



ARROYO SOUTH OFFICE

7150, 7250, 7255 S. TENAYA WAY,
LAS VEGAS, NV 89113



Welcome to Arroyo South Office



Discover the ideal blend of convenience and functionality at Arroyo South Office. Comprised of three, single-story office buildings, this project is positioned in the heart of Southwest Las Vegas.

With immediate access to the I-215 Beltway, and just minutes away from Arroyo Marketplace, Arroyo South Office offers a wide range of dining, retail, and services amenities to make employees' workdays more enjoyable and productive.

Professionally, and locally managed, Arroyo South provides a hands-on approach to tenant satisfaction.



7150 S. Tenaya Way

- Single-story, ±46,230 SF class B building
- **Available:**
 - Suite 150 | ±13,949 SF
 - Lease Rate TBD

7250 S. Tenaya Way

- Single-story, ±45,287 SF class B building
- **Available:**
 - Entire Building | ±45,287 SF
 - Lease Rate TBD

7255 S. Tenaya Way

- Single-story, ±45,232 SF class B building
 - **Available:**
 - Suite 300 | ±3,721 SF
 - \$2.40 PSF NNN
-

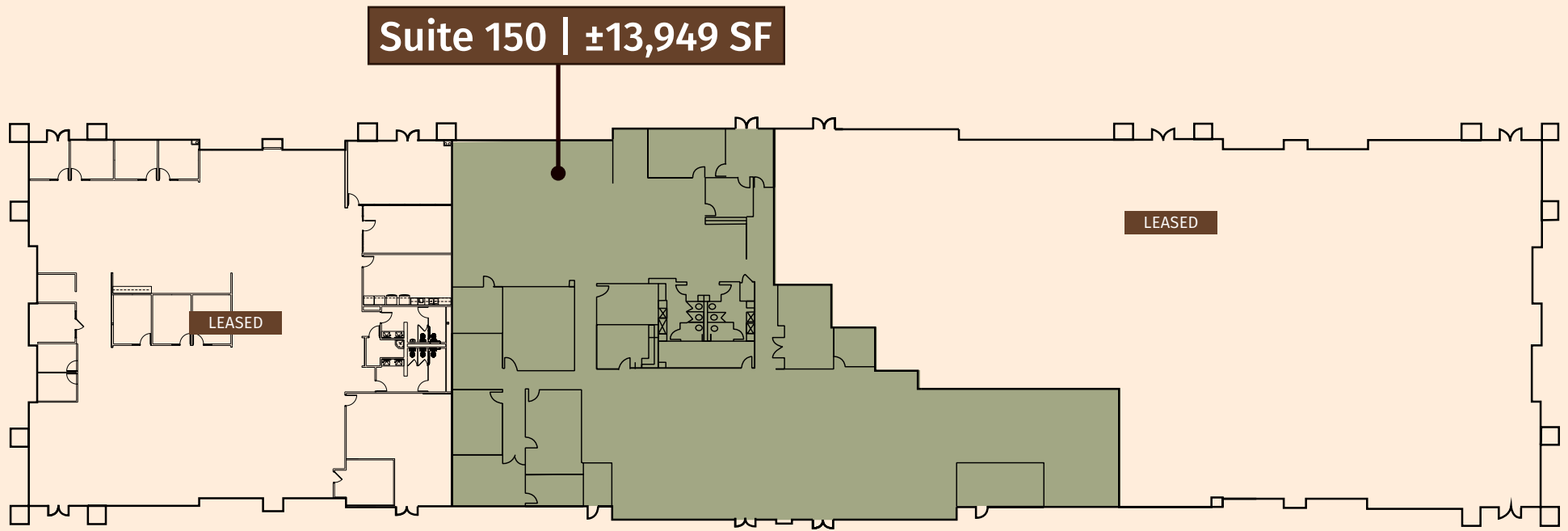


Project Overview

Availabilities

7150 S. Tenaya Way

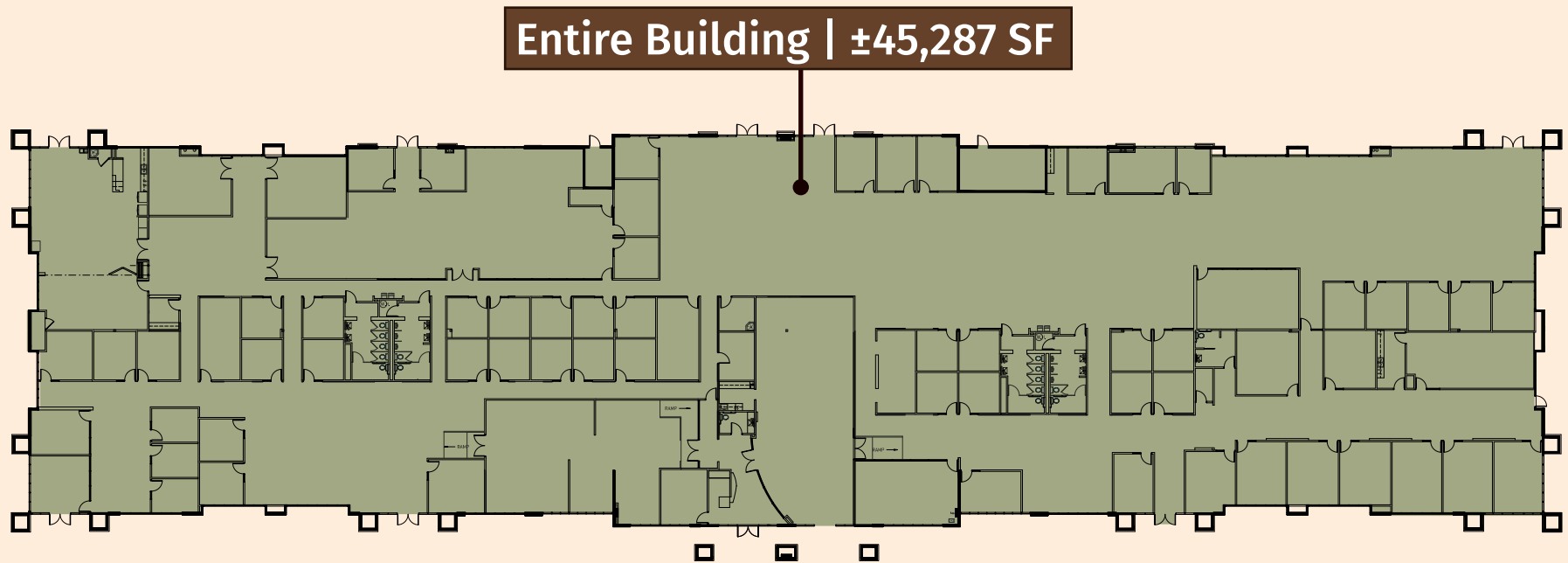
Suite 150 | ± 13,949 SF



Availabilities

7250 S. Tenaya Way

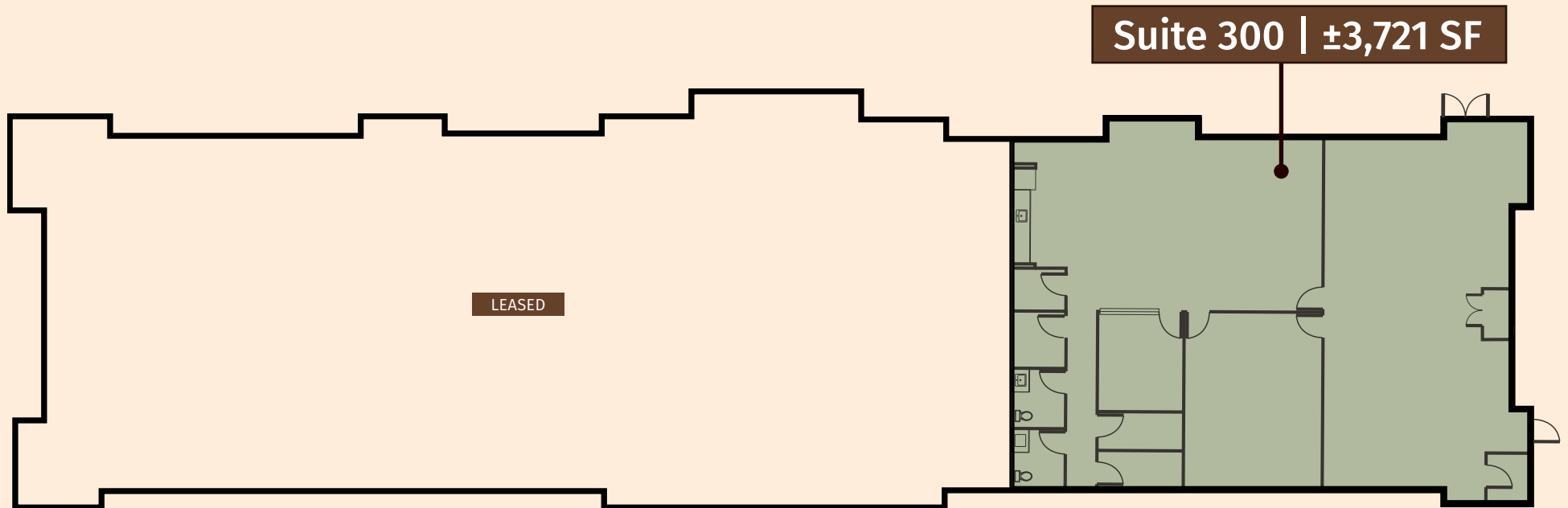
Entire Building | ±45,287 SF



Availabilities

7255 S. Tenaya Way

Suite 300 | ±3,721 SF



This aerial map illustrates a commercial district in Phoenix, Arizona, centered around the intersection of 7150 S Tenaya Way, 7255 S Tenaya Way, and 7250 S Tenaya Way. The map is overlaid with numerous business logos, indicating a high concentration of retail and commercial establishments. Key businesses include Macy's, Sam's Club, PetSmart, Best Buy, Ross Dress for Less, Marshalls, Michaels, Zippys, CVS Pharmacy, IHOP, Albertsons, Sprouts Farmers Market, and many others. The map also shows surrounding residential areas and parking lots.

