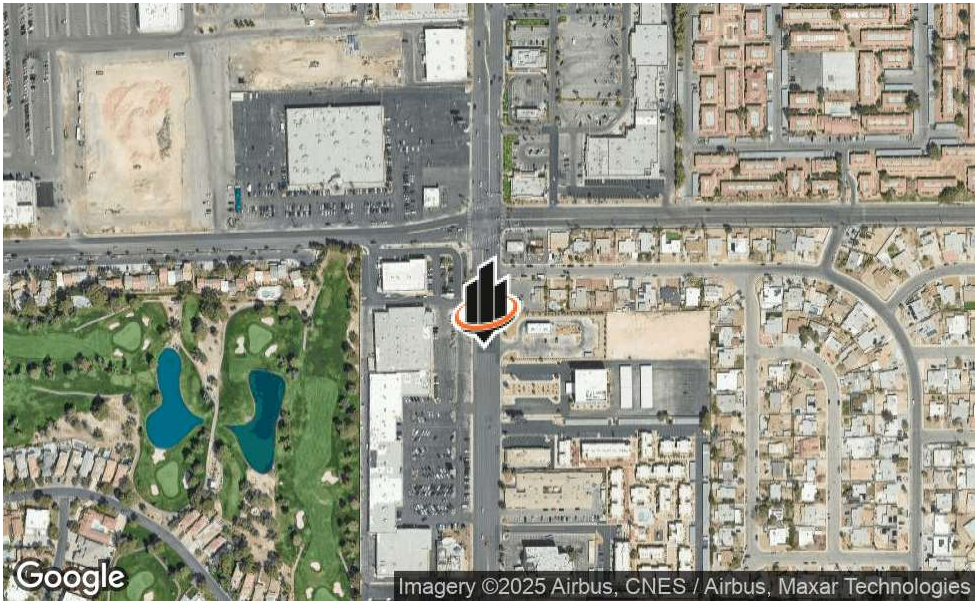


FOR SALE

2760 S Maryland Parkway, Las Vegas, NV 89109



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$325 Per Square Foot
COMMERCIAL CONDOMINIUM SIZE RANGE:	2,500 - 19,000 SF
LOT SIZE:	1.93 Acres
PRICE / SF:	\$325.00
COMPLETION DATE:	August 2026
APN:	162-11-201-003

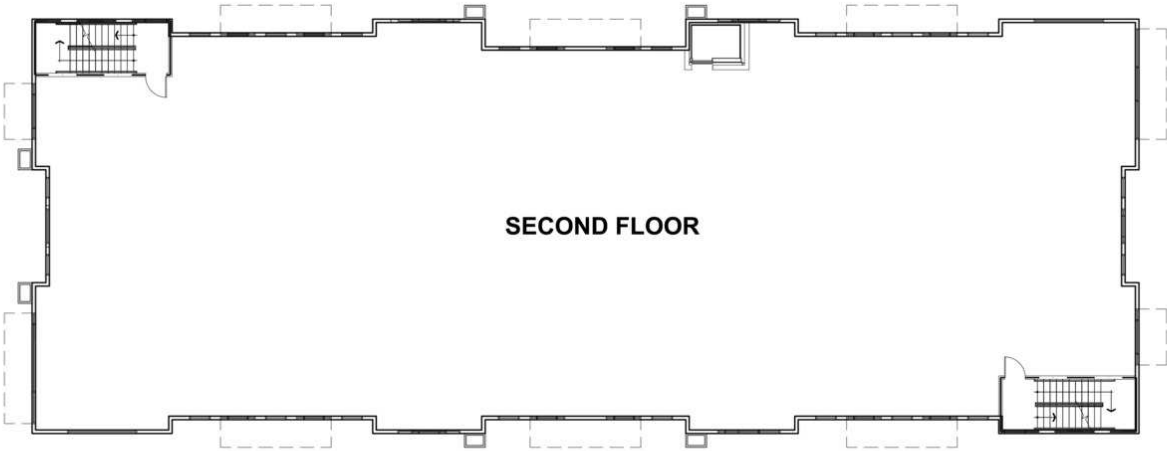
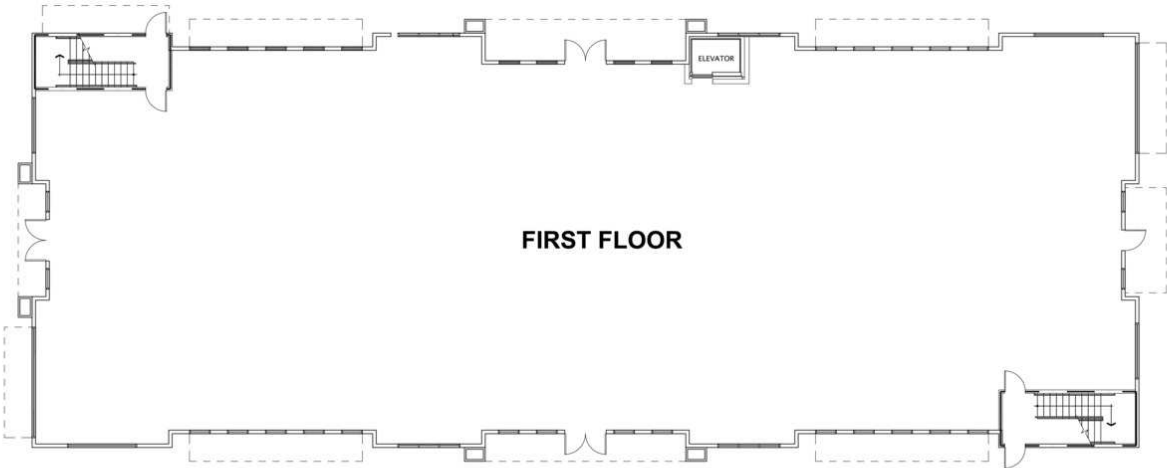
PROPERTY DESCRIPTION

