

# BUFFALO PROFESSIONAL CENTER

1333 North Buffalo Drive, Las Vegas, NV 89128

AVAILABLE  
For Lease



**MDLGroup**

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### Leasing Details



**\$0.99 - \$1.75 PSF NNN**  
Lease Rate



**\$0.38 PSF**  
CAM Charges



**±1,335 - ±6,757 SF**  
Space Available

### Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2023 Population	26,900	177,471	444,764
<b>Average Household Income</b>			
2023 Average Household Income	\$70,541	\$85,570	\$93,339

### Property Highlights

- Two-story professional office building consisting of 6 suites available for lease
- Prime signage opportunities with frontage along the North Buffalo Dr.
- Balconies available for 2nd floor suites
- Ample covered/uncovered parking available with a ratio of 5;1,000
- Strategically positioned on Buffalo Drive, south of Vegas Drive, this location boasts excellent growth potential with easy access to a network of established and developing businesses and convenient access to Summerlin Parkway



- Power Centers
- Casinos
- Hospital

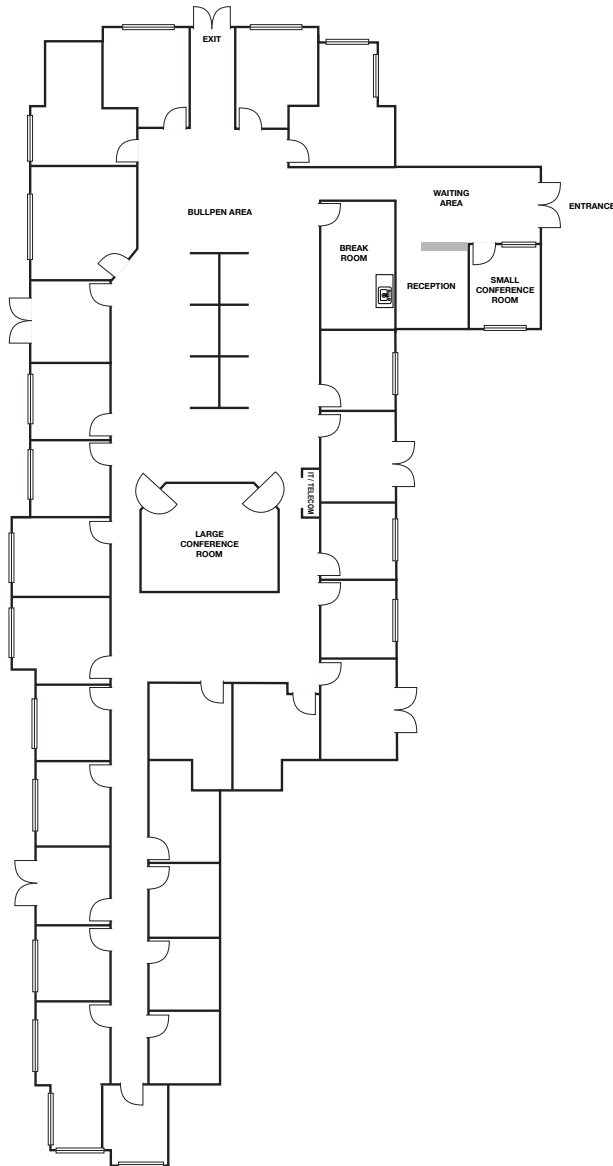




### Suite Details

Suite	Total SF	Monthly Lease Rate	Monthly CAM Charges
Suite 120	±6,757	\$1.60 - \$1.70 PSF NNN	\$0.38 PSF
Suite 190	±4,120	\$1.60 - \$1.70 PSF NNN	\$0.38 PSF
Suite 220	±3,755	\$0.99 - \$1.50 PSF NNN	\$0.38 PSF
Suite 260	±5,203	\$1.20 - \$1.30 PSF NNN	\$0.38 PSF
Suite 270	±1,335	\$1.60 - \$1.75 PSF NNN	\$0.38 PSF
Suite 290	±2,506	\$1.60 - \$1.75 PSF NNN	\$0.38 PSF

