



## 8690 S Maryland Pky

8690 S Maryland Pky, Las Vegas, NV 89123

**WHITING & COMPANY**  
REAL ESTATE ADVISORS



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# 8690 S Maryland Pky

\$21.60 /SF/YR

Meticulously maintained, high professional image property offering numerous retail office spaces within a two-story building, with elevator for second floor access. Excellent visibility, building and monument signage....



Rental Rate:	\$21.60 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	11,385 SF
Year Built:	2008
Walk Score ®:	62 (Somewhat Walkable)
Transit Score ®:	26 (Some Transit)
Rental Rate Mo:	\$1.80 /SF/MO

### 1st Floor Ste 120

Space Available	800 SF
Rental Rate	\$21.60 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 Years

Inline space, open floor plan with breakroom/storage room and private restroom. Immaculately kept property. High professional image frontage and overall appeal. Excellent for small retail or office business.

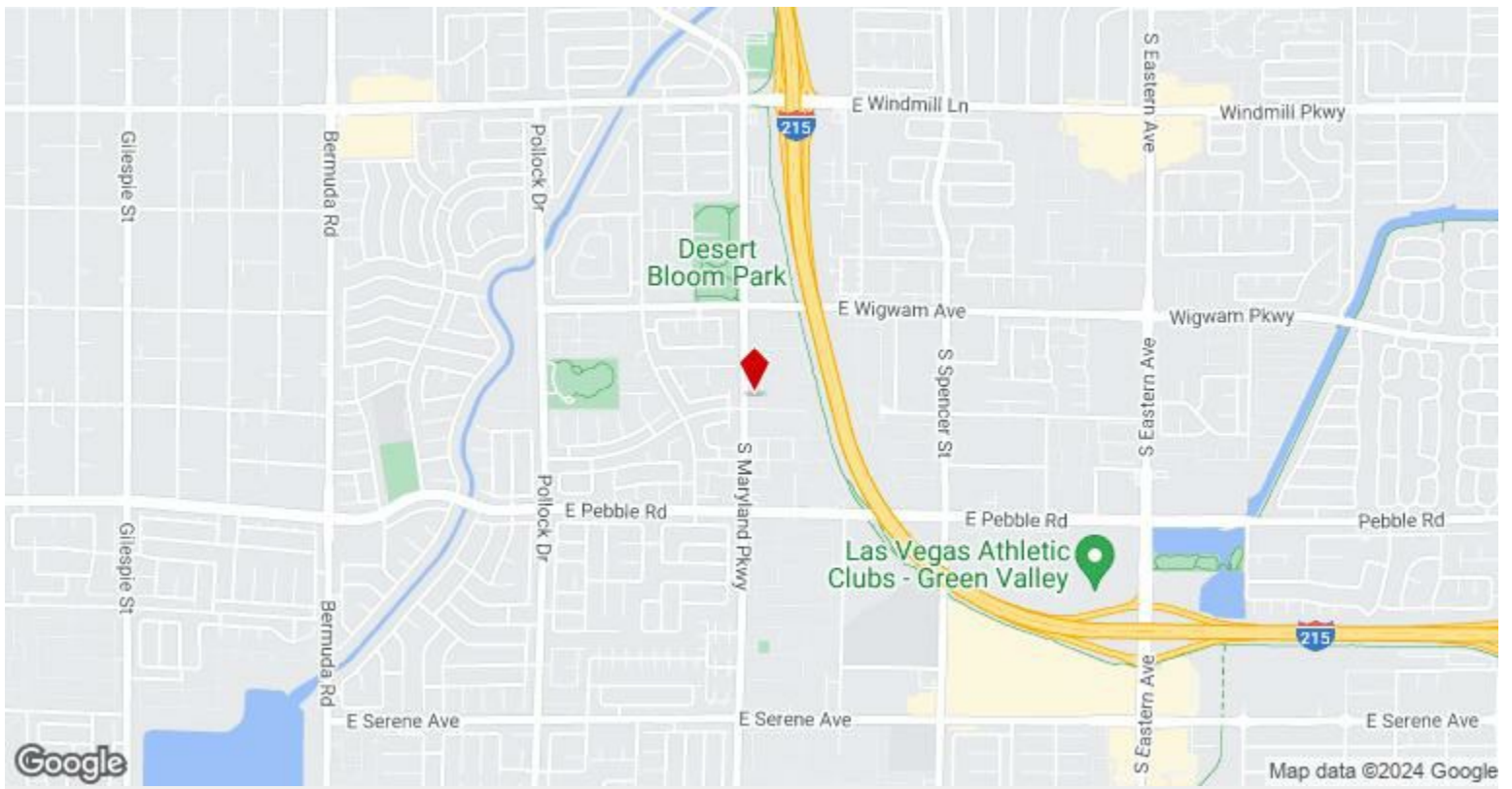
1

### 1st Floor Ste 140-150

Space Available	2,000 SF
Rental Rate	\$21.60 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 Years

Dual suite office buildout. Tenant can choose new paint color scheme and carpeting, to be completed prior to tenant's occupancy date. Two private restrooms, two separate entrances, 9 offices, 3 with windows, dual reception areas or additional open office space, breakroom and copy room space.

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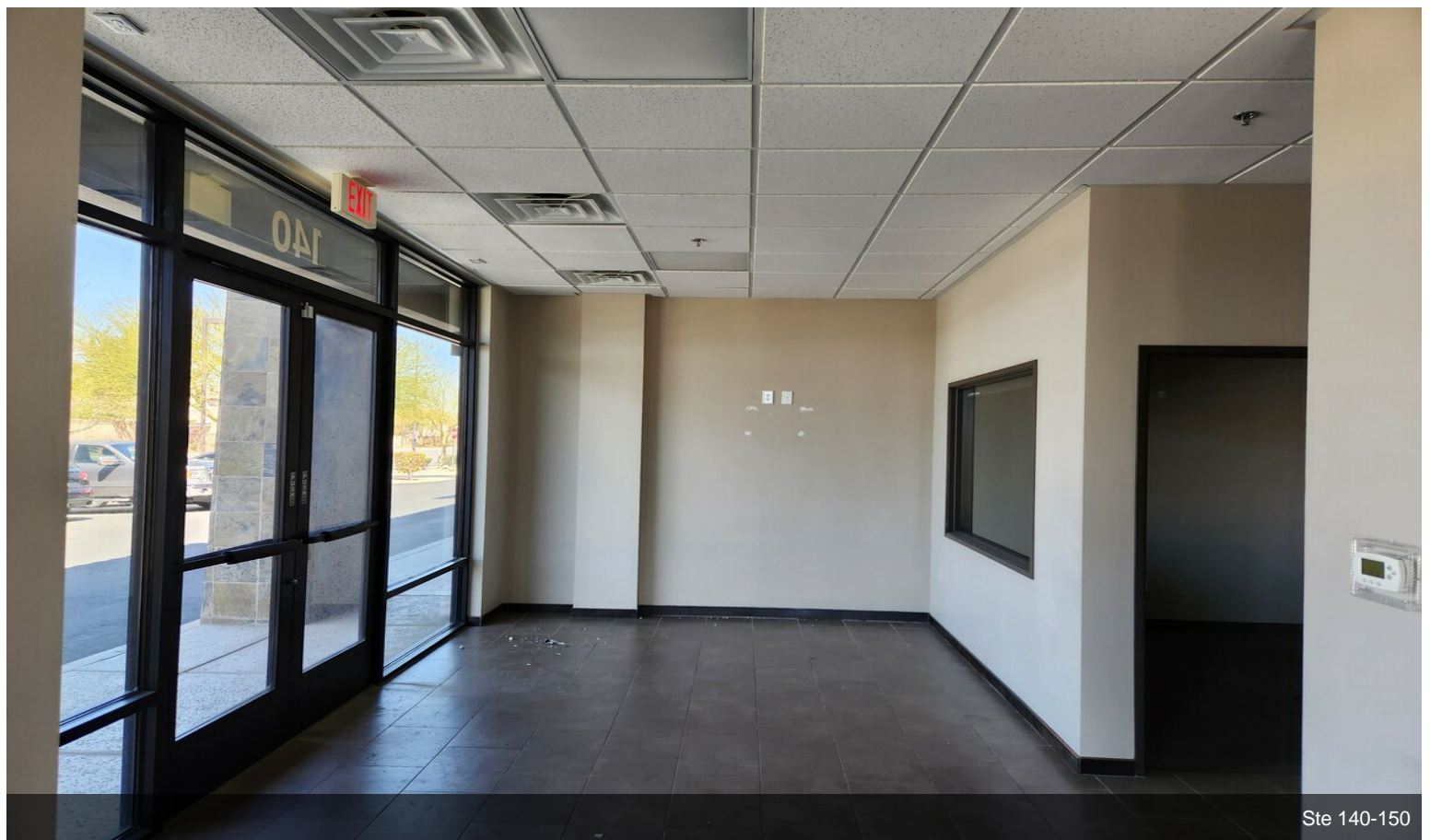
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# Property Photos



