

LEASE
FOR



3-10+ room office suites; 800 – 4,000 sf

9890 S. Maryland Pkwy. Las Vegas, NV 89183

DEVON SANSONE

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 **SANSONE**
INVESTMENTS
Real Estate • Development • Management

9890 S. Maryland Pkwy
Las Vegas, NV 89183

LEASING DETAILS

Space Available:

800– 2,000+ SF

Lease Price:

\$1.45 PSF NNN INTRO RATE

NNN:

\$0.58 PSF



PROPERTY HIGHLIGHTS

- 3-10+ room office suite
- Fully upgraded offices with turn-key available
- Excellent synergy with restaurants below.
- Common area conference rooms, break room
- Pylon Signage available.
- Excellent Parking Ratio 8:1,000
- Covered Parking Available

DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|----------|----------|
| 2019 Population | 31,994 | 145,938 | 286,474 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2019 Households | 12,012 | 56,237 | 110,672 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2019 Average Household Income | \$66,729 | \$69,238 | \$72,030 |

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Gorgeous Lobby



Break Room



New Conference Room

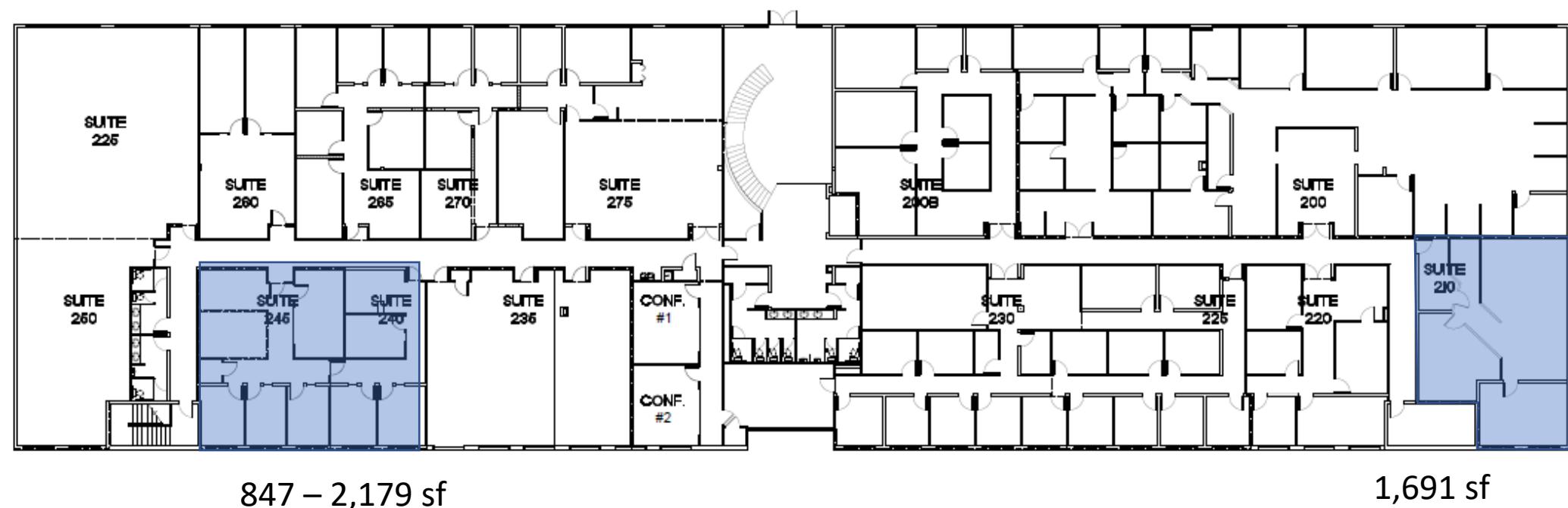


Newly Remodeled Office



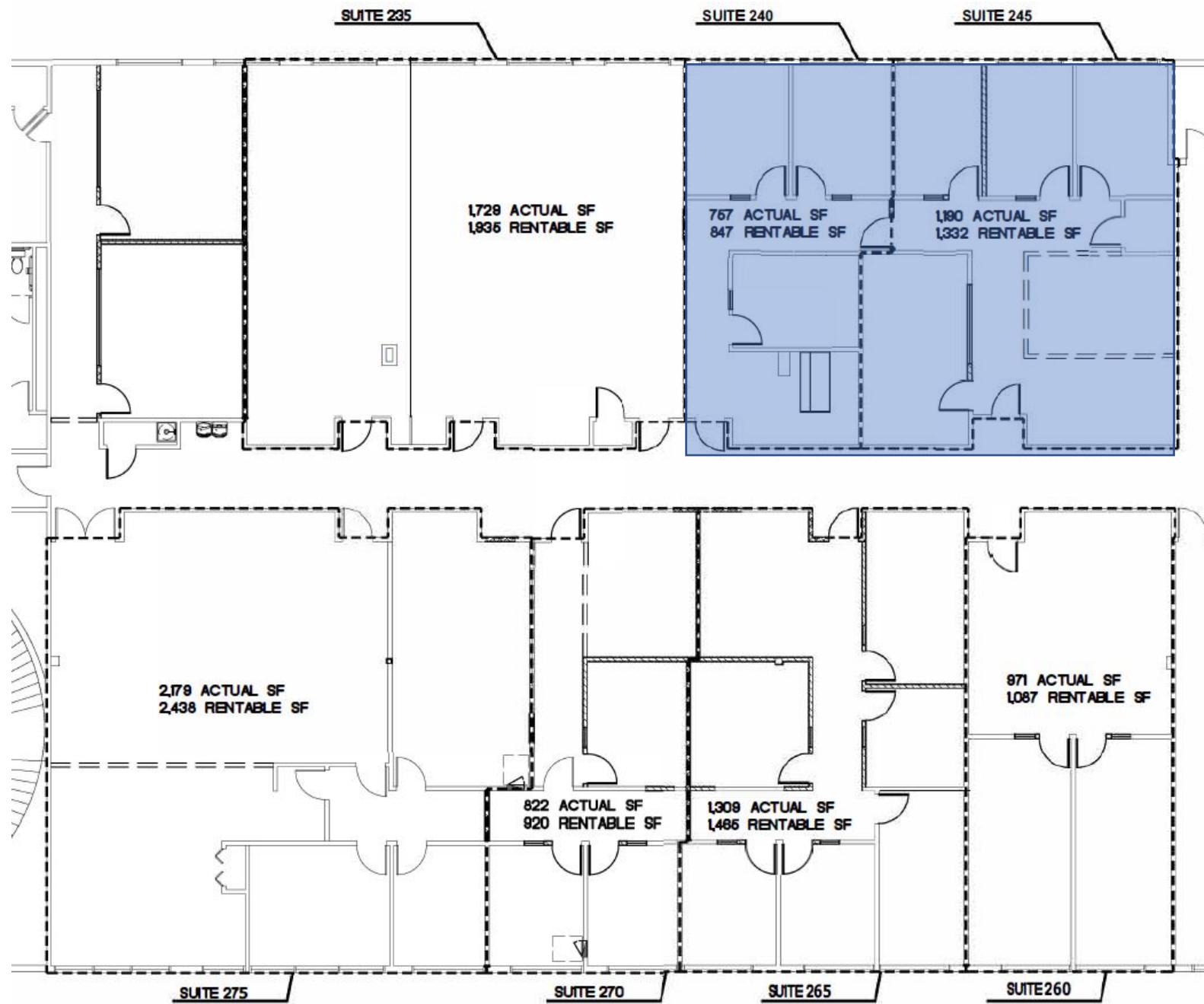
Newly Remodeled Office

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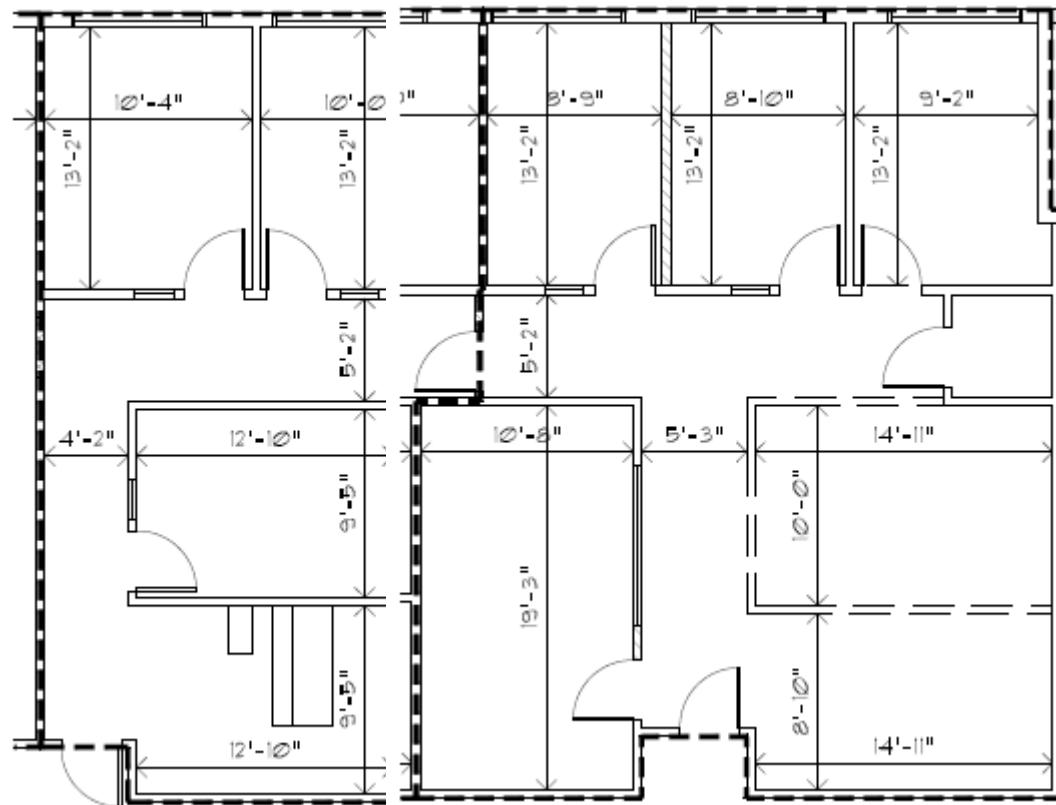