*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.*



## First Floor Suite Details

- + Suite#: 120
- + Total SF: ±6,757
- + Lease Rate: \$1.60 - \$1.70 PSF NNN
- + CAM Charges: \$0.38 PSF
- + Available: Immediately

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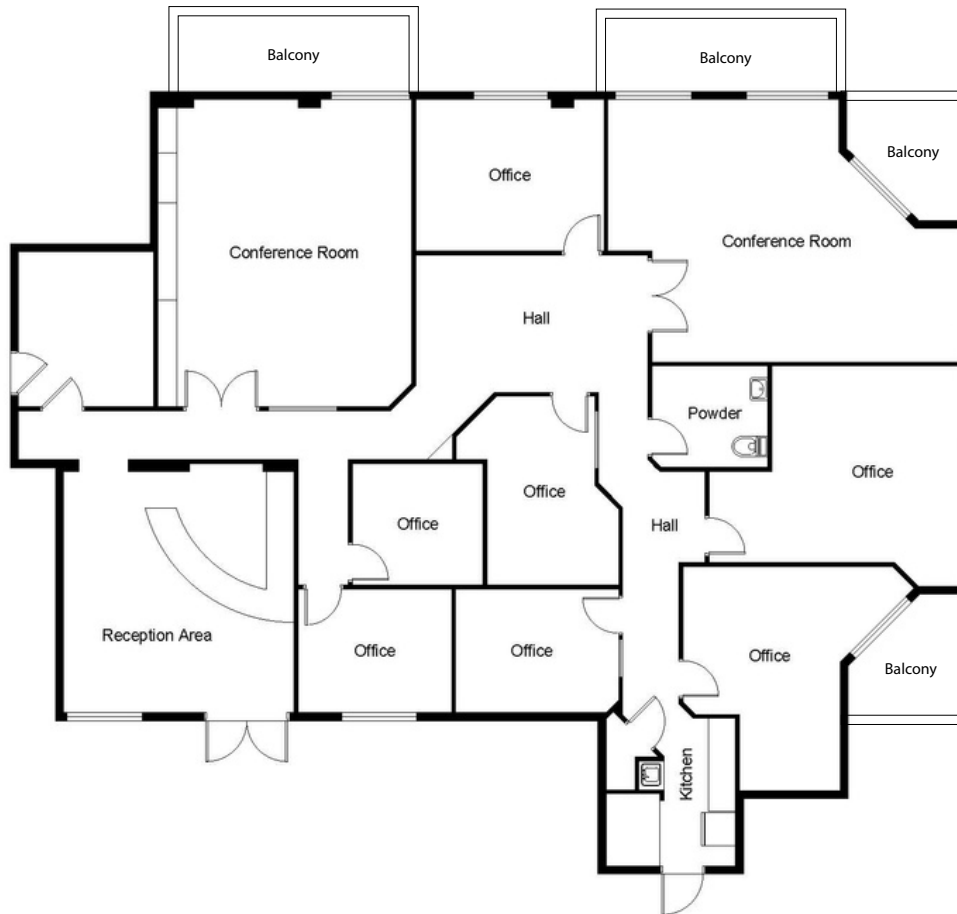
## First Floor Suite Details



- + **Suite#:** 190
- + **Total SF:** ±4,120
- + **Lease Rate:** \$1.60 - \$1.70 PSF NNN
- + **CAM Charges:** \$0.38 PSF
- + **Available:** Immediately

