

# PARADISE AIRPORT CENTER

1045 Palms Airport Drive, Las Vegas, NV 89119

AVAILABLE  
For Sublease

IMPACT  
CORPORATE



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## Property Details



**\$1.05 - \$3.25 PSF NNN**

Sublease Rate



**±1,457 - ±16,139 SF**

Available Space



**Airport**

Submarket

## Demographics

Population	1 mile	3 miles	5 miles
2025 Population	7,950	94,665	360,367
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$119,175	\$102,793	\$102,448

## Property Highlights

- ±3,505 SF of warehouse space
- ±12,634 SF of office space
- Heavy-office buildout with warehouse
- Prime location near Harry Reid International Airport with proximity to the I-15 freeway
- 20 offices, 3 conference rooms, 2 restrooms, reception area, breakroom, and many storage closets
- Situated in an office park
- On-site parking
- Close proximity to the I-215 and I-15 freeways
- Sublease term through January 31, 2029



## 1045 PALMS AIRPORT DRIVE Suite 110

+ Parcel ID	177-03-613-008	
+ Zoning	Industrial Park (I-P)	
+ Year Built	1989	
+ Building Size	±35,984 SF	
+ Lot Size	±2.20 AC	
+ Cross Streets	Palms Airport Dr & Paradise Rd	
+ Submarket	Airport	
+ Traffic Counts	Paradise Rd	±9,400 VPD
	Sunset Rd	±43,000 VPD

## Property Overview

MDL Group is pleased to present 1045 Palms Airport Dr, Suite 110 (the “Property”) for sublease. The property offers a professional office space in a well-maintained building just minutes from the Las Vegas Strip and Harry Reid International Airport. The suite features a modern layout ideal for a range of professional uses, with convenient access and ample parking. Located within a prominent business park, this space provides both visibility and efficiency for growing businesses.

## Area Overview

Located minutes from the Las Vegas Strip, the Property offers exceptional accessibility in the heart of a thriving commercial corridor. The property is strategically positioned near Harry Reid International Airport, making it ideal for businesses requiring convenient travel connections. Surrounded by major hotels, dining, and entertainment venues, this location provides strong visibility and high traffic exposure. Its proximity to the I-15 freeway and major surface streets ensures smooth connectivity throughout the Las Vegas Valley.

## Sublease (Optional)



**\*\$3.25 PSF**

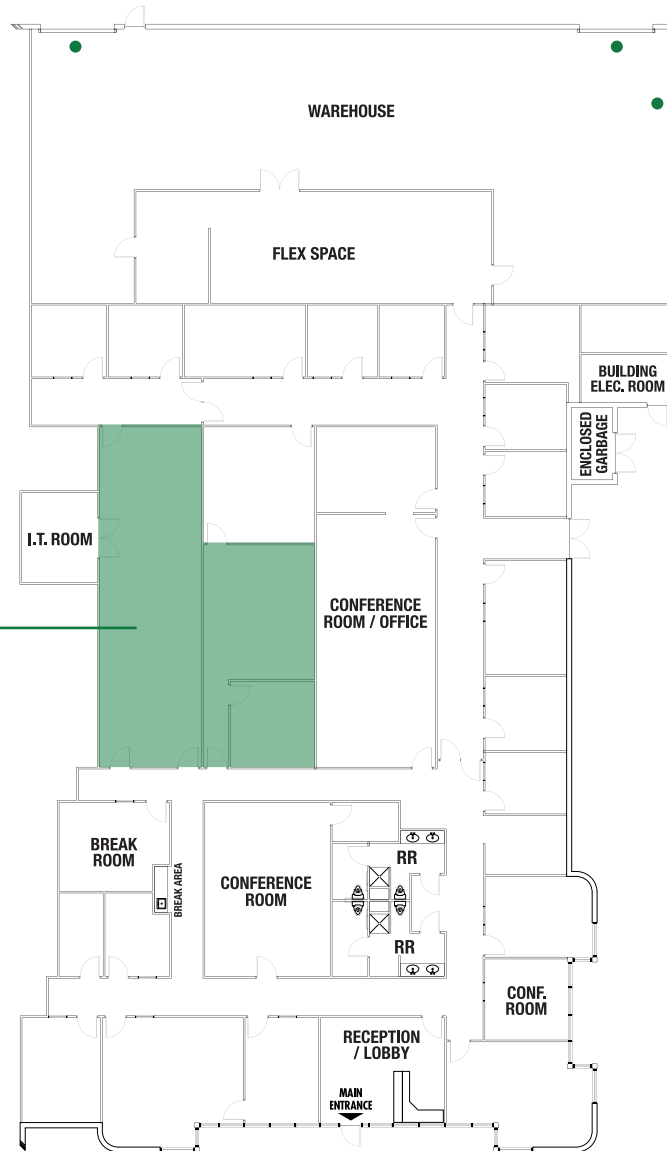
Sublease Rate

\*(includes CAM, utilities, etc.)