OFFICE SITE PLAN

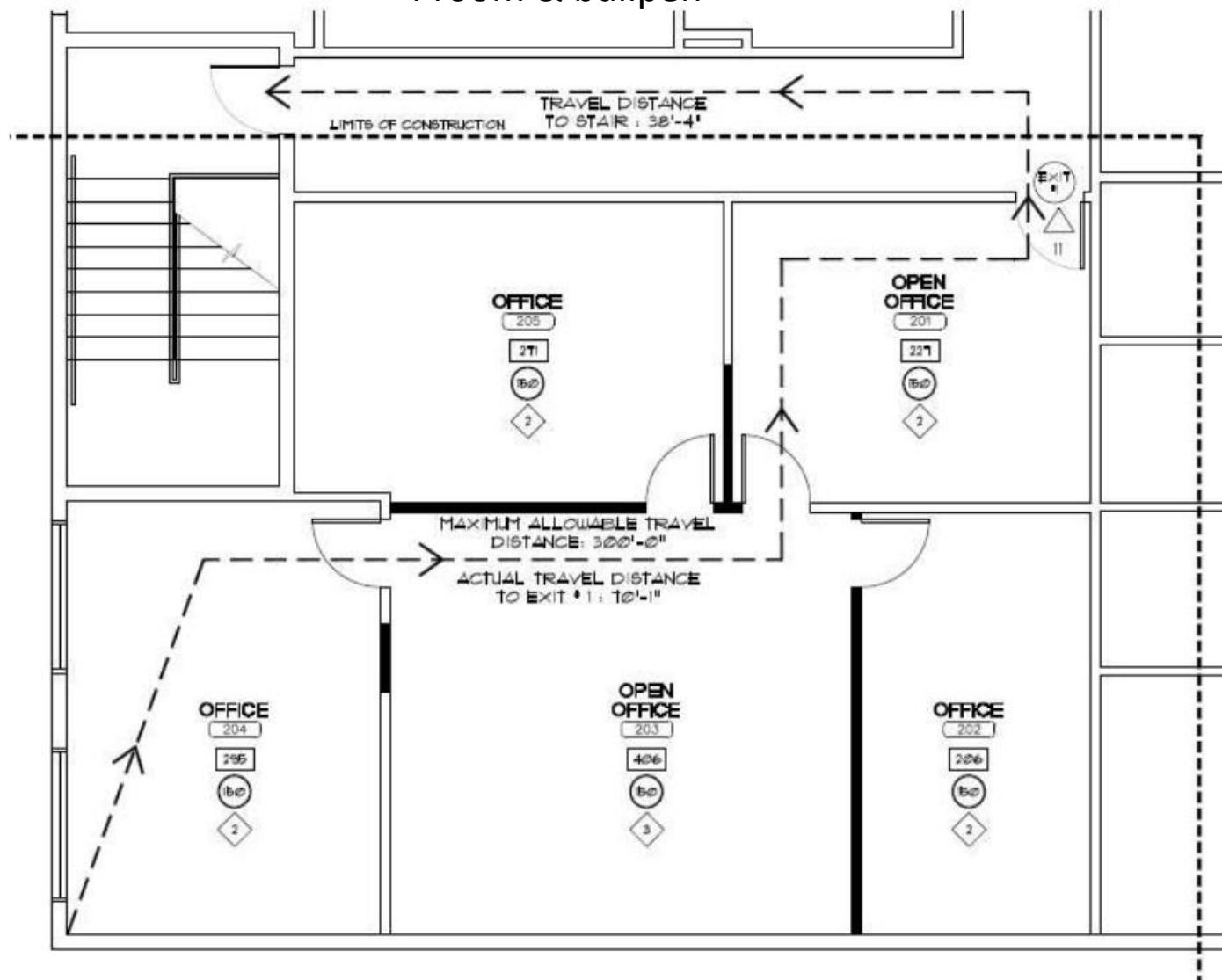
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2,179 SF 7 room +
Reception + Bullpen



1,691 SF
4 room & bullpen



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