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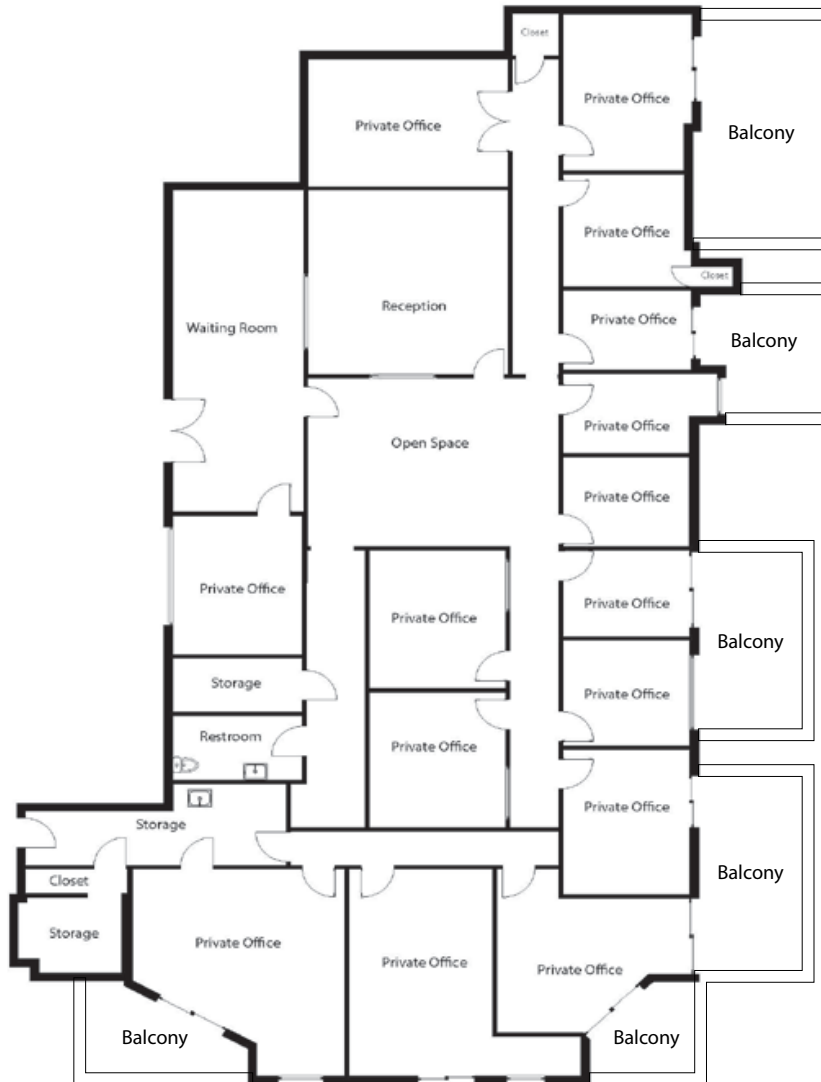
## Second Floor Suite Details



- + Suite#: 220
- + Total SF: ±3,755
- + Lease Rate: \$0.99 - \$1.50 PSF NNN
- + CAM Charges: \$0.38 PSF
- + Available: Immediately

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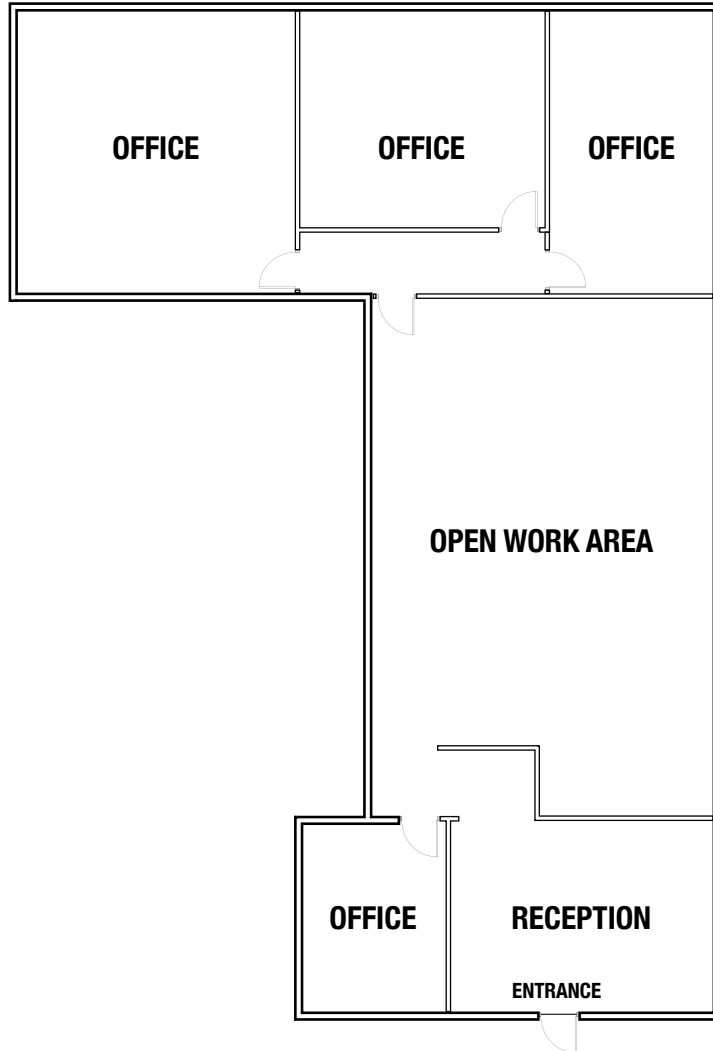




