

FOR LEASE > MULTI-TENANT OFFICE/WAREHOUSE/SHOWROOM/RETAIL BUILDING

# Bodega Business Park

## Beautiful Showroom/Office Space

5905-6001 SOUTH DECATUR BOULEVARD • LAS VEGAS, NEVADA • SWC OF DECATUR BLVD. & OQUENDO RD.



**PAT MARSH, SOIR**  
pat.marsh@colliers.com

**E.J. PAUL SWEETLAND, IV, SIOR**  
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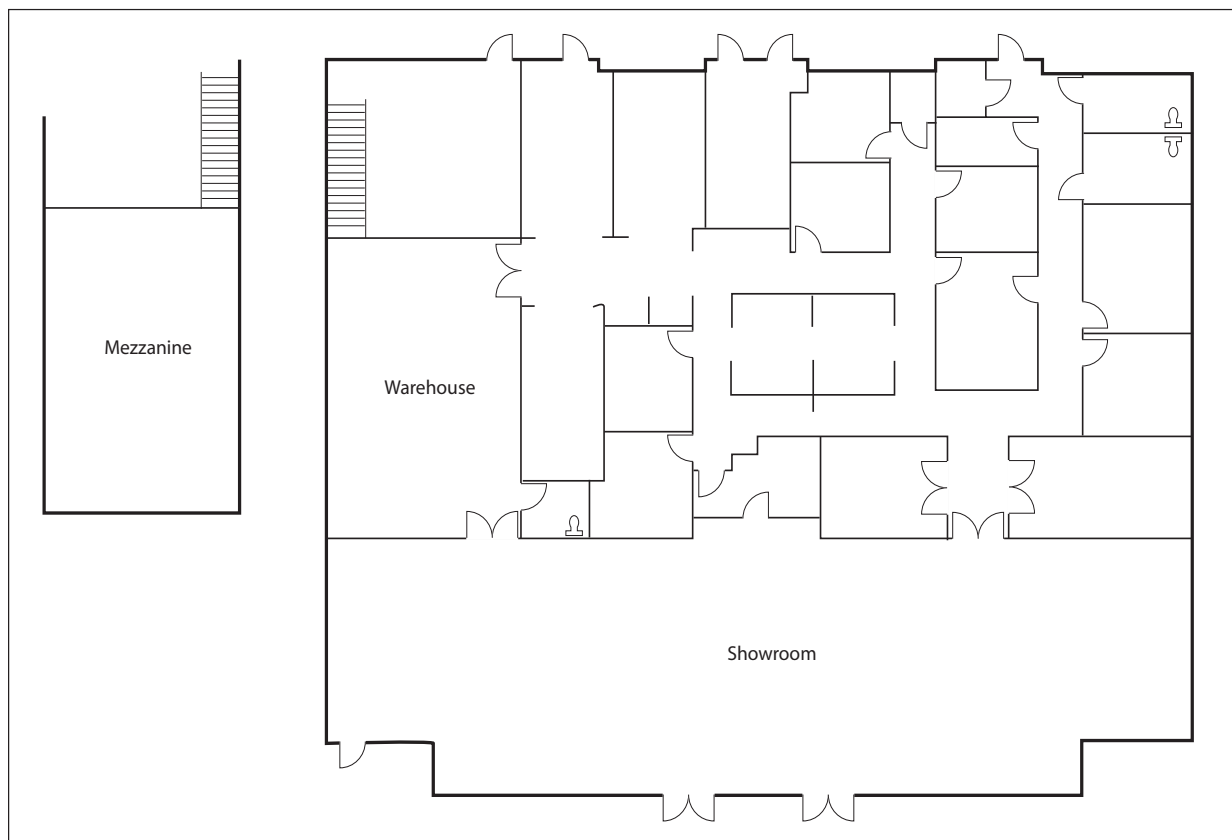


Colliers International  
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T 702.735.5700 | F 702.731.5709

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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Drawings Not Exact/Not To Scale  
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## GENERAL INFORMATION

Address: 6001 S. Decatur Blvd, Suite G,H,I,J  
Las Vegas, Nevada 89118

Total Size: ±9,774 sq. ft.  
Office Area: ±9,285 sq. ft.  
WHS. Area: ±488 sq. ft.

Roll-up Doors: 1  
Power: 200 amps, 277/480 volt, 3-phase panel  
Clear Height: 18'  
Sprinklers: Yes – ESFR  
Zoning: C-2 (Clark County)

## MONTHLY RENTAL INFORMATION

Base Rent: \$0.99  
NNN Fee: \$0.24  
Total Monthly: \$9,676.26 + \$2,345.76 = \$12,022.02  
TI Allowance: Negotiable

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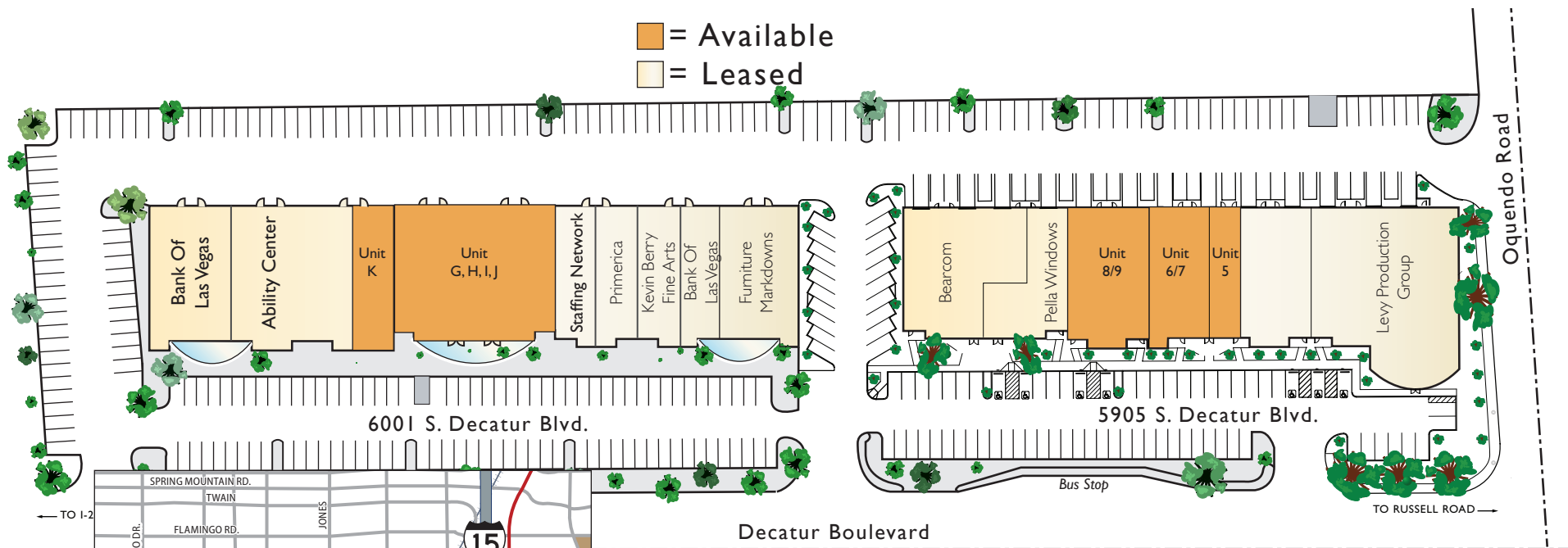
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■ = Available  
 ■ = Leased



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