

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 or her designee to sign the Lease Agreement between Clark County and Aleco Stewart Enterprises, Inc., for the lease of ±6,350 square feet of office space at the Stewart and Lamb Shopping Center, located at 4359 East Stewart Avenue, Las Vegas, NV 89110 (Assessor's Parcel Number 140-31-602-011). (For possible action)

FISCAL IMPACT:

Fund #:	1010.000	Fund Name:	General Fund
Fund Center:	1120102000	Funded PGM/Grant:	N/A
Amount:	\$137,160.00/Annually		
Description:	First year annual rent		
Additional Comments:	N/A		

BACKGROUND:

On August 6, 1991, the Board of County Commissioners (Board) approved a Lease Agreement (Lease) to rent ±6,350 square feet of office space to the Clark County (County) Department of Juvenile Justice Services (DJJS), at the Stewart and Lamb Shopping Center, located at 4359 East Stewart Avenue, Las Vegas, NV (Property) which expires October 31, 2025. DJJS Probation now occupies the property.

The initial term of the new lease shall commence on November 1, 2025, and shall terminate on October 31, 2030 with five (5) one (1) year options to renew with 3% annual increases. The initial rent is One Hundred Thirty-Seven Thousand, One Hundred Sixty Dollars (\$137,160.00) annually.

Lessor shall provide, at no additional cost to County: water, exterior pest control, exterior landscaping, and security.

This item was presented to the County Long Range Planning Committee on October 9, 2024.

Cleared for Agenda

10/21/2025

File ID#

25-3011