

# FOR LEASE

9890 S Maryland Parkway, Las Vegas, NV 89183



# PROPERTY SUMMARY



360° VIRTUAL TOUR



## OFFERING SUMMARY

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

**DAVID LIVINGSTON**  
 O: 702.527.7915  
 david.livingston@svn.com  
 NV #BS.146519

**FABIAN LECHUGA**  
 O: 702.527.7547  
 fabian.lechuga@svn.com  
 NV #S.201673

# ADDITIONAL PHOTOS



**DAVID LIVINGSTON**  
O: 702.527.7915  
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NV #BS.146519

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# AERIAL



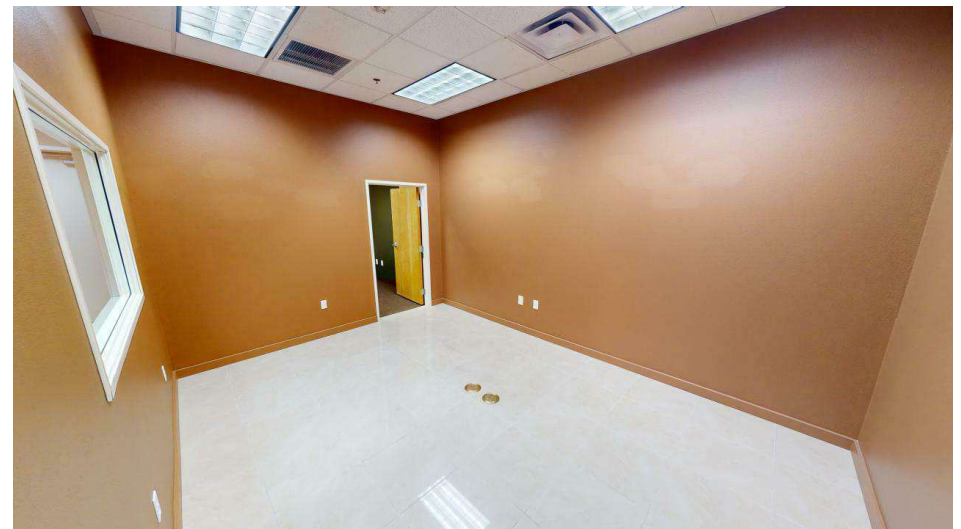
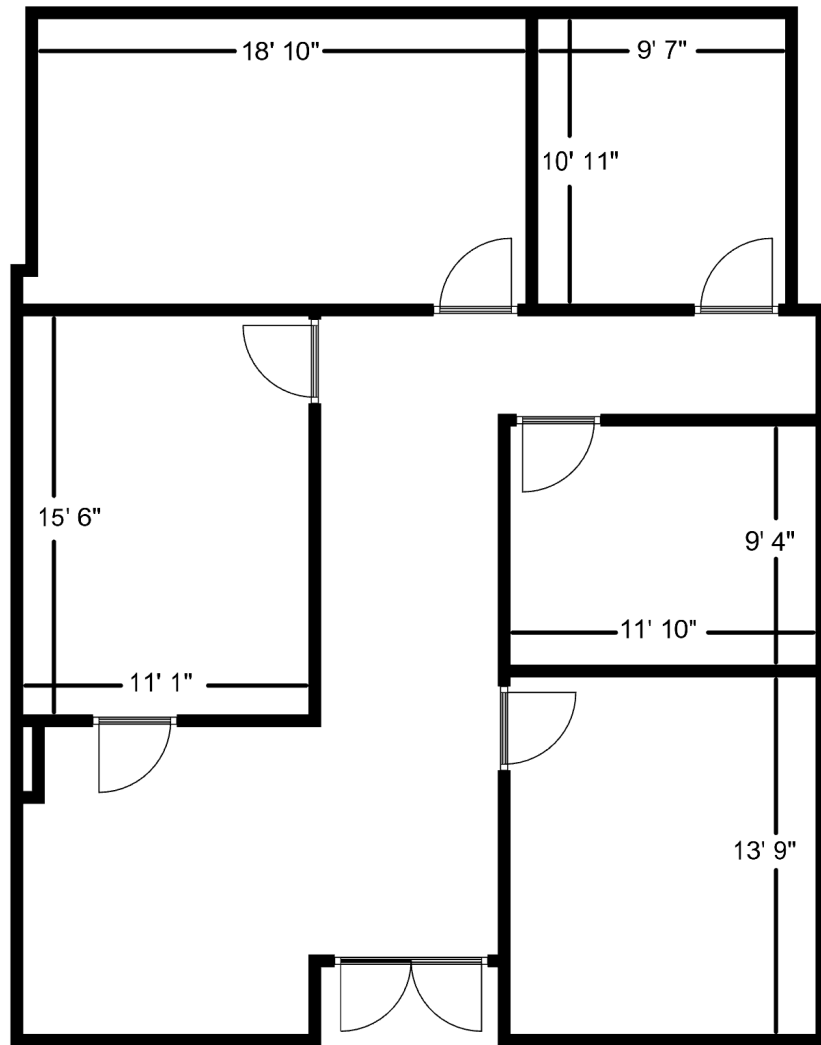
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NV #S.201673

