

# FOR LEASE

Aggressive  
Landlord  
Ready to Deal

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

9890 S. Maryland Pkwy. Las Vegas, NV 89183

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



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## 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

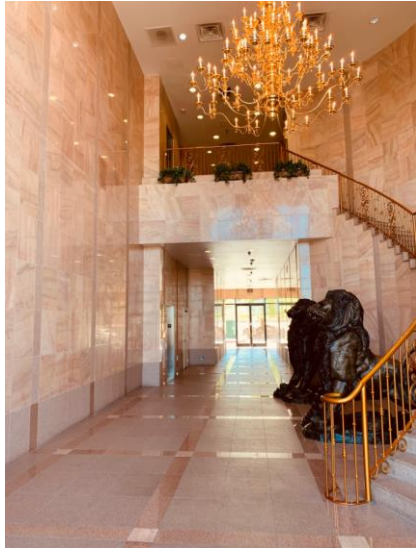


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**Gorgeous Lobby**



**Break Room**



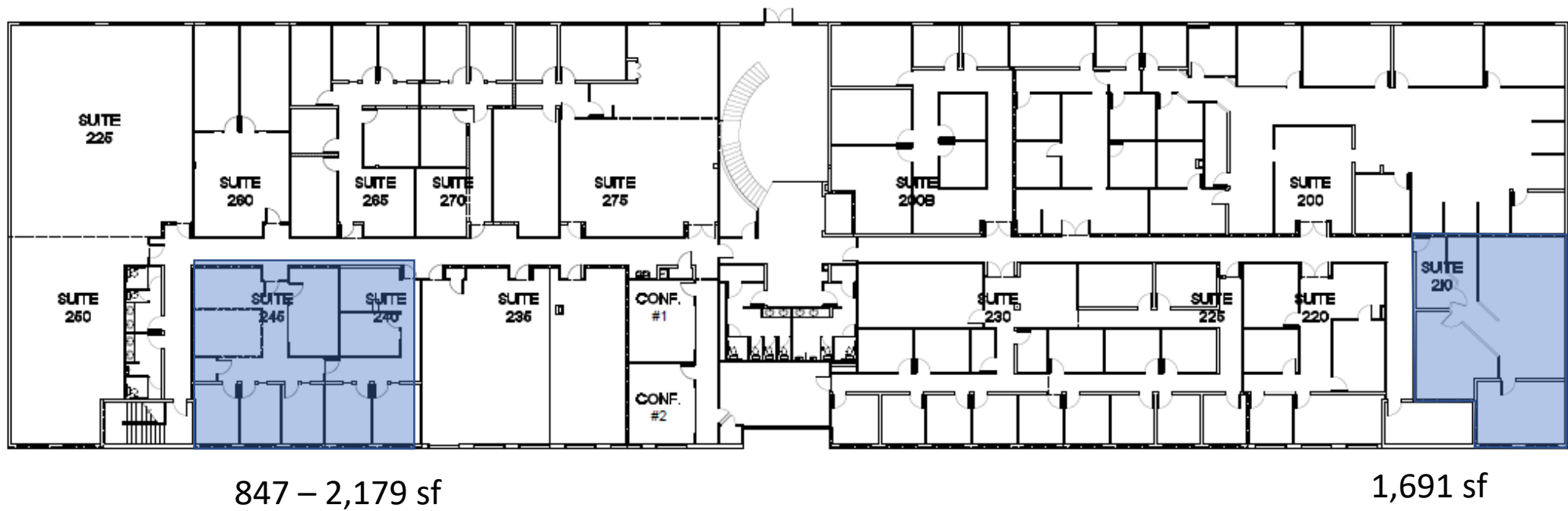
**New Conference Room**

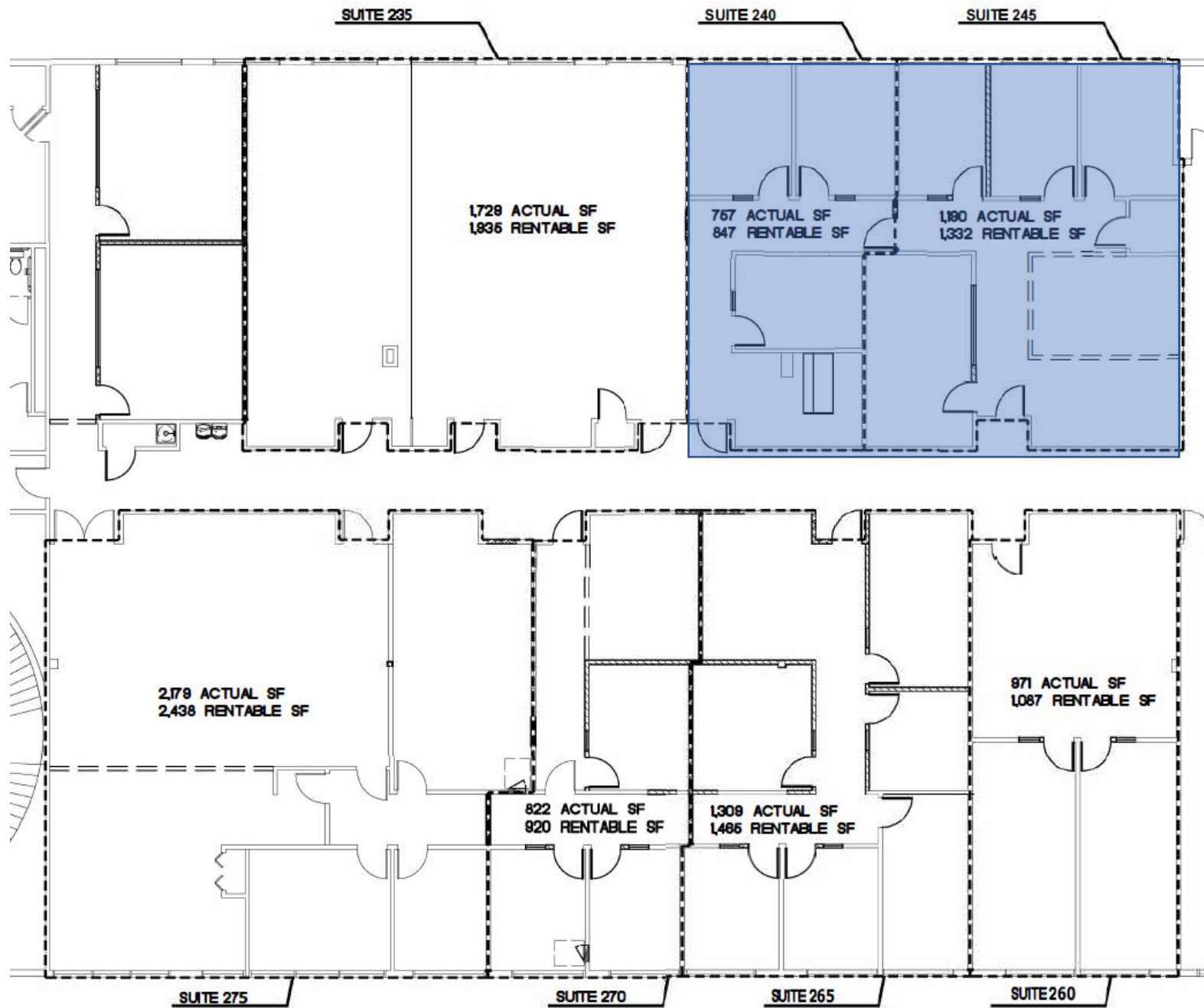


**Newly Remodeled Office**

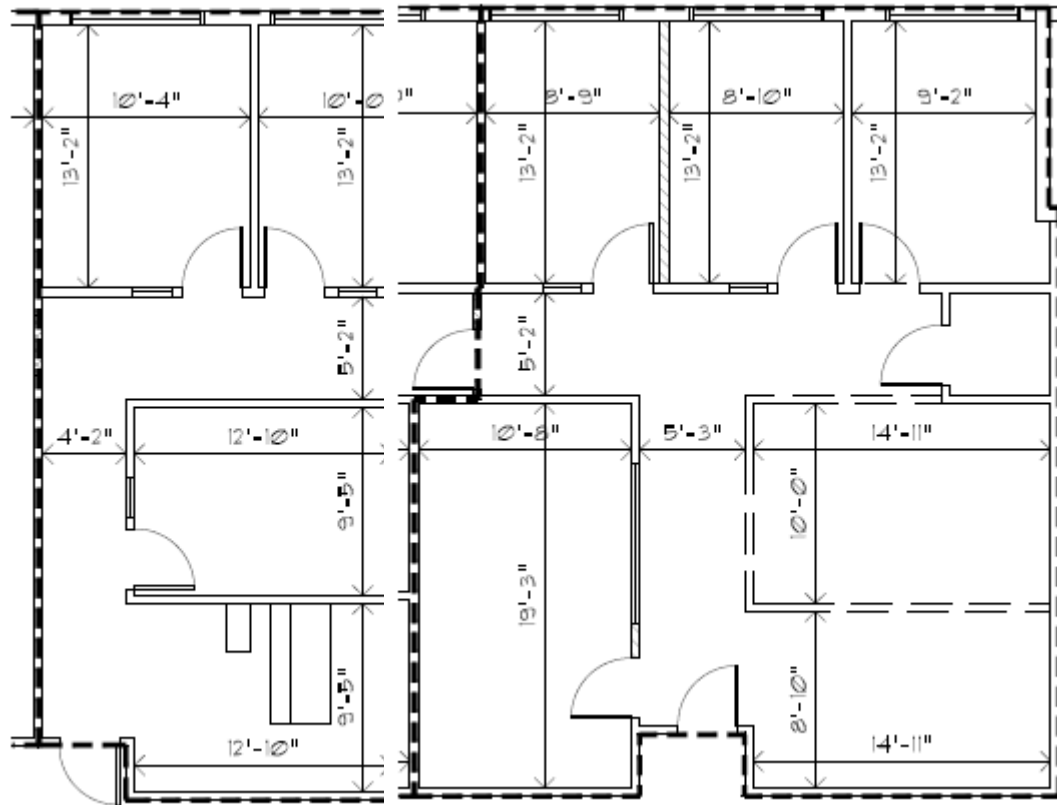


**Newly Remodeled Office**





2,179 SF 7 room +  
Reception + Bullpen



1,691 SF  
4 room & bullpen

