

**FOR LEASE
± 1950 SF
PRIVATE OFFICE**

**2925
N Lamb Blvd
North Las Vegas
89115**

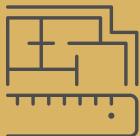


**BARASHY
GROUP**

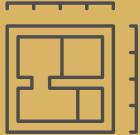


OFIR BARASHY
(702) 325-9673
ofir@barashy.com
License # BS.146149

Property Snapshot



± 1,950 SF
Available SF



\$1.00 / SF
MG



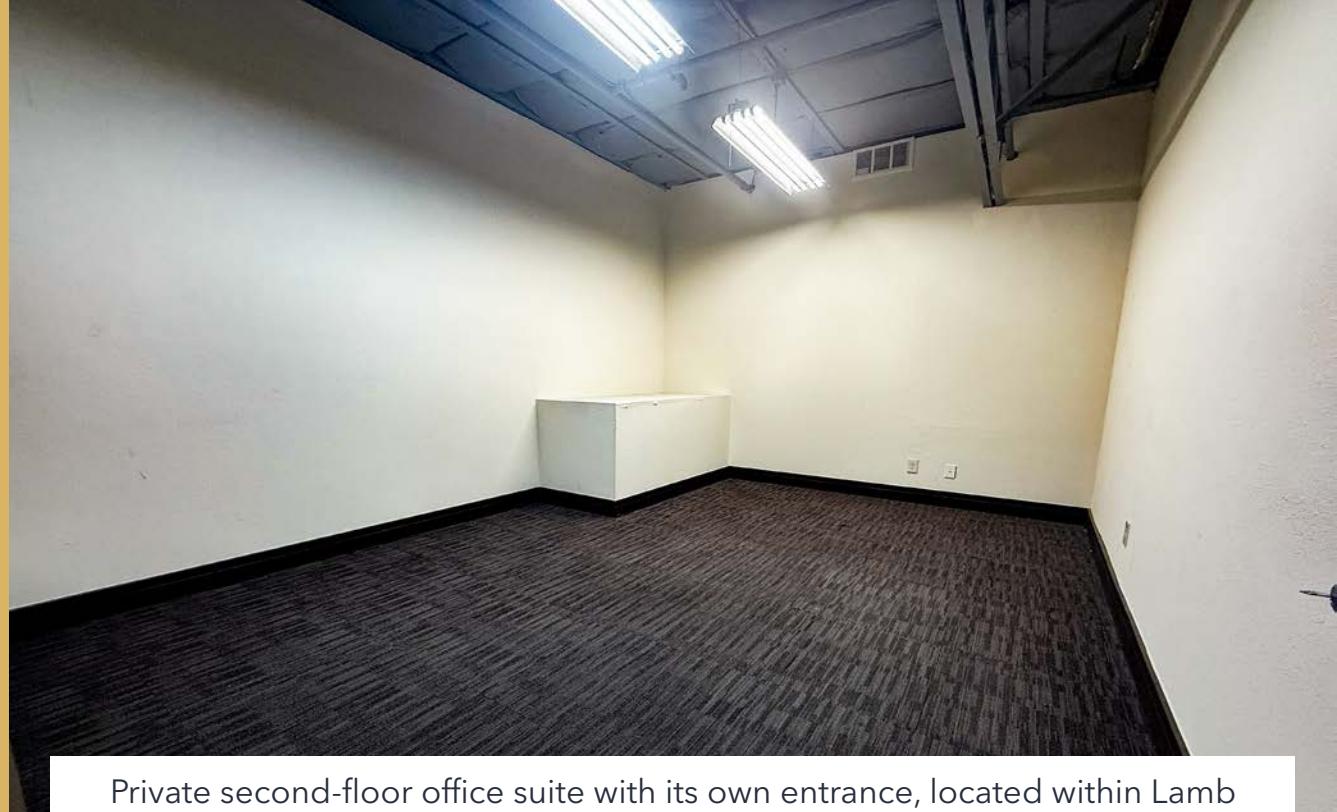
\$1,950
Monthly Rent

Property Features

- 3 offices + restroom w/ shower
- Private exterior entry
- MG Lease: Tenant pays power + internet & routine maintenance
- On-site parking included
- Access to Cheyenne Ave & I-15
- Additional cooling via mini-split



The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Private second-floor office suite with its own entrance, located within Lamb Industrial Park in North Las Vegas, available for lease at \$1.20/SF Modified Gross.



Vicinity Map

Position your business in the heart of North Las Vegas' industrial hub with this $\pm 1,950$ SF second-floor office suite. Featuring a private entrance, flexible layout, and convenient parking, the space is part of a shared site with Aquatic Glazing International, a respected specialty glazing contractor occupying the downstairs office, warehouse, and outdoor shed. Located just minutes from I-15 and Cheyenne Ave, the property offers seamless connectivity to the Valley's logistics network, suppliers, and amenities.