**360° VIRTUAL TOUR**



# SUITE 220

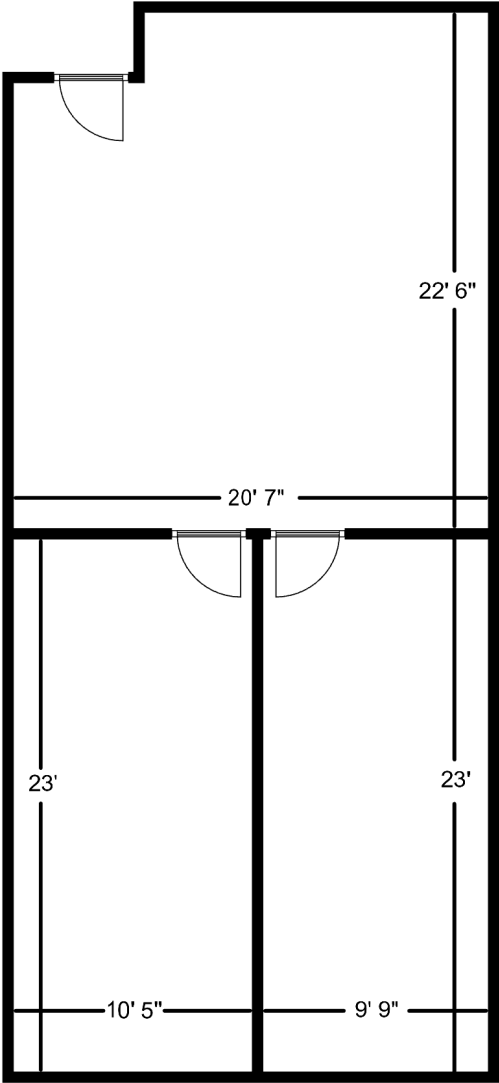


**DAVID LIVINGSTON**  
O: 702.527.7915  
david.livingston@svn.com  
NV #BS.146519

**FABIAN LECHUGA**  
O: 702.527.7547  
fabian.lechuga@svn.com  
NV #S.201673



**SUITE 260**



**DAVID LIVINGSTON**  
O: 702.527.7915  
david.livingston@svn.com  
NV #BS.146519

**FABIAN LECHUGA**  
O: 702.527.7547  
fabian.lechuga@svn.com  
NV #S.201673

# RETAILER MAP



**DAVID LIVINGSTON**  
 O: 702.527.7915  
 david.livingston@svn.com  
 NV #BS.146519

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 O: 702.527.7547  
 fabian.lechuga@svn.com  
 NV #S.201673

