

FOR LEASE

9890 S Maryland Parkway, Las Vegas, NV 89183



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.60 SF/month (NNN)
BUILDING SIZE:	85,374 SF
AVAILABLE SF:	1,087 - 1,361 SF
YEAR BUILT:	2003
ZONING:	CG
SUBMARKET:	Southeast Las Vegas
APN:	177-26-112-015

PROPERTY OVERVIEW

Discover the epitome of modern workspace at this exceptional property. Boasting contemporary design, state-of-the-art facilities, and customizable spaces, this premier location offers the perfect canvas for businesses to thrive. Tenants will appreciate the abundance of natural light, ample parking, and proximity to major transport arteries. From high-speed internet to versatile layouts, the property is tailored to meet the dynamic needs of any business. With a dedicated team ensuring seamless operations and maintenance, tenants can focus on driving their businesses forward. Whether seeking a sleek corporate headquarters or a collaborative coworking space, this property delivers the ideal combination of functionality and style for the modern business landscape.

PROPERTY HIGHLIGHTS

- Modern design and contemporary architecture with state-of-the-art facilities and amenities
- Customizable and flexible office spaces with abundant natural light throughout the property
- Ample on-site parking for tenants and visitors with proximity to major transport arteries for easy access
- High-speed internet and advanced technology infrastructure
- Dedicated onsite management and maintenance team
- Collaborative co-working spaces for modern workstyle

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ADDITIONAL PHOTOS



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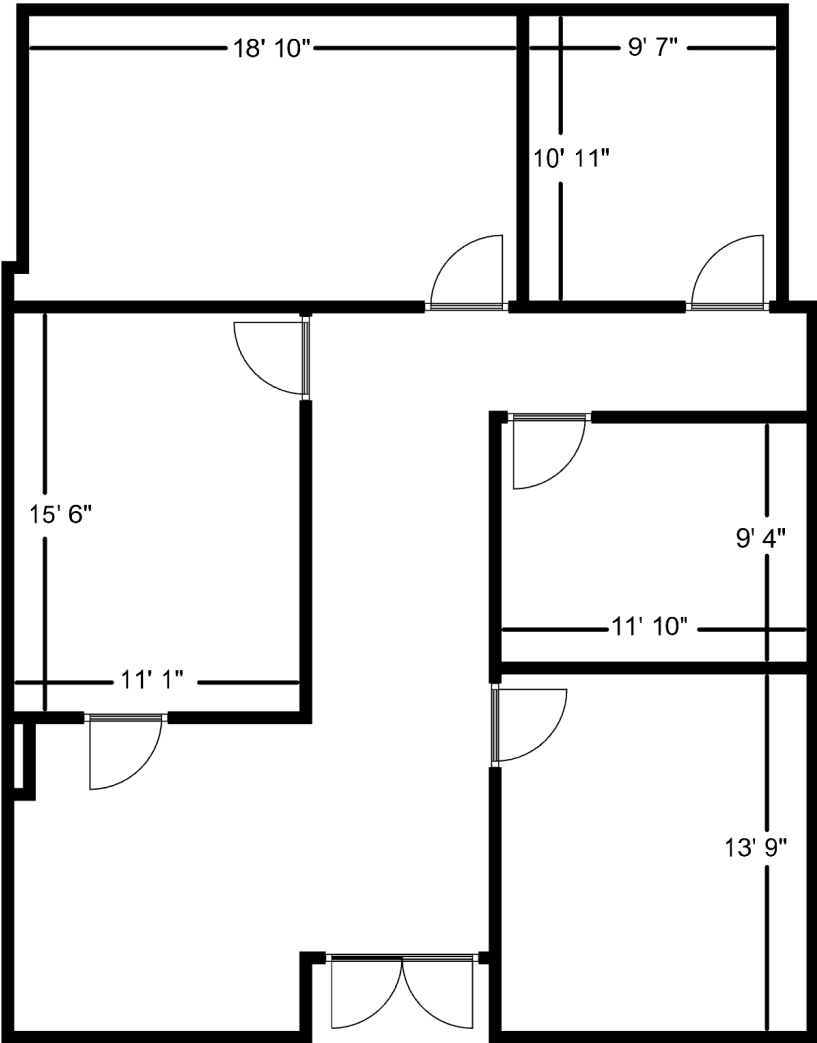
AERIAL