## Second Floor Suite Details

- + Suite#: 260
- + Total SF: ±5,203
- + Lease Rate: \$1.20 - \$1.30 PSF NNN
- + CAM Charges: \$0.38 PSF
- + Available: Immediately

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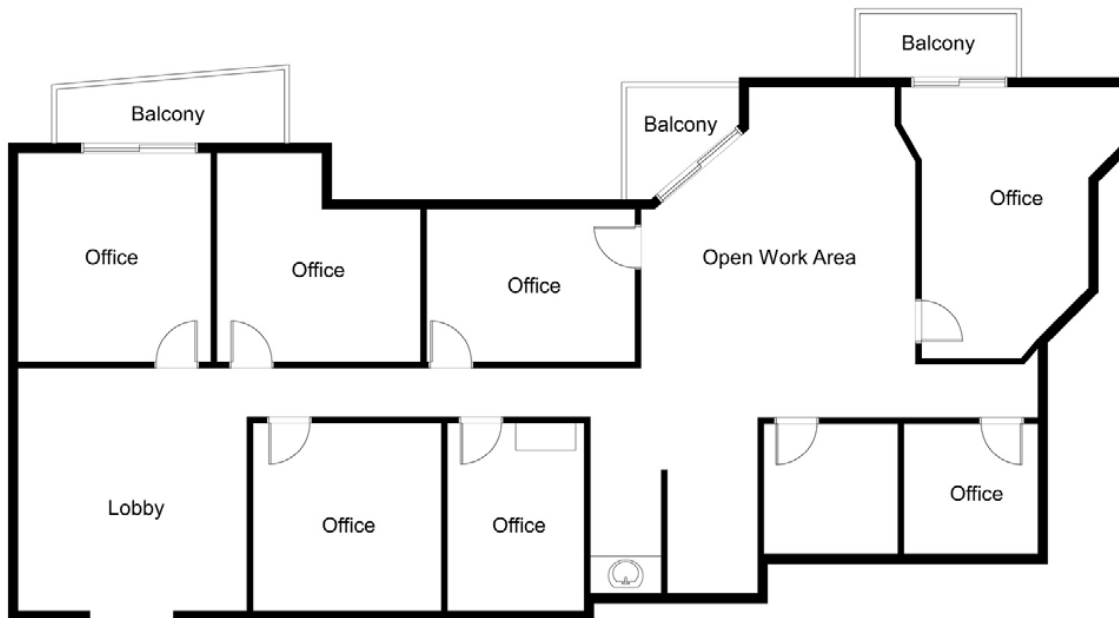
## Second Floor Suite Details

- + **Suite#:** 270
- + **Total SF:** ±1,335
- + **Lease Rate:** \$1.60 - \$1.75 PSF NNN
- + **CAM Charges:** \$0.38 PSF
- + **Available:** Immediately

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## Second Floor Suite Details

- + Suite#: 290
- + Total SF: ±2,506
- + Lease Rate: \$1.60 - \$1.75 PSF NNN
- + CAM Charges: \$0.38 PSF
- + Available: Immediately



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# Clark County Nevada


## Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. 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 11th 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 11th-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 \$8.1 billion, which surpasses that of the state government.