Businesses identified on the map include:

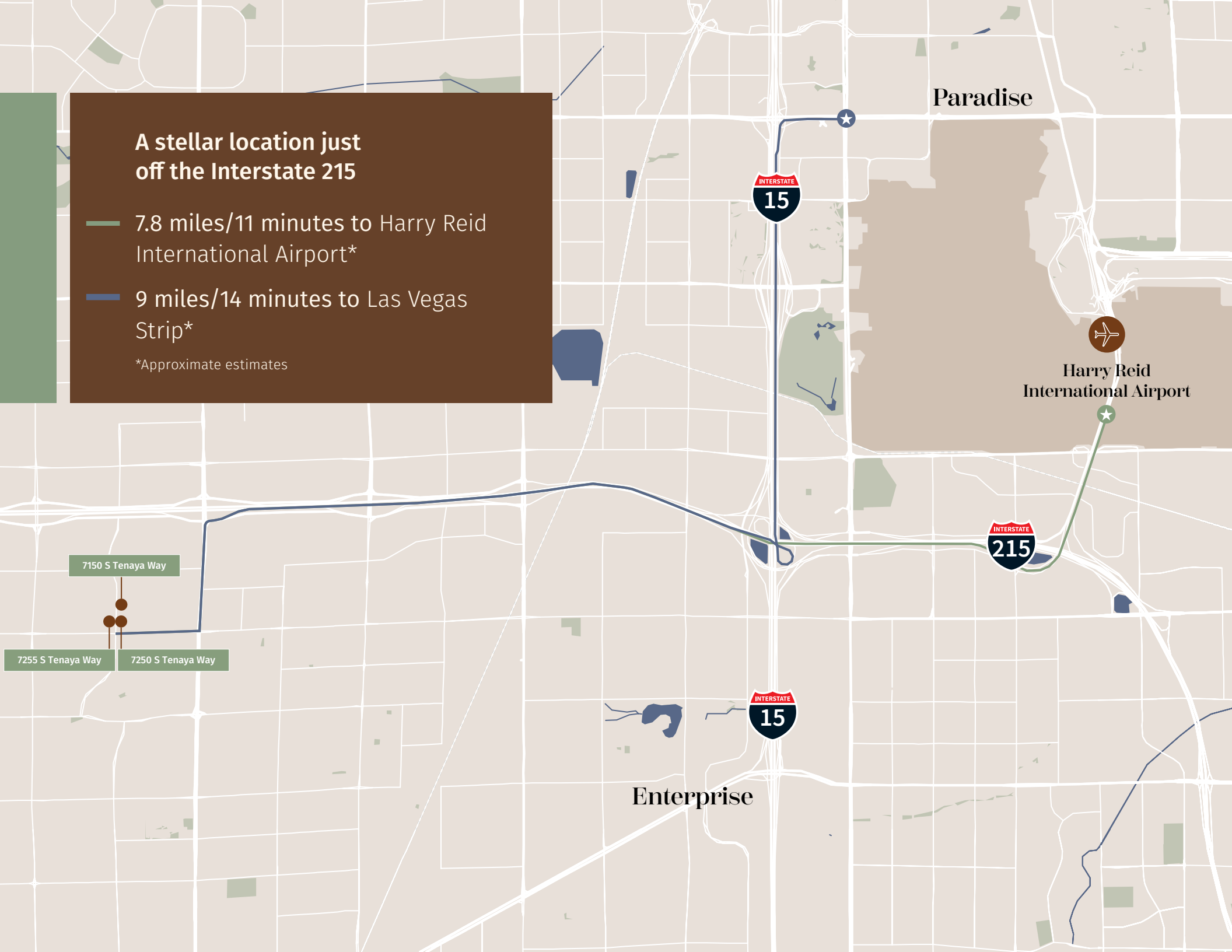
- Macy's
- Sam's Club
- PetSmart
- Best Buy
- Ross Dress for Less
- Marshalls
- Michaels
- Zippys
- CVS Pharmacy
- IHOP
- Albertsons
- Sprouts Farmers Market
- The Magic Noodle
- Citrus
- Shoe Palace
- Toasted
- Men's Wearhouse
- Marshall's
- Qdoba
- McDonald's
- Zupps
- Petco
- CVS
- Walgreens
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**A stellar location just
off the Interstate 215**

— 7.8 miles/11 minutes to Harry Reid
International Airport*

— 9 miles/14 minutes to Las Vegas
Strip*

*Approximate estimates





ARROYO SOUTH OFFICE

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