Presenting an exceptional opportunity for office building investors, this brand-new construction at 2760 South Maryland Parkway offers custom floorplans and owner-occupier opportunities in a prime location next to Sunrise Hospital and Medical Center. With a focus on modern functionality and convenience, this property is designed to accommodate a variety of business needs, providing ample flexibility for tailored workspaces. The proximity to the esteemed medical center enhances the property's appeal, making it an ideal choice for businesses in the healthcare industry. Elevate your investment portfolio with this contemporary commercial property that embodies innovation, adaptability, and the potential for strategic growth.

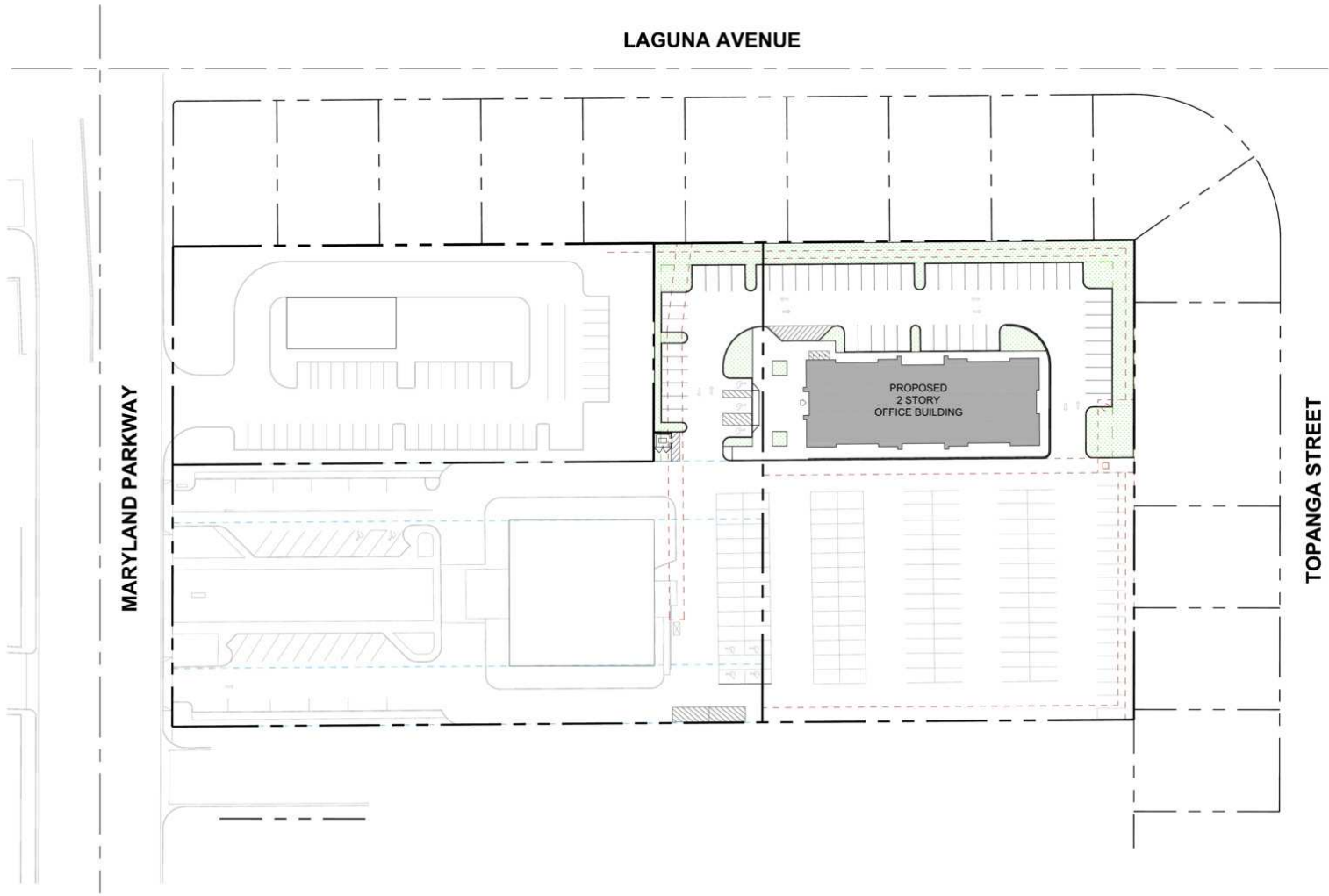
PROPERTY HIGHLIGHTS

- Strategic location in bustling Las Vegas
- Versatile floor plan for customizable spaces
- Ample room for expansion and scalability
- Contemporary design and high-end finishes

FLOOR PLANS

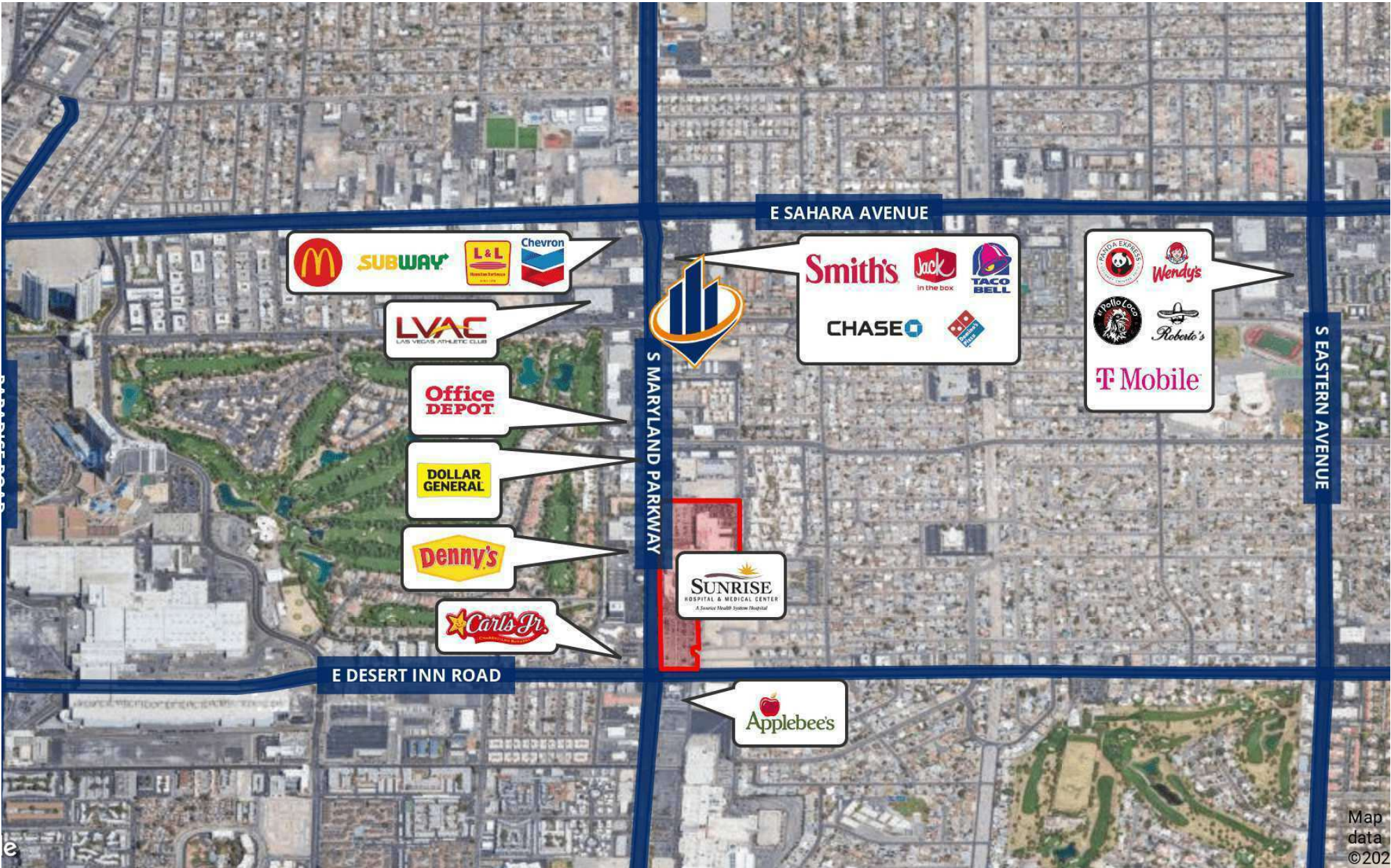


SITE PLANS



SCALE: 1" = 400'

