

PEAK PROFESSIONAL OFFICE

7250 Peak Drive, Las Vegas, NV 89128

AVAILABLE
For Lease



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Leasing Details



\$1.65 - \$1.75 PSF MG

Lease Rate



±2,675 SF

Space Available



Summerlin

Submarket

Property Highlights

- Two story freestanding office building available for lease
- Located in the Las Vegas Technology Center
- Conveniently located inside Summerlin
- Close proximity to Mountain View Hospital
- Easy access to US-95 Freeway
- Close amenities such as Aces & Ales, Capriotti's, Dona Maria Tamales, Sasa Sushi, Target and Clark Country Credit Union

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	19,435	182,510	414,175
Average Household Income			
2025 Average Household Income	\$86,409	\$98,782	\$106,509



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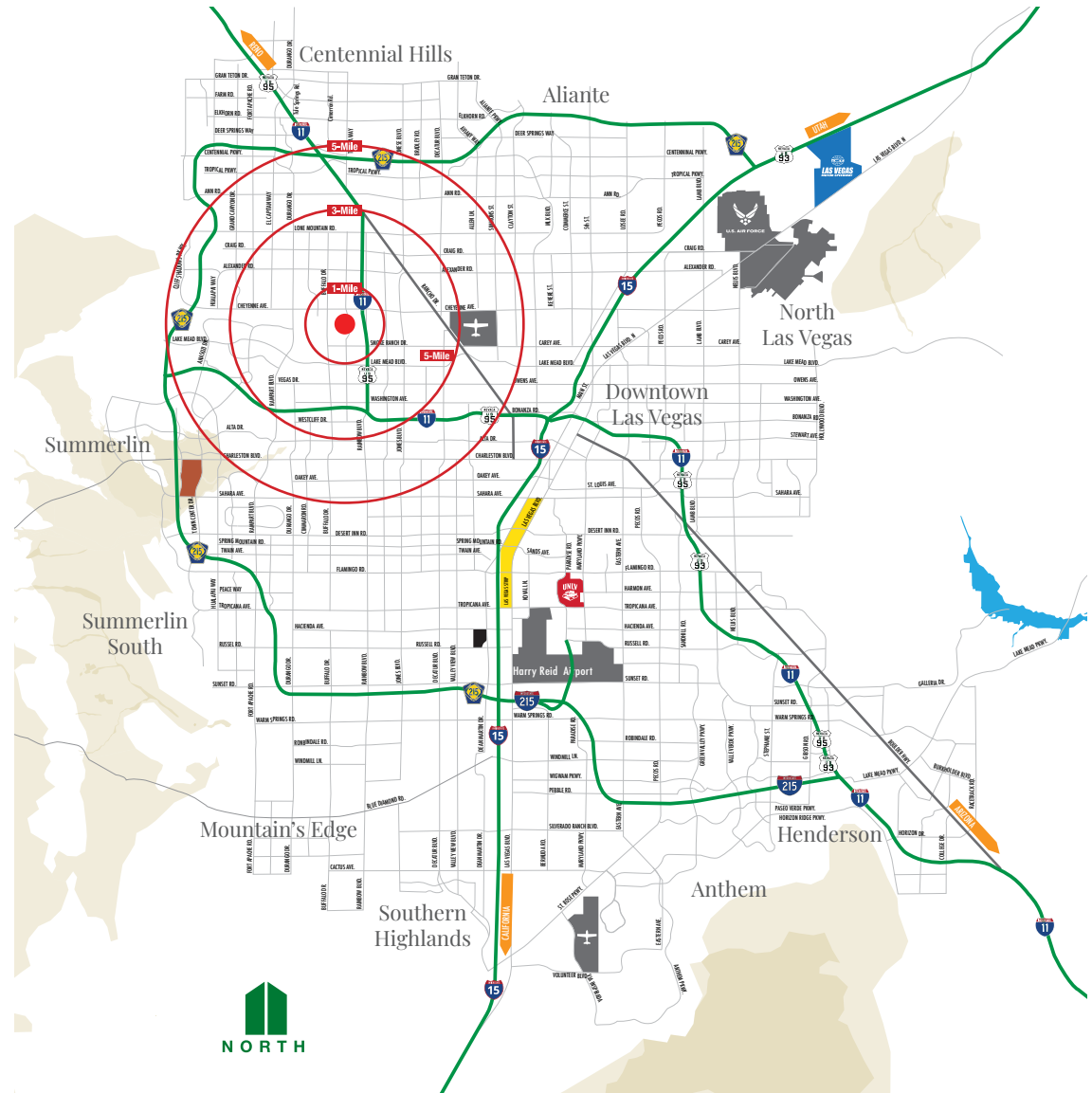
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Population	1 mile	3 miles	5 miles
2010 Population	17,836	173,461	382,445
2020 Population	19,157	180,801	408,415
2025 Population	19,435	182,510	414,175
2030 Population	19,949	186,385	423,247
2010-2020 Annual Rate	0.72%	0.42%	0.66%
2020-2025 Annual Rate	0.27%	0.18%	0.27%
2025-2030 Annual Rate	0.52%	0.42%	0.43%
2025 Median Age	36.0	39.9	40.8

