

# FOR LEASE

2770 S Maryland Parkway, Las Vegas, NV 89109



2770

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2.15 SF/month (Full Service)
<b>BUILDING SIZE:</b>	44,014 SF
<b>AVAILABLE SF:</b>	374 - 1,500 SF
<b>YEAR BUILT:</b>	1975
<b>ZONING:</b>	C1
<b>APN:</b>	162-11-201-002

## PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at this prime property located in Las Vegas, NV. Boasting modern architecture, ample natural light, and flexible floor plans, this space offers a versatile canvas for businesses to thrive. The property features state-of-the-art amenities, including fully equipped conference facilities, dedicated parking, and 24/7 security for peace of mind. With convenient access to major transportation routes and a strategic location in a bustling commercial hub, this property provides an ideal base for businesses seeking to make a mark. Elevate your business presence with this sought-after leasing opportunity, tailored to meet the diverse needs of today's dynamic enterprises.

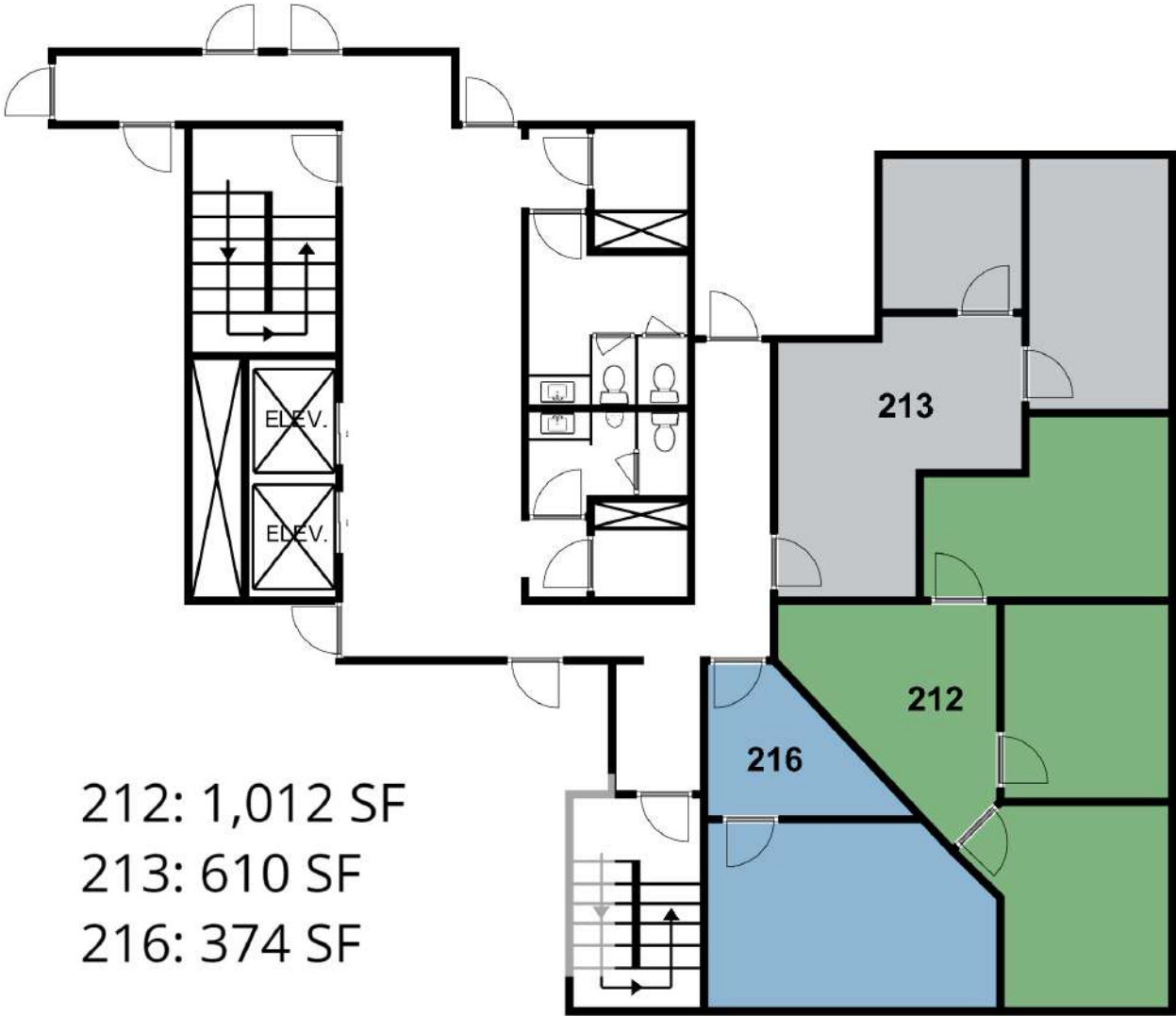
## PROPERTY HIGHLIGHTS

- Modern architecture with ample natural light
- Flexible floor plans to suit diverse business needs
- State-of-the-art amenities, including fully equipped conference facilities
- Dedicated parking for tenants and visitors
- 24/7 security for peace of mind

