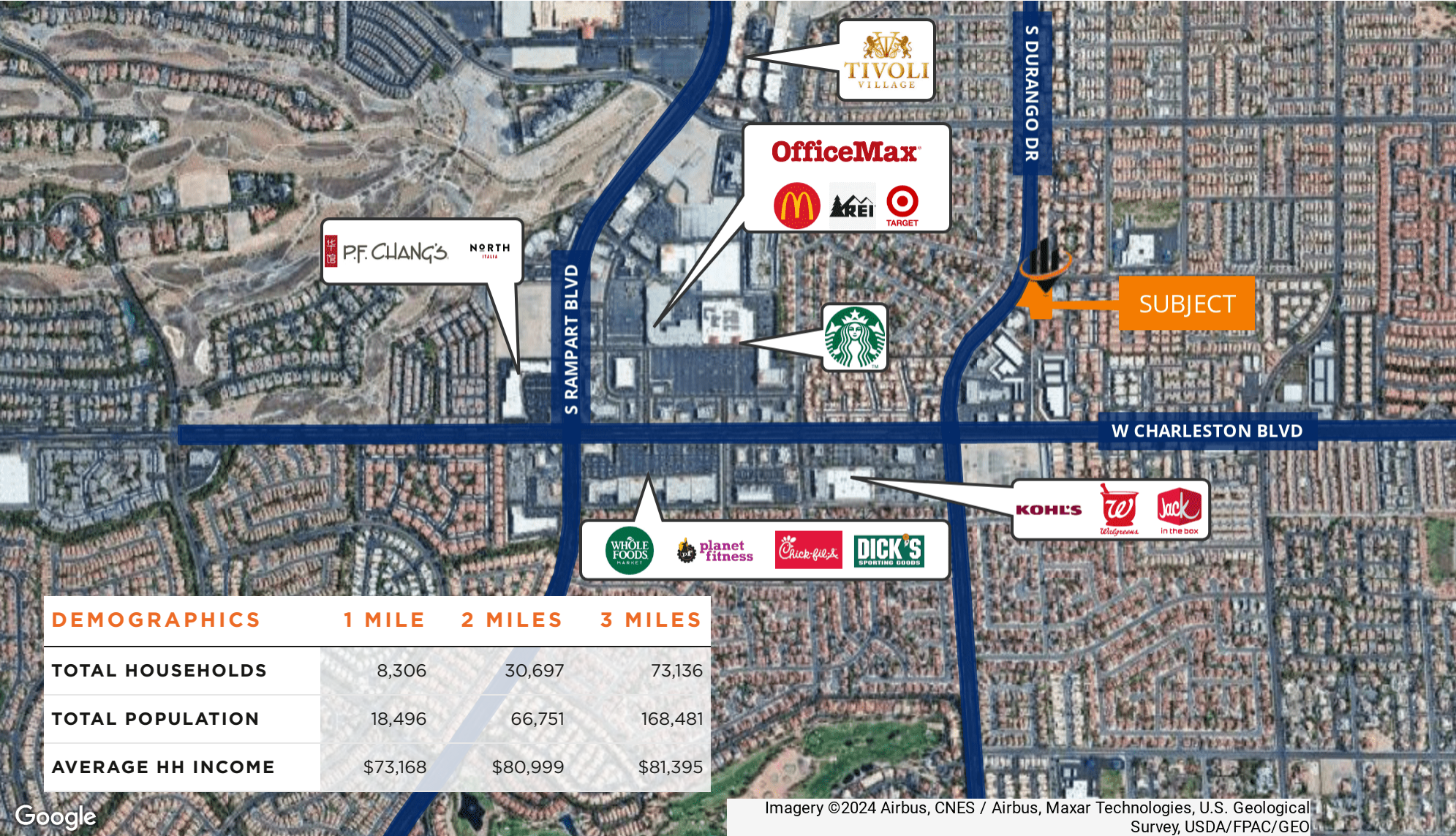
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RETAILER MAP



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