

FOR LEASE

RUSSELL McLEOD OFFICE PARK
3085-3095 E. Russell Rd. | Las Vegas, NV 89120



1,050 – 1,110 SF TURN-KEY OFFICE SUITES AVAILABLE



Laramie Bracken

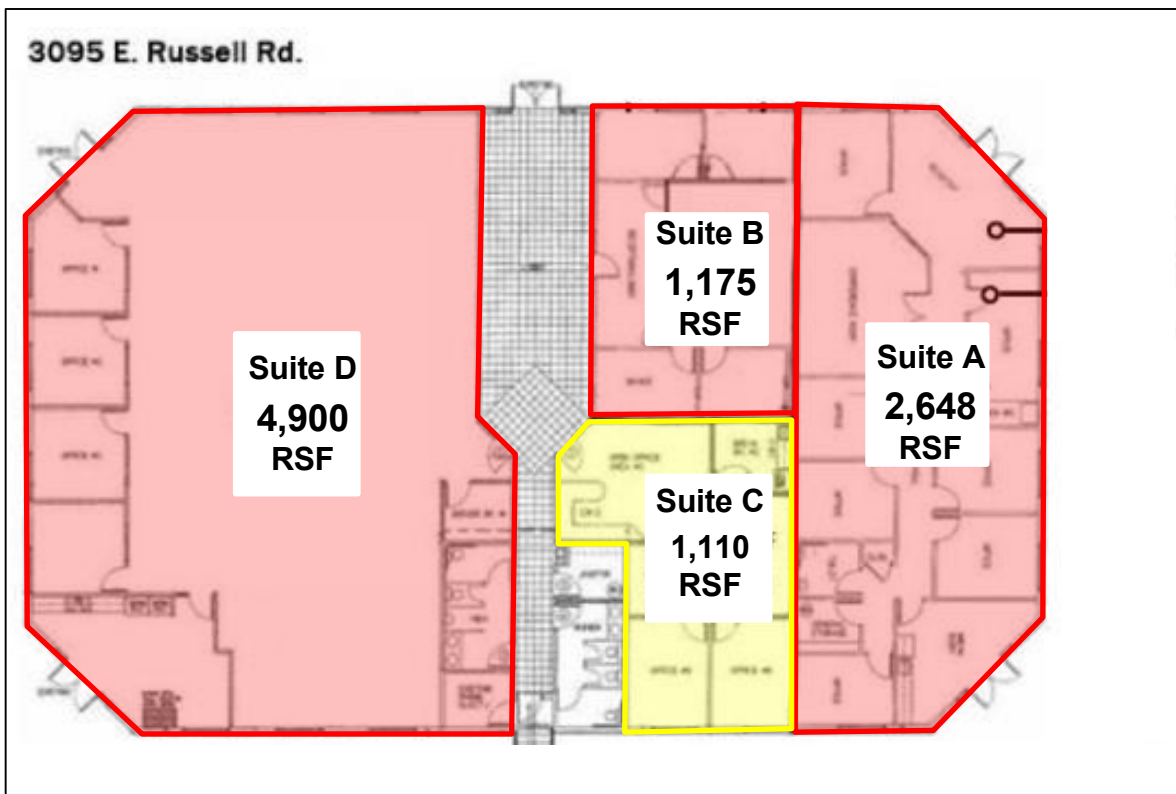
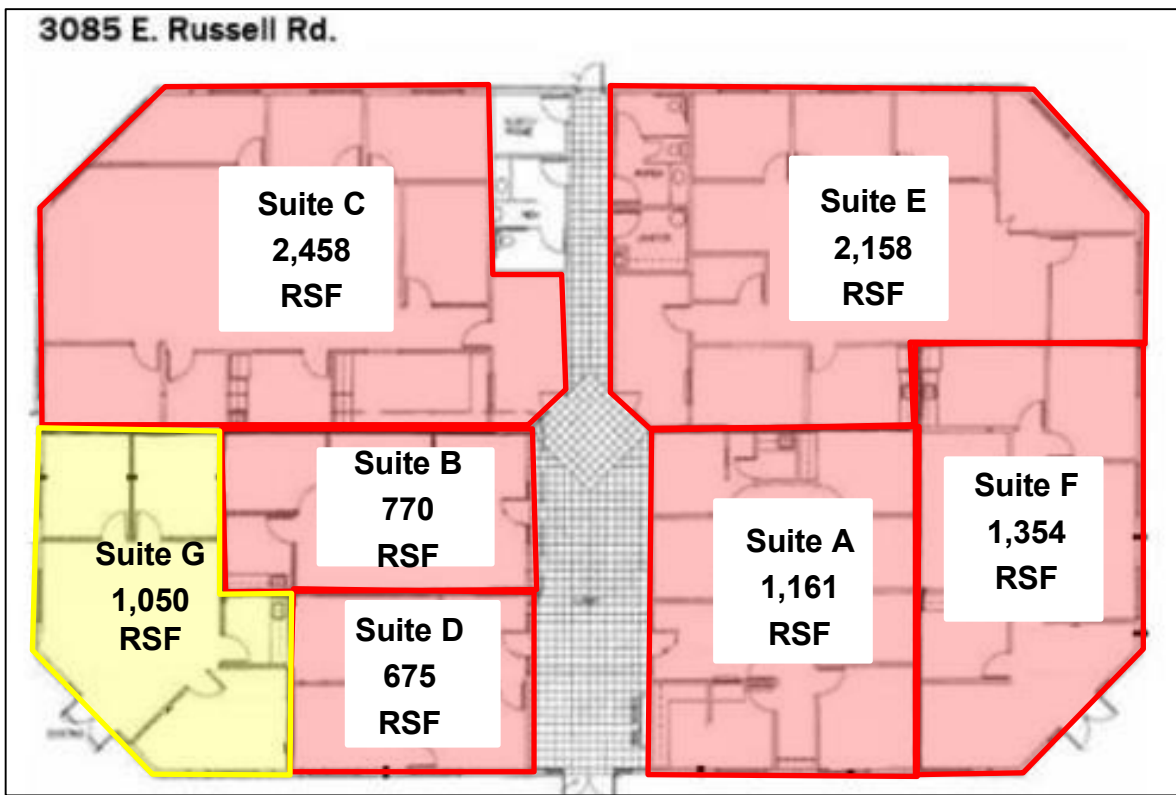
Executive Vice President, Brokerage Services