Households	1 mile	3 miles	5 miles
2025 Wealth Index	63	82	91
2010 Households	7,199	64,824	142,331
2020 Households	7,958	69,024	154,792
2025 Total Households	8,286	70,800	159,363
2030 Total Households	8,616	72,885	164,220
2010-2020 Annual Rate	1.01%	0.63%	0.84%
2020-2025 Annual Rate	0.77%	0.49%	0.56%
2025-2030 Annual Rate	0.78%	0.58%	0.60%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$86,409	\$98,782	\$106,509
2030 Average Household Income	\$95,749	\$110,404	\$118,941
2025-2030 Annual Rate	2.07%	2.25%	2.23%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	8,232	72,916	160,477
2020 Total Housing Units	8,516	73,027	163,952
2025 Total Housing Units	8,761	73,991	166,802
2025 Owner Occupied Housing Units	3,296	40,877	97,095
2025 Renter Occupied Housing Units	4,990	29,923	62,268
2025 Vacant Housing Units	475	3,191	7,439
2030 Total Housing Units	9,106	76,638	172,985
2030 Owner Occupied Housing Units	3,516	42,860	101,555
2030 Renter Occupied Housing Units	5,100	30,025	62,664
2030 Vacant Housing Units	490	3,753	8,765



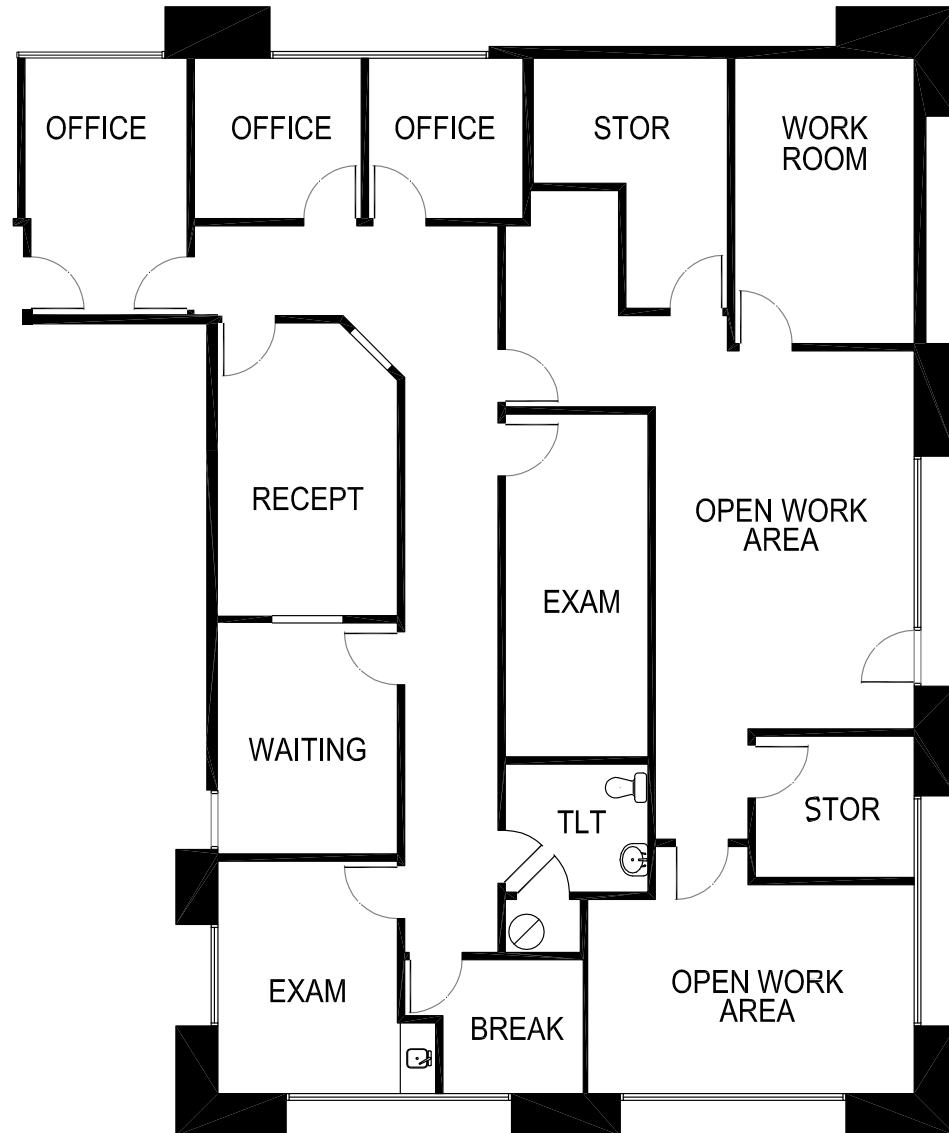
● Retail Center ● Casino ● Golf & Recreation ● Hospital



Suite Details

- + **Building/Suite:** 120
- + **Space SF:** ±2,675 RSF
- + **Lease Rate:** \$1.65 - \$1.75 PSF MG
- + **Availability:** 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.