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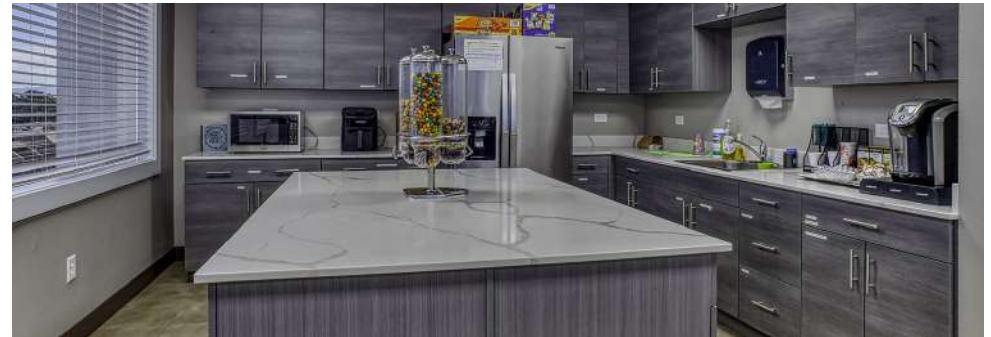
FLOOR PLANS



212: 1,012 SF  
213: 610 SF  
216: 374 SF

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## ADDITIONAL PHOTOS



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

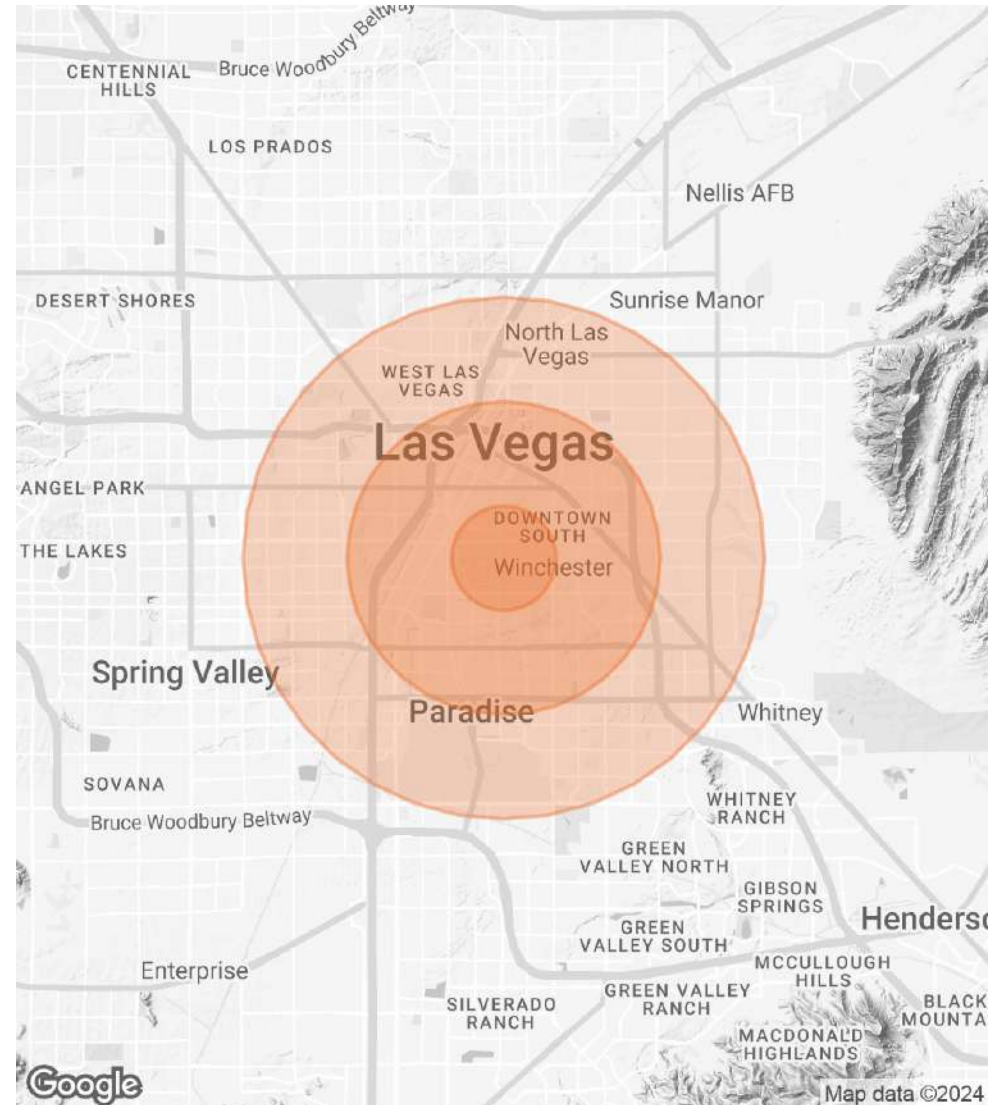
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	24,080	190,753	521,469
<b>AVERAGE AGE</b>	40	40	38
<b>AVERAGE AGE (MALE)</b>	40	40	38
<b>AVERAGE AGE (FEMALE)</b>	39	40	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	9,783	83,137	197,721
<b># OF PERSONS PER HH</b>	2.5	2.3	2.6
<b>AVERAGE HH INCOME</b>	\$67,501	\$61,408	\$63,208
<b>AVERAGE HOUSE VALUE</b>	\$415,483	\$359,497	\$334,212

Demographics data derived from AlphaMap



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