Ste 140-150



Ste 140-150

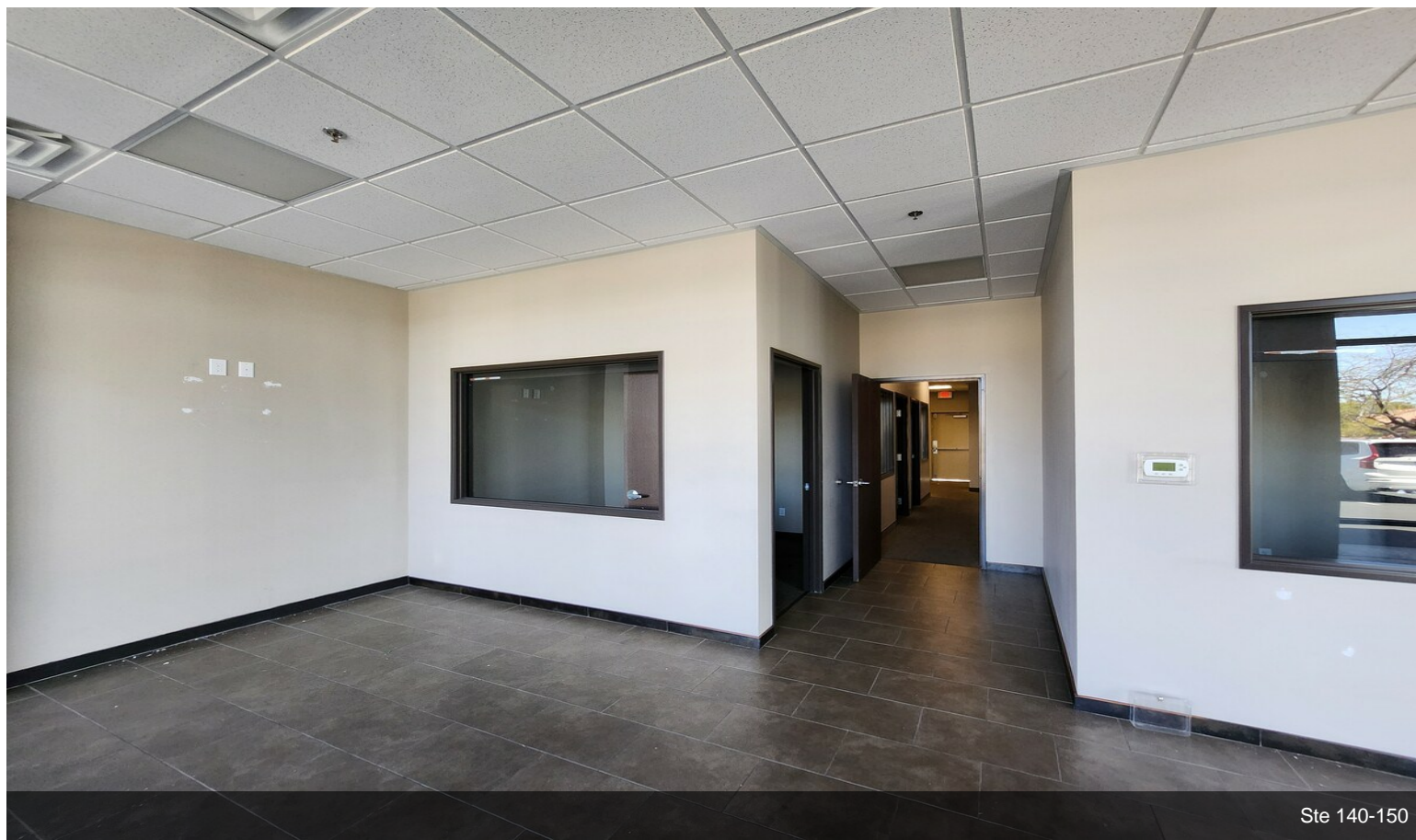


# Property Photos

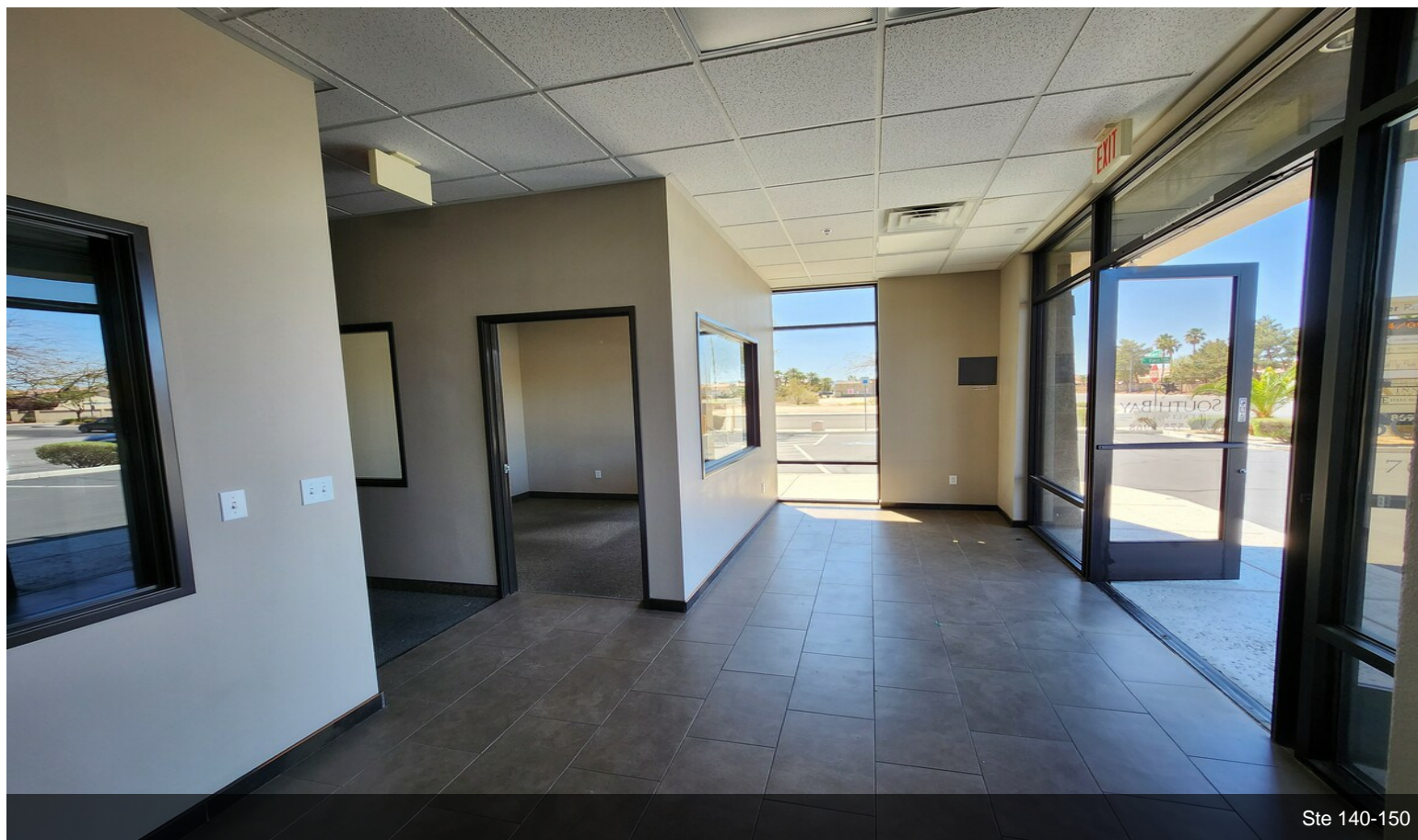




# Property Photos



Ste 140-150



Ste 140-150



# Property Photos



Ste 120



Ste 120



# Property Photos



Ste 120