

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Shauna Bradley, Director of Real Property Management

Recommendation:

Approve and authorize the Director of Real Property Management and/or her designee to sign the Lease Agreement between Clark County and CMB Properties LLC., for ± 2,093 SF of office space at 324 S Third Street, Las Vegas, NV, Suite 2C & 2D for Public Defender & Law Library and authorize the Director or her designee to sign any other necessary documents to complete the transaction or related to management of the Lease. (For possible action)

FISCAL IMPACT:

Fund #:	1010.00	Fund Name:	N/A
Fund Center:	1120102000	Funded PGM/Grant:	N/A
Amount:	\$57,013.32 + \$4,751.11 Security Deposit		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

Clark County Department of Real Property Management has identified ± 695 and ± 1,398 square feet of office space, known as Suite 2C and 2D respectively at 324 S Third Street Las Vegas, NV 89101 for occupation by Public Defender and Law Library.

The Lease Agreement will be for an initial term of One (1) year with three (3) one (1) year options to renew. The monthly rent shall be \$4,751.11 (\$2.27/sf), subject to 3% annual increases with a security deposit in the amount of \$4,751.11. Lessor shall provide for all utilities, maintenance and repairs - excluding phone, internet & suite janitorial.

Upon ninety (90) days notification prior to the expiration of the initial term or any options, County may reduce the size of the premises to only Suite 2C or Suite 2D.

This item was presented to Long Range Planning on July 7, 2026.

Cleared for Agenda

07/21/2026

File ID#

26-1944