LOCATION MAP



ADDITIONAL PHOTOS

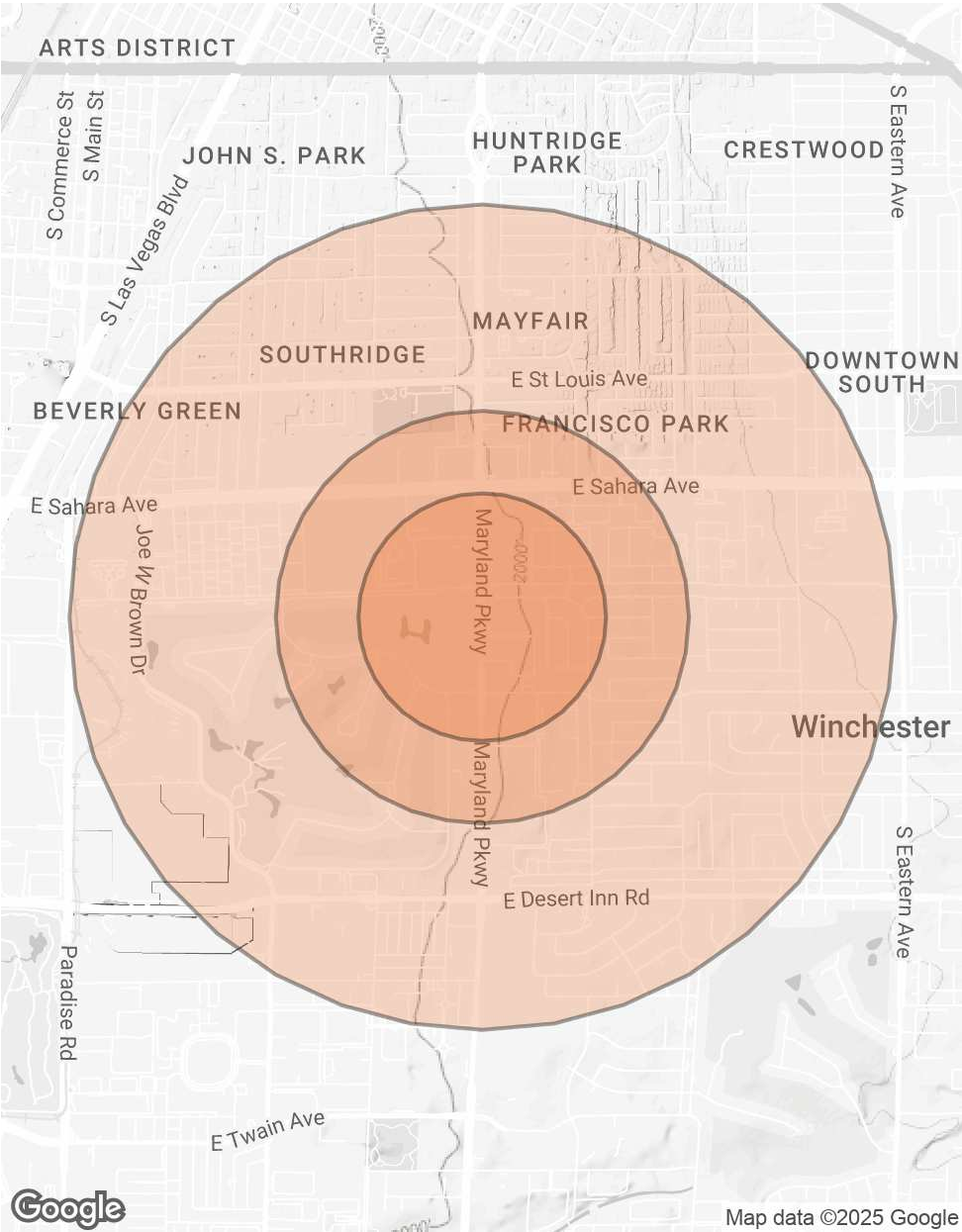


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,317	5,544	24,137
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	541	2,341	9,833
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$91,282	\$76,235	\$67,289
AVERAGE HOUSE VALUE	\$402,557	\$416,464	\$419,517

Demographics data derived from AlphaMap





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