# DEMOGRAPHICS MAP & REPORT

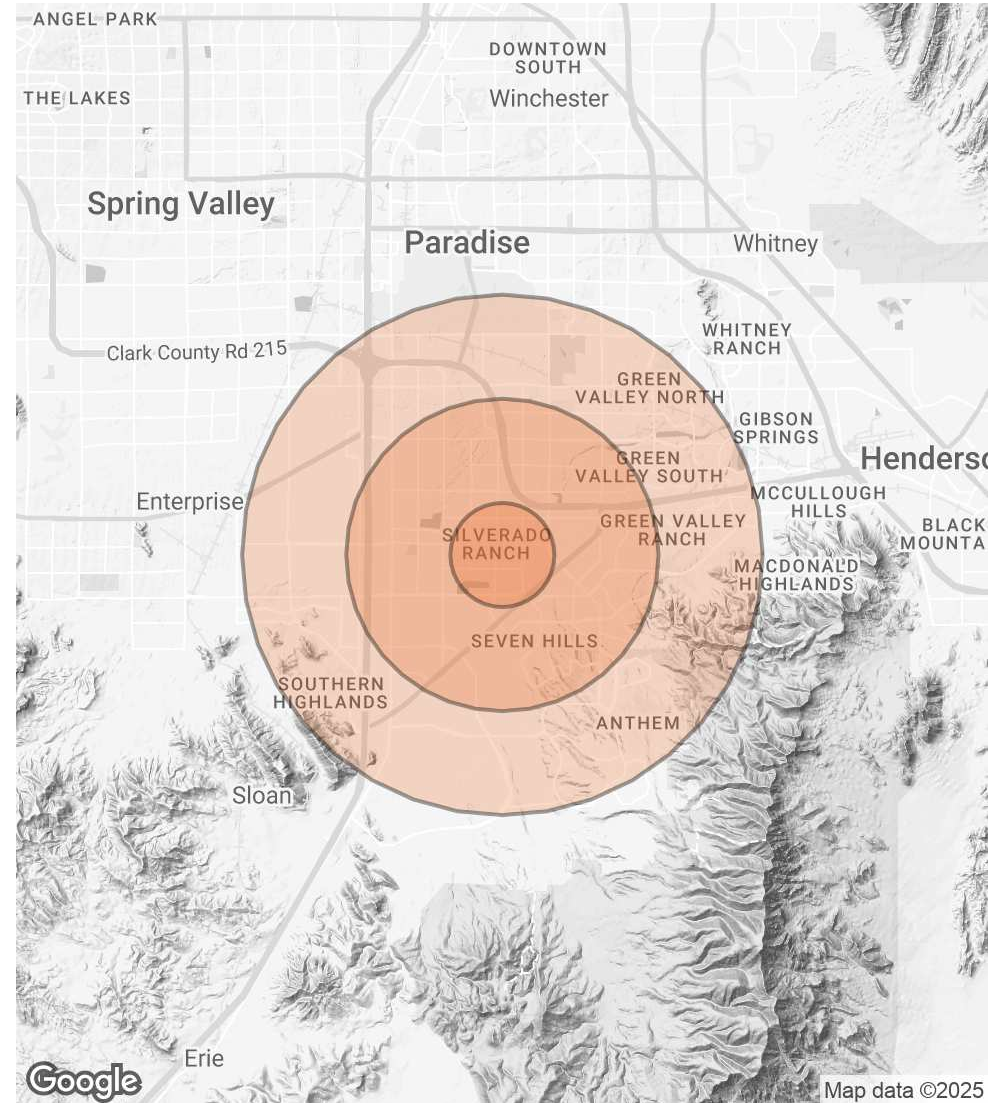
## POPULATION

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

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap



**DAVID LIVINGSTON**  
 O: 702.527.7915  
 david.livingston@svn.com  
 NV #BS.146519

**FABIAN LECHUGA**  
 O: 702.527.7547  
 fabian.lechuga@svn.com  
 NV #S.201673





Presented by:

**DAVID LIVINGSTON**

Vice President

C: 702.533.9562 | O: 702.527.7915

david.livingston@svn.com

NV # BS.0146519

**FABIAN LECHUGA**

Associate Advisor

C: 702.569.1821 | O: 702.527.7547

fabian.lechuga@svn.com

NV #S.201673

6018 S. DURANGO DR., STE#110

LAS VEGAS, NV 89113

[www.SVN-TheEquityGroup.com](http://www.SVN-TheEquityGroup.com)

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