Within 5 Miles



I-15 Freeway via E Cheyenne



Lowe's Home Improvement



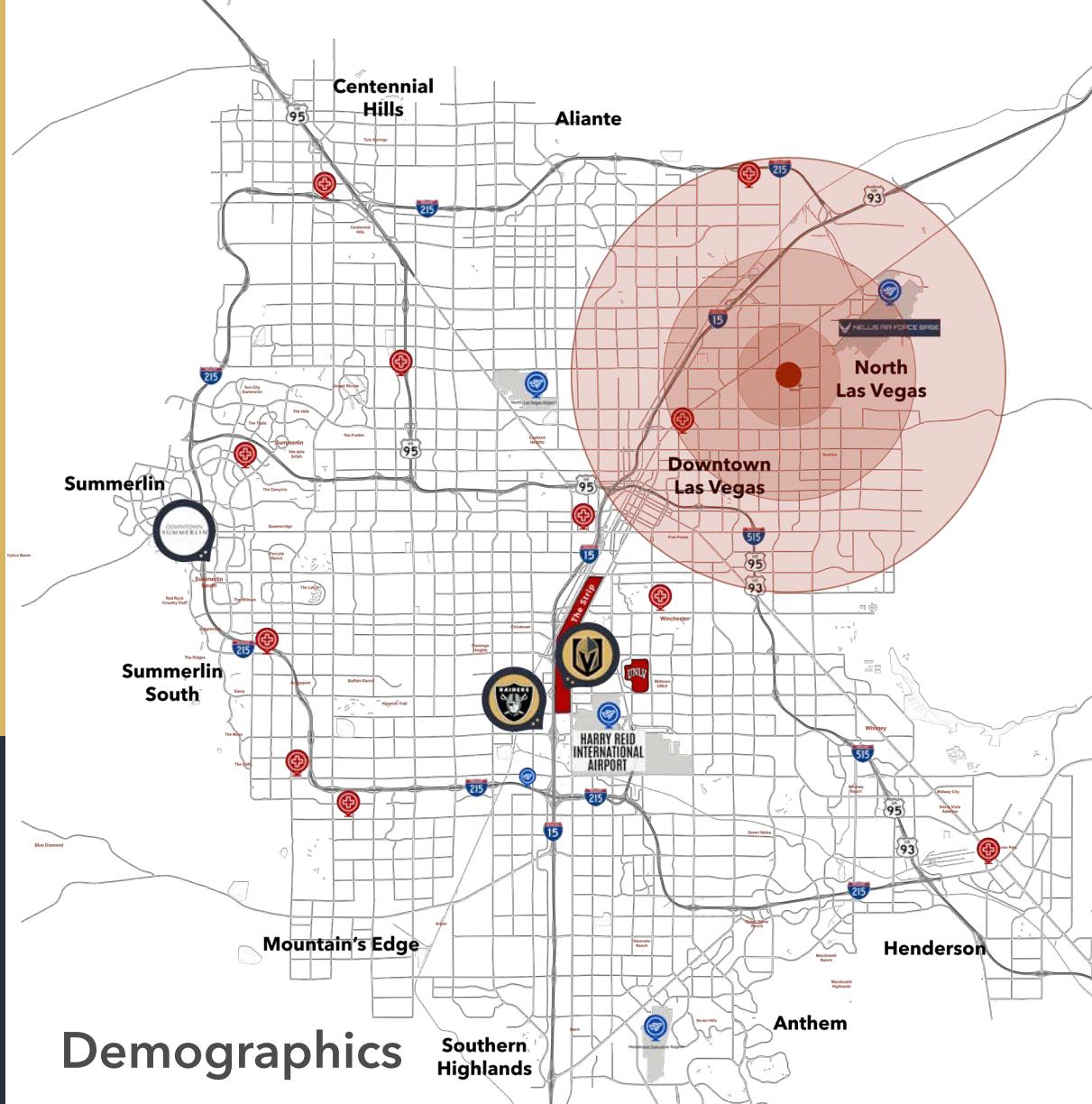
Nellis Air Force Base



Sam's Club



Cannery Casino



Demographics

Population	1-mile	3-mile	5-mile
2023 Population	16,076	160,493	401,612
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$59,695	\$62,142	\$70,391
Households	1-mile	3-mile	5-mile
2023 Total Households	4,947	47,442	127,906



Meet the Landlord

Aquatic Glazing International



About

Aquatic Glazing International is a nationally respected specialty glazing contractor with decades of experience in designing and installing custom architectural glass systems for aquatic centers and commercial projects across the U.S.

As both the property owner and the downstairs occupant, AGI offers tenants the reassurance of stable, long-term ownership and a vested interest in maintaining a high-quality property environment.



 **BARASHY GROUP**

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Property Photos





2925
N Lamb Blvd
North Las Vegas
89115

Ofir Barashy
(702) 325-9673
ofir@barashy.com



**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEVADA
PROPERTIES