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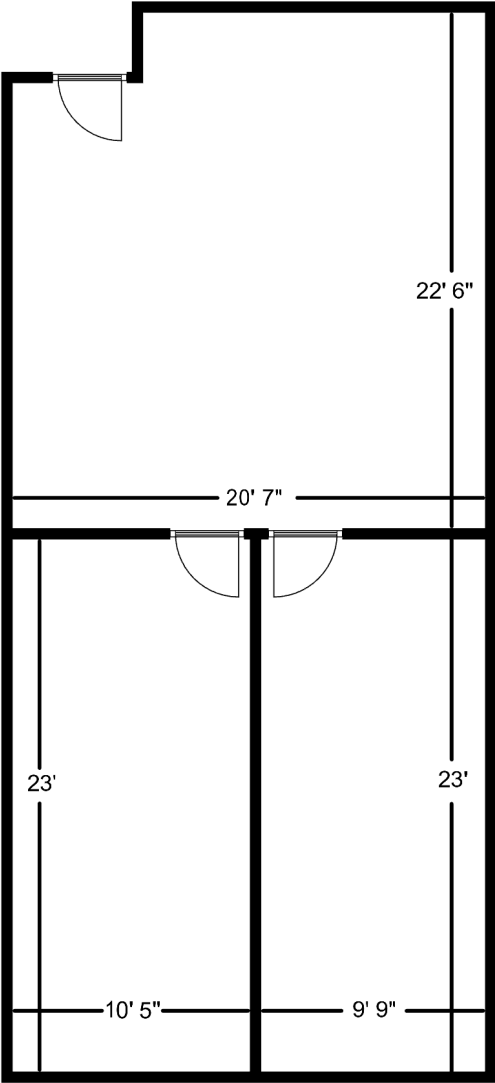
SUITE 220



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SUITE 260



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

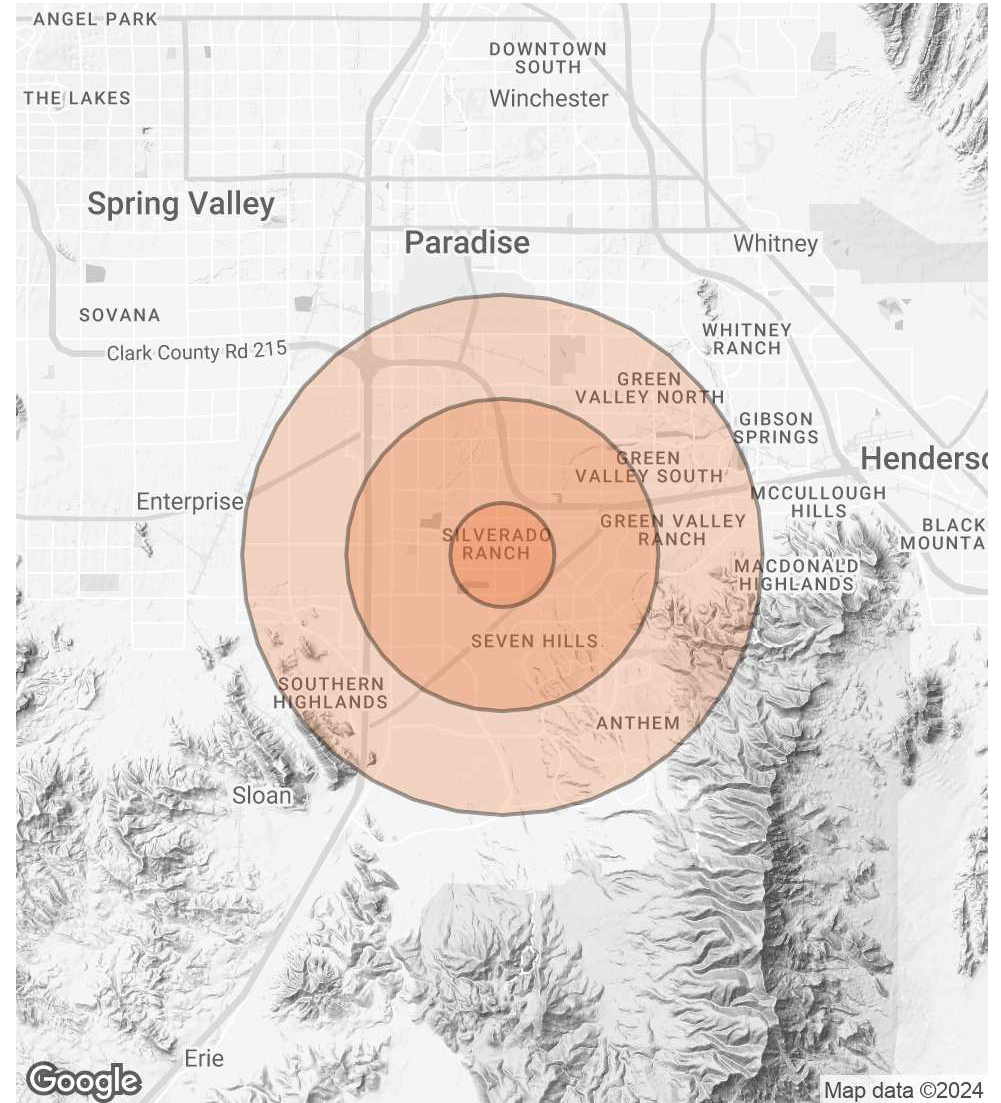
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	32,466	157,869	284,803
AVERAGE AGE	38	41	42
AVERAGE AGE (MALE)	37	40	41
AVERAGE AGE (FEMALE)	39	42	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	12,818	63,456	114,166
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$96,368	\$115,437	\$123,295
AVERAGE HOUSE VALUE	\$438,017	\$520,569	\$565,962

Demographics data derived from AlphaMap



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