## Quick Facts

 **±435**  
Size (Sq. Mi.)

 **2,265,461**  
Population

 **290**  
Pop. Density (Per Sq. Mi.)

Source: [www.clarkcountynv.gov](http://www.clarkcountynv.gov),  
[www.wikipedia.com](http://www.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 metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, and The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights is currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

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



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# Nevada Tax Advantages

## Synopsis

Nevada has always been a popular state for businesses. One of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

### Nevada Tax System:

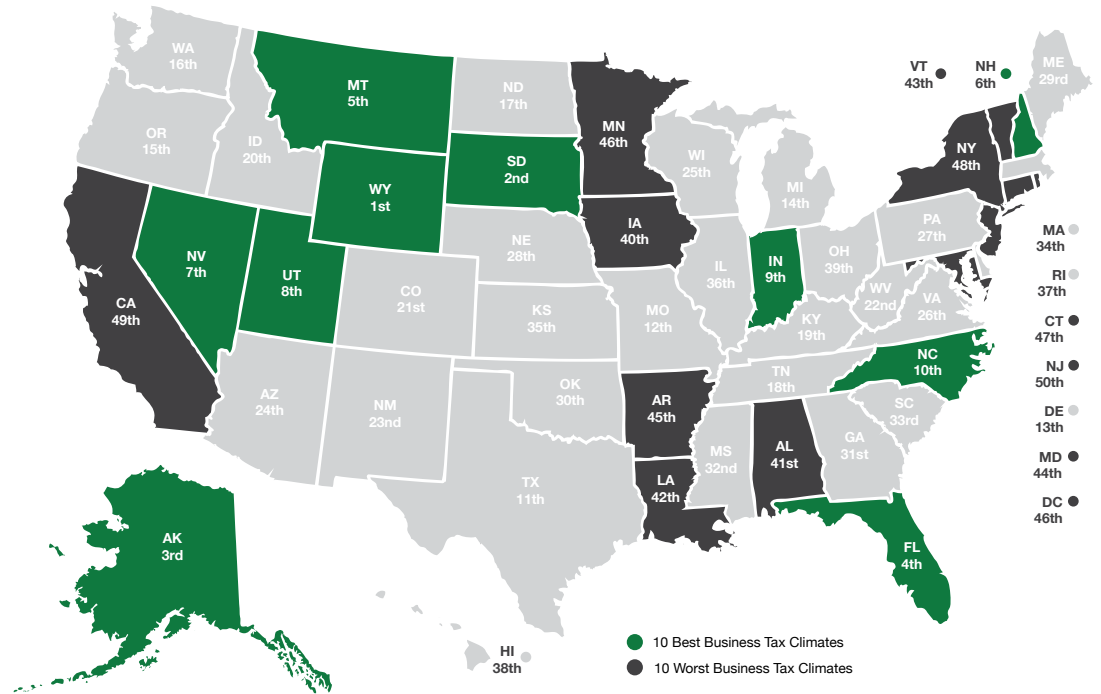
Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Nevada takes it seriously with attracting new businesses because of taxes. There are plenty of taxes you must pay in other states, but not in Nevada. **Here are the main tax advantages:**

- 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

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

2022 State Business Tax Climate Index



### 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, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.

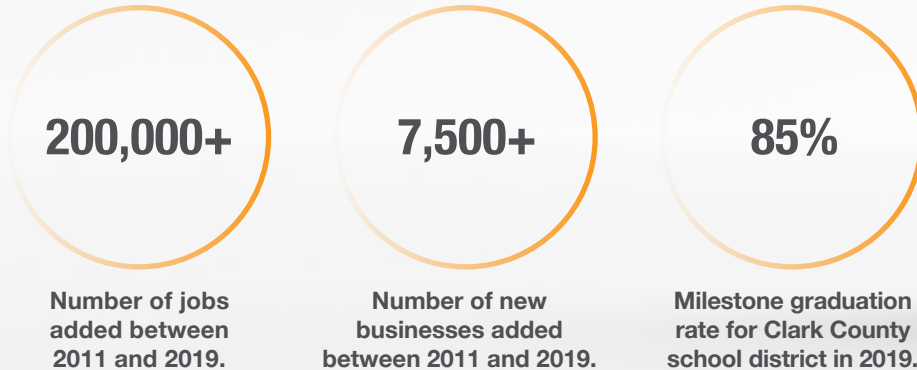


### Air Transportation

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 residents and handling more than 189 million pounds of cargo.



