

# PATRICK AIRPORT CENTER

6012 Topaz Street, Las Vegas, NV 89120



Flex Space For Sublease

**OFIR BEN-MOSHE**

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B.1002540.LLC

**MYD** REAL ESTATE

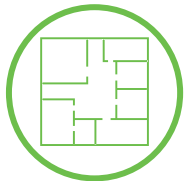




## OFFERING SUMMARY

Flex / Office Space For Sublease

Available Space  
±3,200 SF (Suite 5)



Lease Rate  
\$1.30 PSF + NNN



Location  
Airport Submarket



Lease Expiration  
02/29/2028





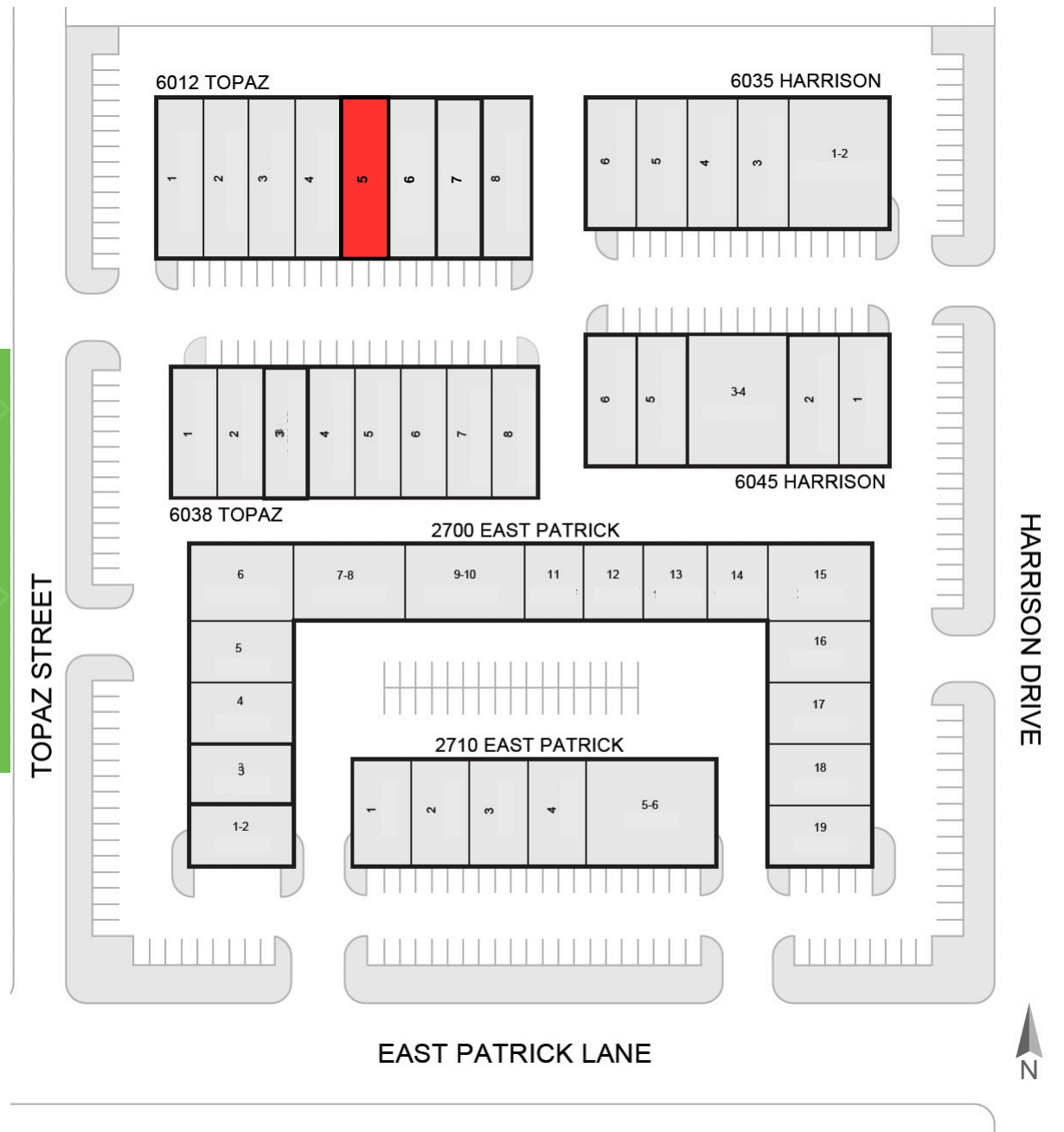
## PROEPRTY HIGHLIGHTS

- **Functional configuration** consisting of  $\pm 592$  SF of office &  $\pm 2,608$  SF of warehouse
- $\pm 142,000$  SF business park with **ample parking** & accessibility from Topaz St, Patrick Ln, & Harrison Dr .
- **Centrally located** within **Airport Submarket**, providing immediate accessibility to Harry Reid International Airport, CC-215, & I-15 Freeways

## KEY DEMOGRAPHICS

	1-mile	3-miles	5-miles
<b>2023 Population</b>	<b>5,585</b>	<b>130,375</b>	<b>397,762</b>
<b>2023 AHHI</b>	<b>\$81,617</b>	<b>\$75,176</b>	<b>\$77,326</b>
<b>2023 Households</b>	<b>2,151</b>	<b>53,367</b>	<b>175,442</b>

# SITE PLAN



**SUBJECT**  
**NAP**

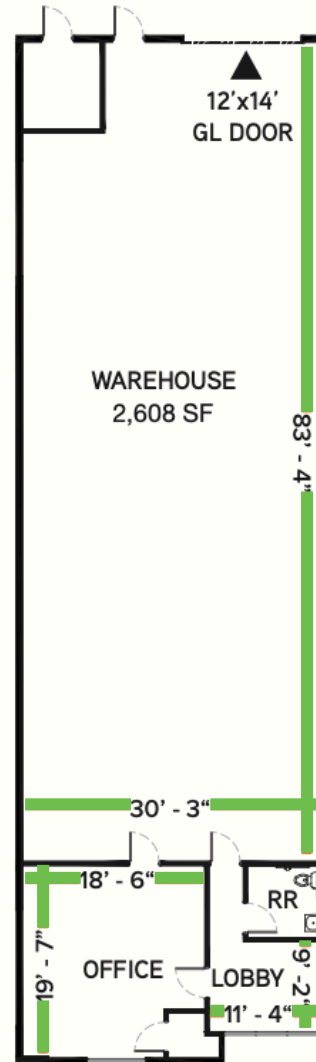
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## FLOOR PLAN

### Improvements:

- ±592 SF Office Space
- ±2,608 SF Warehouse Space
- 1 Restroom
- 1 Private Office
- Lobby/Reception
- 12' x 14' Grade Level Door



SUITE 5  
**±3,200 SF**



# AREA MAP



■ Subject 
 ■ Major Retail 
 ■ Hospitality/Casino 
 ■ Airport



## PROPERTY PHOTOS





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