

FOR LEASE

BAYMARC BUILDING

702.795.7900

5812 S PECOS RD
LAS VEGAS, NV 89120



LAW OFFICE
ONE SPACE AVAILABLE
GREAT OWNER/USER



CAMBRIDGE GROUP LTD

CAMBRIDGE GROUP LTD
1820 E. WARM SPRINGS RD #120
LAS VEGAS, NV 89119

FOR SALE 5812 S. PECOS, 89120

BAYMARC BUILDING

Single Story - Free Standing - 1 Unit for Lease

SPACE DETAILS:

Space Size · 3000SF

Suite is 3000 square feet and perfect for a law firm, insurance agency, or can be used for specific medial offices/uses. Suite is huge and has a perfect business layout. Reception has partitioned sections allowing for separation of waiting room, offices, and private restrooms as well as creating certain "station functions" like a sign-in area, bill pay location; etc. Receptionist space is large with "file overflow" perfect for storing all client documents; while giving receptionists access to necessary documents. Unit also has employee break-room/kitchen area. To further the benefits of this space there are private offices with a main conference room; which can be used as its current use or could be divided into smaller offices or used as an office corral space. Overall this space is phenomenal and move in ready for a variety of business uses.

LOCATION:

Property is located on the major arterial of Pecos Rd with daily traffic counts exceeding 22,500. 108 feet of frontage on the Pecos side. Ingress and Egress on both sides of the property, additional parking on Quail.

LOCATION	5812 S. PECOS RD, 89120
CROSS STREETS	PECOS & E. RUSSELL RD.
RENTAL RATE	\$1.00/PSF
PROPERTY TYPE	OFFICE AND/OR MEDICAL
BUILDING CLASS	B
LOT SIZE	.44 AC
YEAR BUILD	1994
PARKING RATIO...	3.13/1000 SF
ZONING DESCRIPTION	C-P
APN/PARCEL ID	161-31-101-008

SALE DETAILS

BAYMARC BUILDING

Unit A · 3000Sf - \$1.00/PSF + CAM fee's

INTERIOR PHOTOS UNIT A



BAYMARC BUILDING

INTERIOR PHOTOS UNIT B



BAYMARC BUILDING

Call or email to view this property!

Cambridge Group LTD
1820 E. Warm Springs Rd #120
Las Vegas, NV 89119

Phyllis Hanley or Jordan Hanley
702.795.7900 x3
SalesDept@LVCambridge.com



CAMBRIDGE GROUP LTD
702.795.7900