

FOR LEASE

RUSSELL McLEOD OFFICE PARK
3085-3095E. Russell Rd. | Las Vegas, NV 89120

Lincoln

675– 2,458 SF
TURN-KEY OFFICE SUITES AVAILABLE
3% COMMISSION



Laramie Bracken

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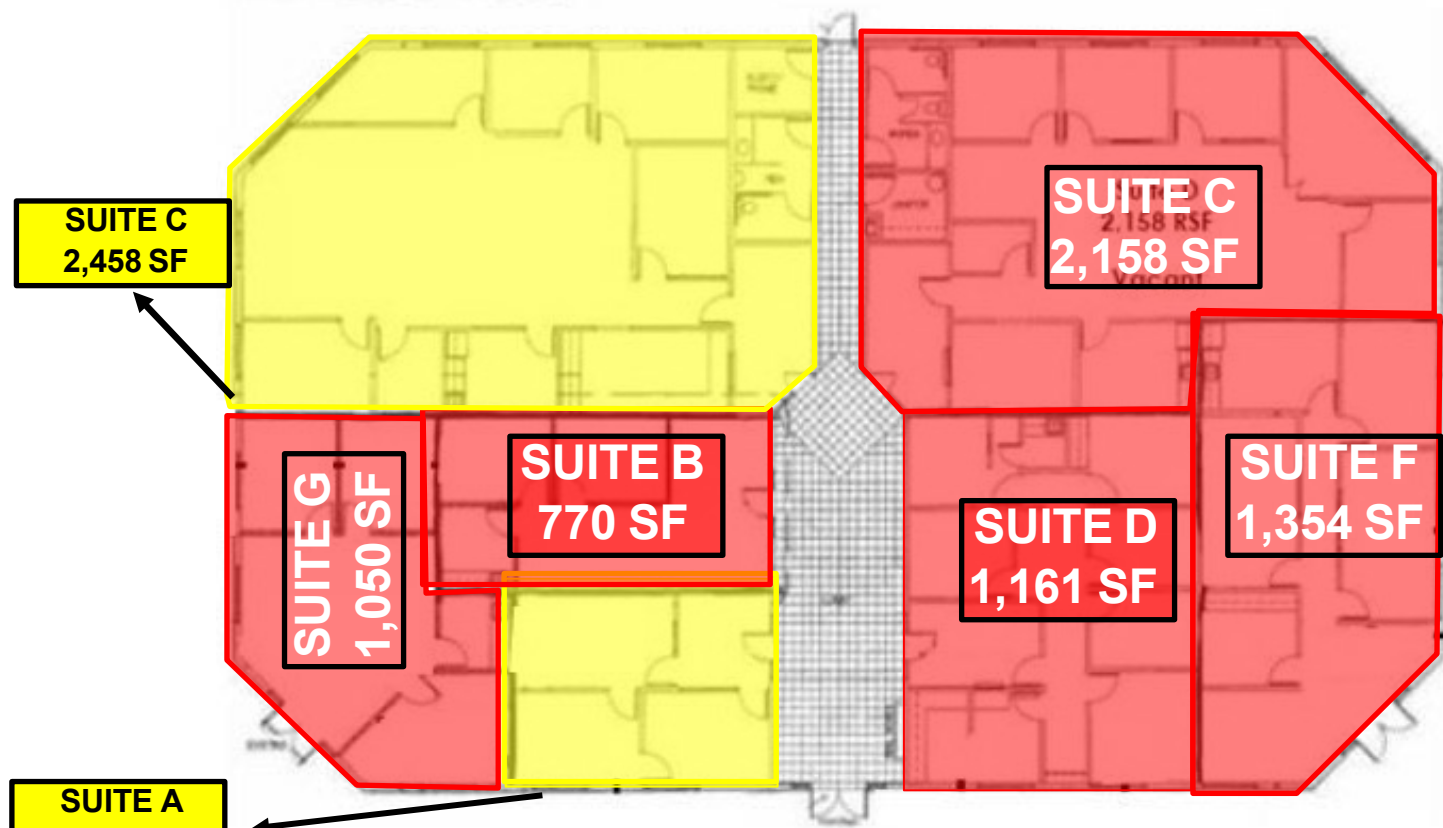
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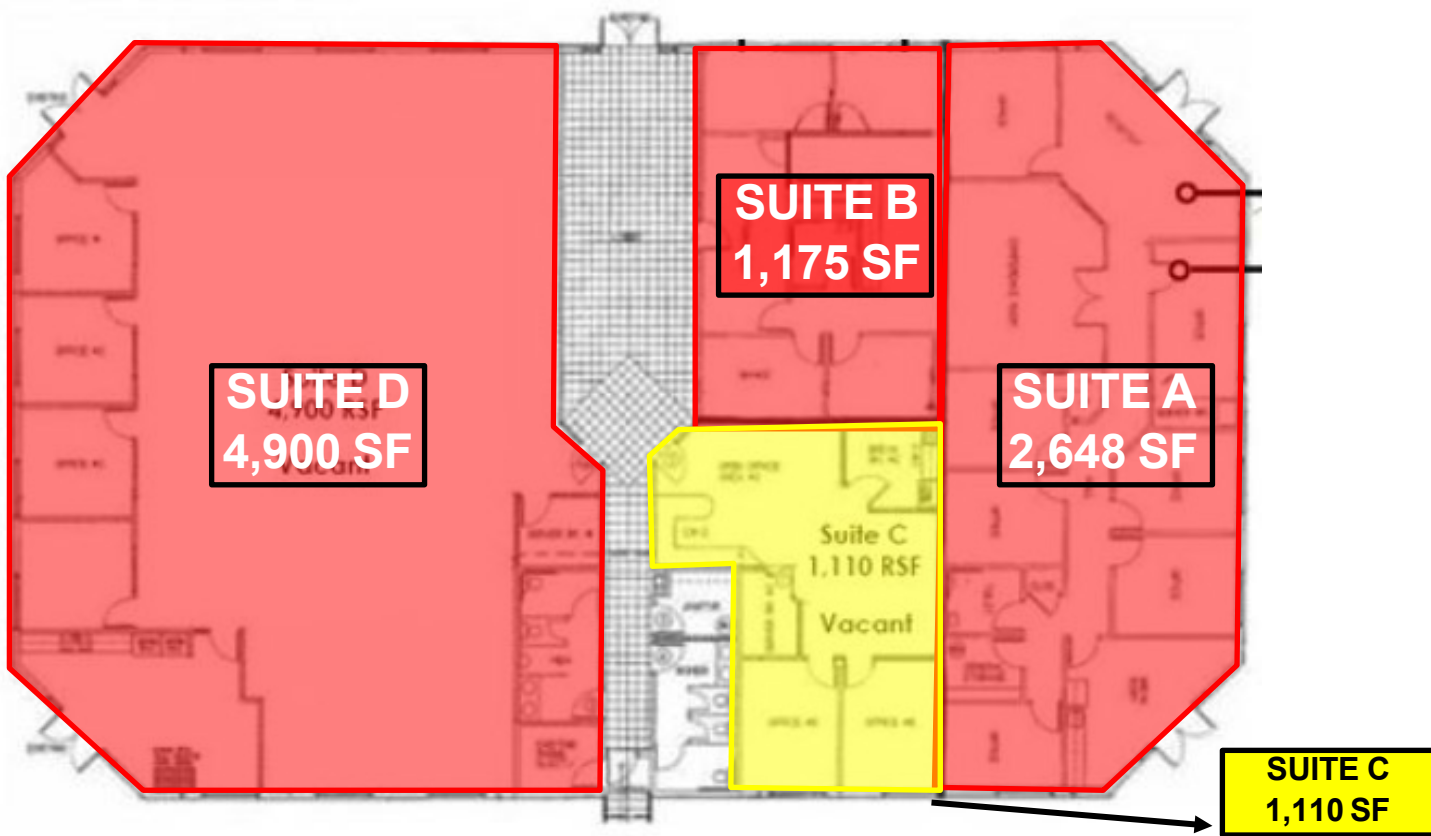
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3085 E. Russell Rd.



3095 E. Russell Rd.



Suite	Square Feet	Space Description
3085-A	675	Multiple private offices, reception area
3085-C	2,458	Multiple private offices, reception area
3095-C	1,110	Multiple private offices, reception area

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Russell McLeod Office Park is a beautiful garden style office complex that consists of two (2) single-story office buildings totaling 19,719 square feet. The property sits on east Russell Road with good visibility. Built out offices are ready for immediate occupancy. The site is only minutes east of McCarran International Airport. Pylon signage is available.

FEATURES

- **Rates from \$1.50 MSG**
- Available Space: 675– 2,458 SF
- Built-out suites available
- Minutes from Harry Reid International Airport
- Proximity to US-95
- Pylon signage available

Demographics	1 Mile	3 Miles	10 Min
Population	10,483	139,968	331,527
Median Household Income	\$63,750	\$56,918	\$53,396
Households	4,391	55,654	135,467

Traffic Counts

S. Pecos Rd	E. Russell Rd S	30,599 VPD
S. Pecos Rd	E. Patrick Ln S	24,370 VPD
S. Eastern Ave	Callahan Ave S	37,549 VPD

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