Property Photos



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

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



HENDERSON
SILVER KNIGHTS™



Nevada Tax Advantages

NEVADA

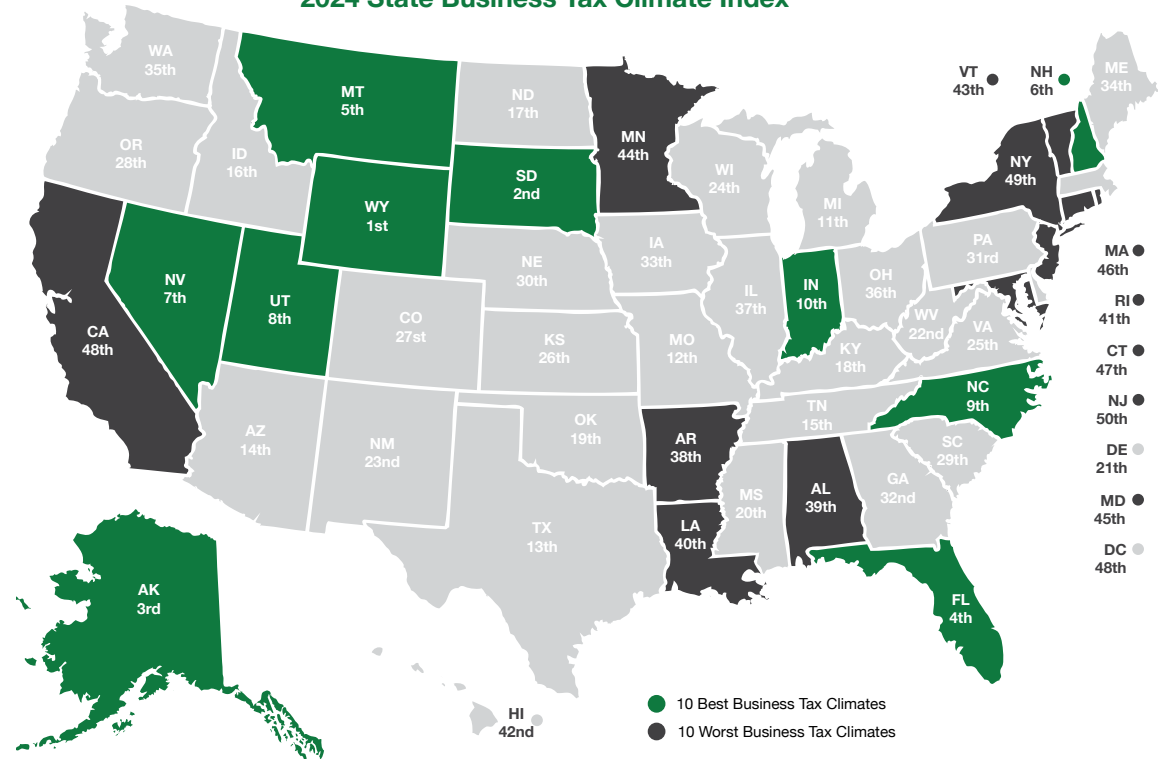
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

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

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 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



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.



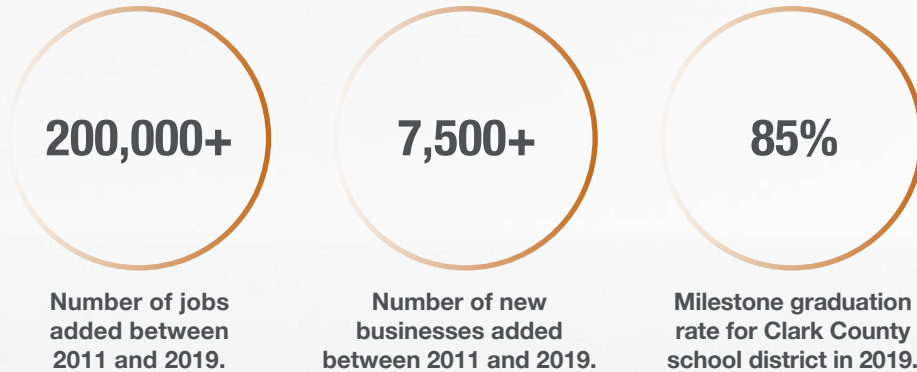
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Southern Nevada Growth



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)