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Key:
 Vacant ■
 Occupied ■



| Suite | Square Feet | Space Description |
|--------|-------------|---|
| 3085-G | 1,050 | Multiple private offices, reception area, external entrance |
| 3095-C | 1,110 | Multiple private offices, reception area, external entrance |

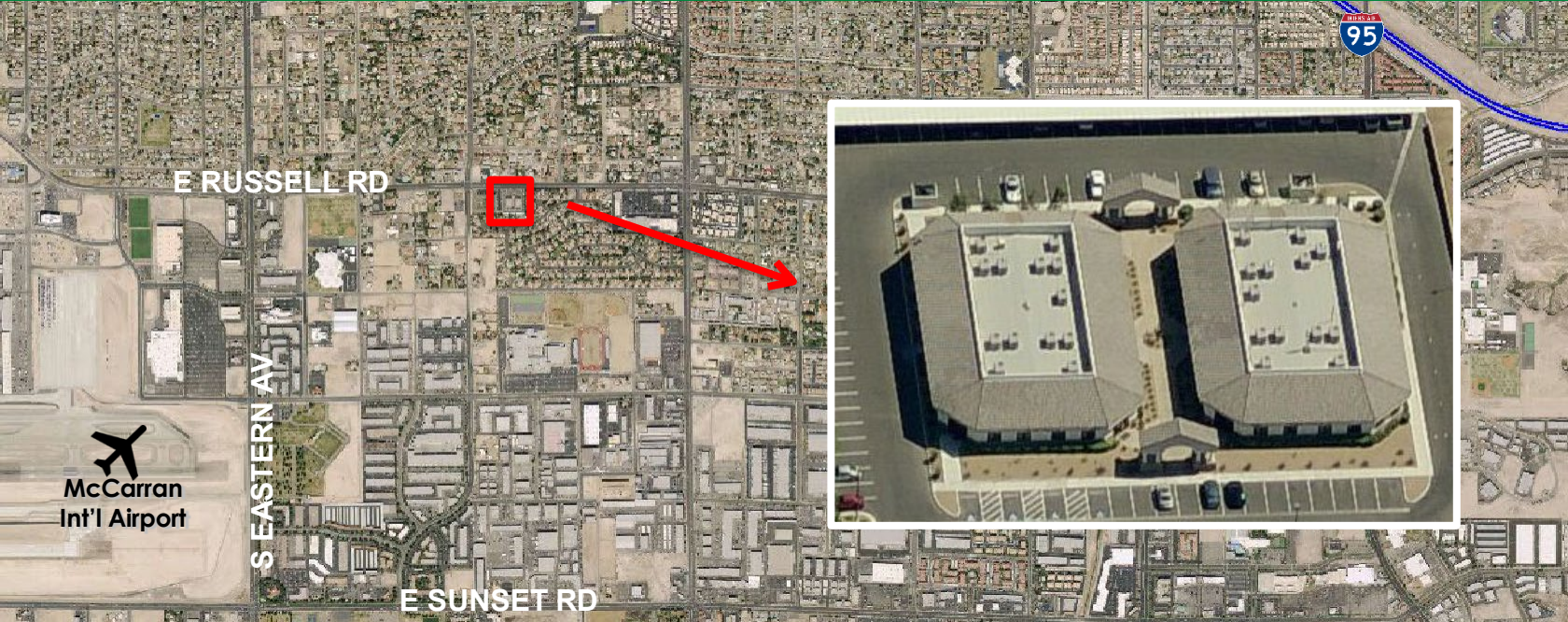
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Russell McLeod Office Park is a beautiful garden style office complex that consists of two (2) single-story office buildings totaling 19,719 square feet. The property sits on east Russell Road with good visibility. Built out offices are ready for immediate occupancy. The site is only minutes east of McCarran International Airport. Pylon signage is available.

FEATURES

- **Rates from \$1.50 MSG**
- Available Space: 1,050 – 1,100 SF
- Built-out suites available
- Minutes from Harry Reid International Airport
- Proximity to US-95
- Pylon signage available

| Demographics | 1 Mile | 3 Miles | 10 Min |
|-------------------------|----------|----------|----------|
| Population | 10,483 | 139,968 | 331,527 |
| Median Household Income | \$63,750 | \$56,918 | \$53,396 |
| Households | 4,391 | 55,654 | 135,467 |

Traffic Counts

| | | |
|----------------|-----------------|------------|
| S. Pecos Rd | E. Russell Rd S | 30,599 VPD |
| S. Pecos Rd | E. Patrick Ln S | 24,370 VPD |
| S. Eastern Ave | Callahan Ave S | 37,549 VPD |

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