# 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.

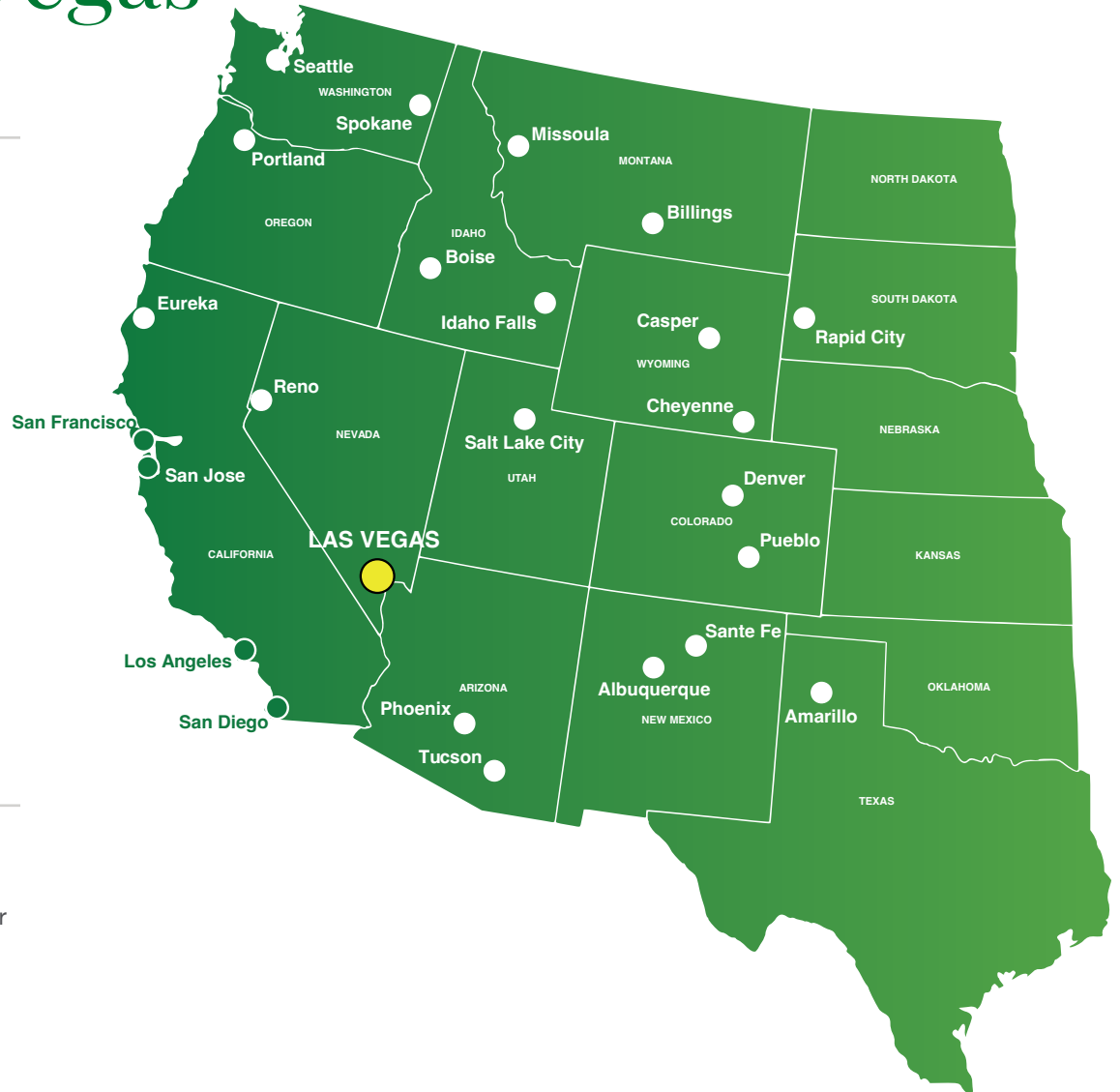
In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

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)*

# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



## Shipping and Mailing Services



Freight Service Center  
3 Mi

Freight Center  
3 Mi

Customer Service Center  
5 Mi

Distribution Center  
10 Mi

Ship Center  
8 Mi

Cargo Center  
3 Mi

UPS Air Cargo  
18 Mi

Air Cargo  
20 Mi

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