**±1,457 SF**

Available Space



## Sublease 110 (Entire Unit)



**\$1.05 PSF NNN**

Sublease Rate



**±16,139 SF**

Available Space



**Airport**

Submarket

## Suite 110 Information

- + Total SF:** ±16,139
- + Office SF:** ±12,634
- + Warehouse SF:** ±3,505
- + Grade Level Doors:** Three (3) 12'x14'
- + Cooling:** Evaporative Cooling in WH
- + Sublease Term:** Through January 31, 2029
- + Available:** Immediately

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

● Grade Level Door





# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 **±7,892**

Land Area  
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density  
(Per Square Mile)

*Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com*

# City of Las Vegas

## Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building it's first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.

## Quick Facts

 ±141

Size (Sq. Mi.)

 641,903

Population

 4,525

Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the International Innovation Center @Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

Source: [www.wikipedia.com](http://www.wikipedia.com), [vegasdevmap.com](http://vegasdevmap.com)



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# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



# Nevada Tax Advantages

## NEVADA

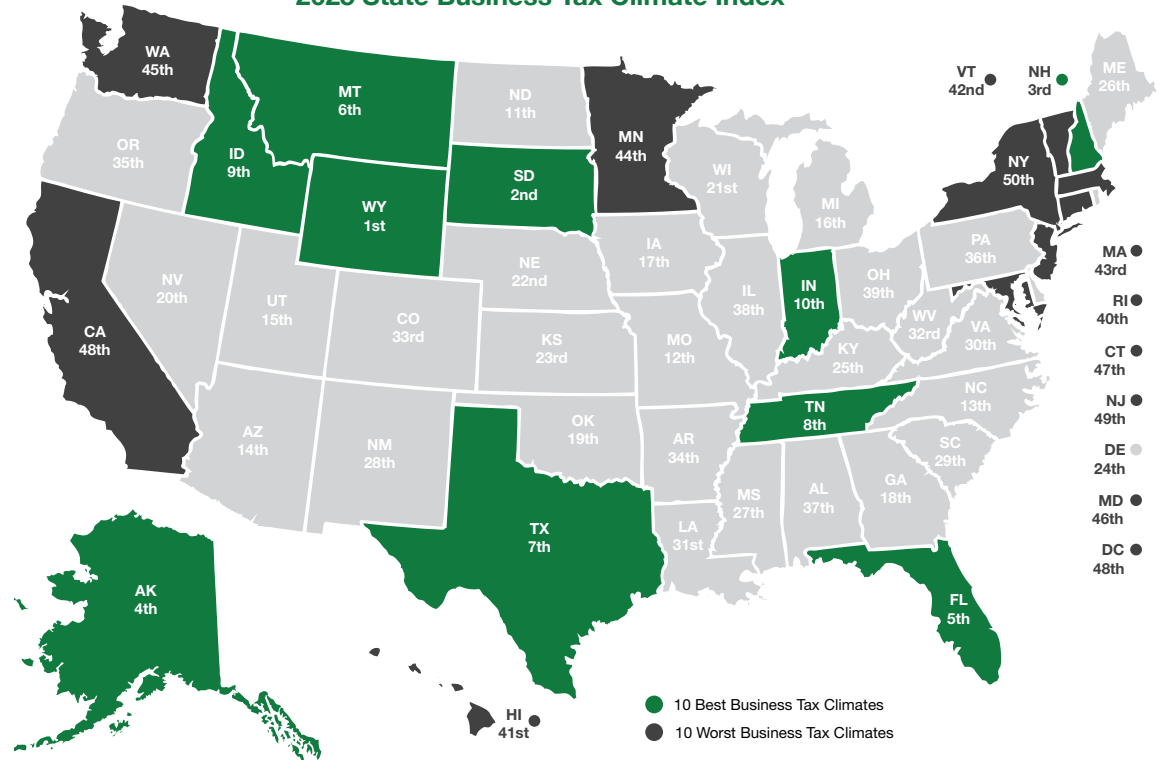
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking  
California ranks 48th, Arizona 14th,  
Idaho 9th, Oregon 35th and Utah 15th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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# Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*