

LEASE
FOR

Executive Office Suites Available

9480 S. Eastern Ave. Las Vegas, NV 89123

MILES SANSONE

702-768-1930

Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074
www.SansoneCompanies.com



9480 S. Eastern Ave.

Las Vegas, NV 89123

LEASING DETAILS

Executive Suites:

Base Rent -\$1.50/sf/month

CAM - \$0.49/sf/month

Suite #130:

Base Rent -\$1.85/sf/month

CAM - \$0.49/sf/month



PROPERTY HIGHLIGHTS

- 1-5+ room offices with large individual offices bullpen and spacious suites close to 215 freeway.
- Marble reception with built-in counters
- Excellent synergy with restaurants below.
- Common area conference rooms, break room
- Covered Parking and Pylon Signage available.

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2022 Population	15,944	164,461	307,650

HOUSEHOLDS	1-mile	3-mile	5-mile
2022 Households	6,015	64,311	121,250

INCOME	1-mile	3-mile	5-mile
2022 Average Household Income	\$101,133	\$100,247	\$100,545



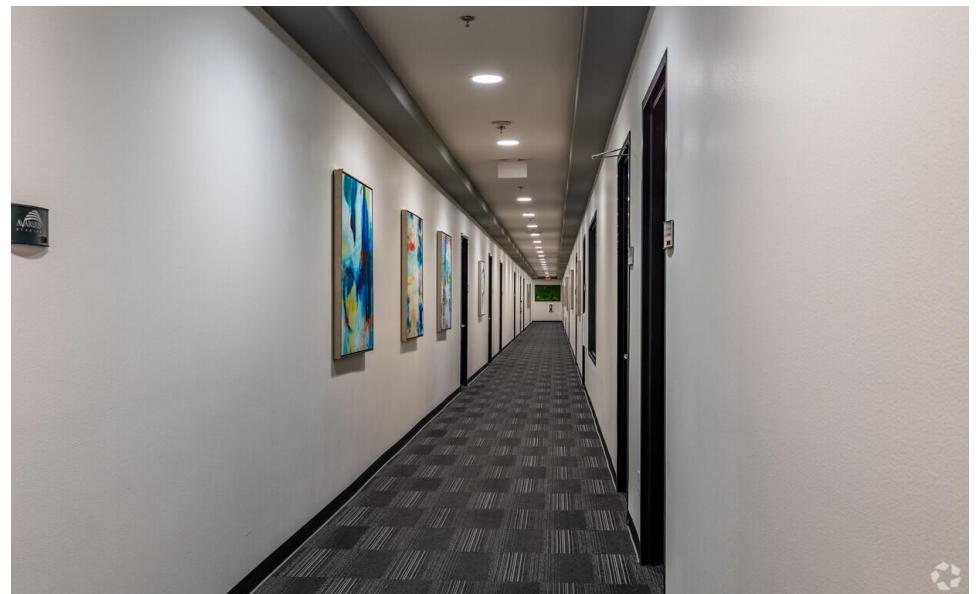
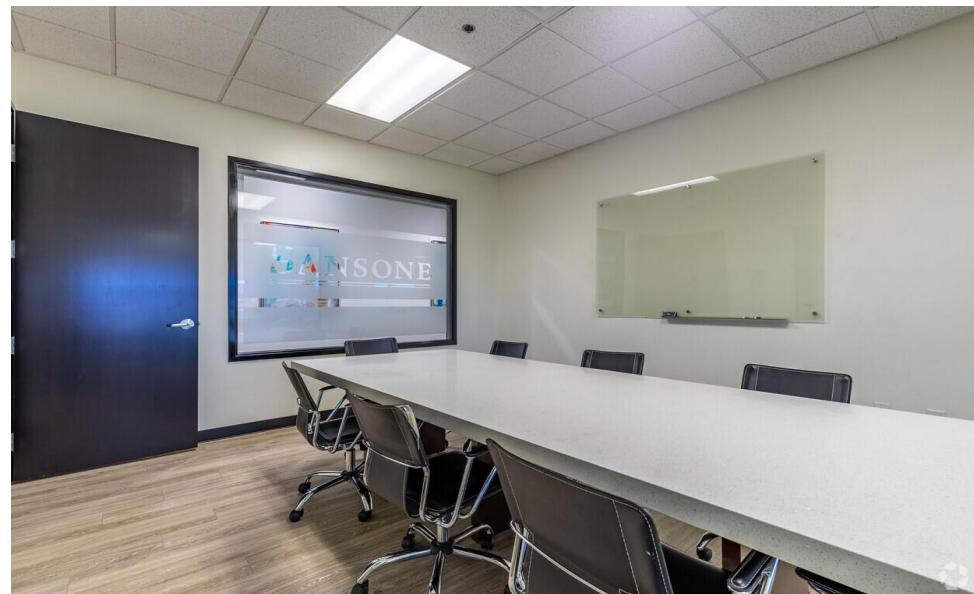
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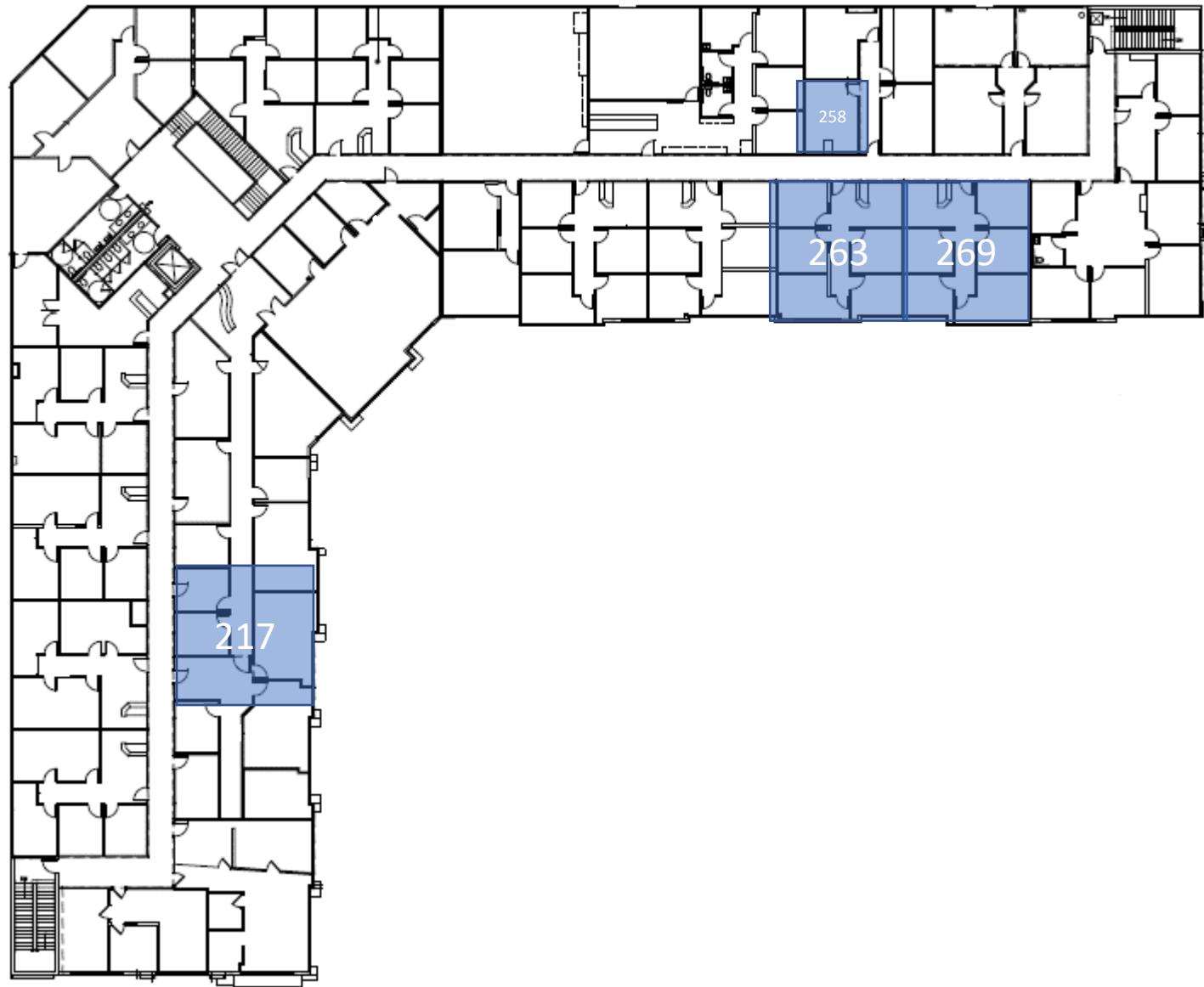
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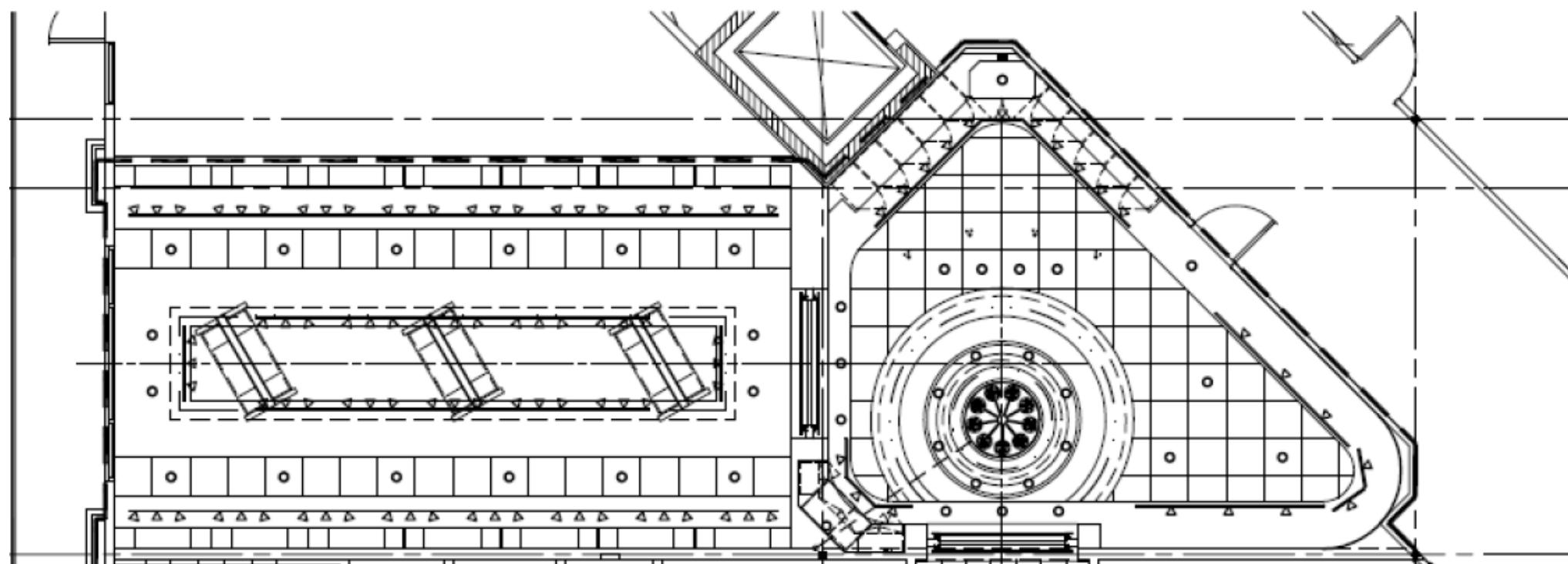


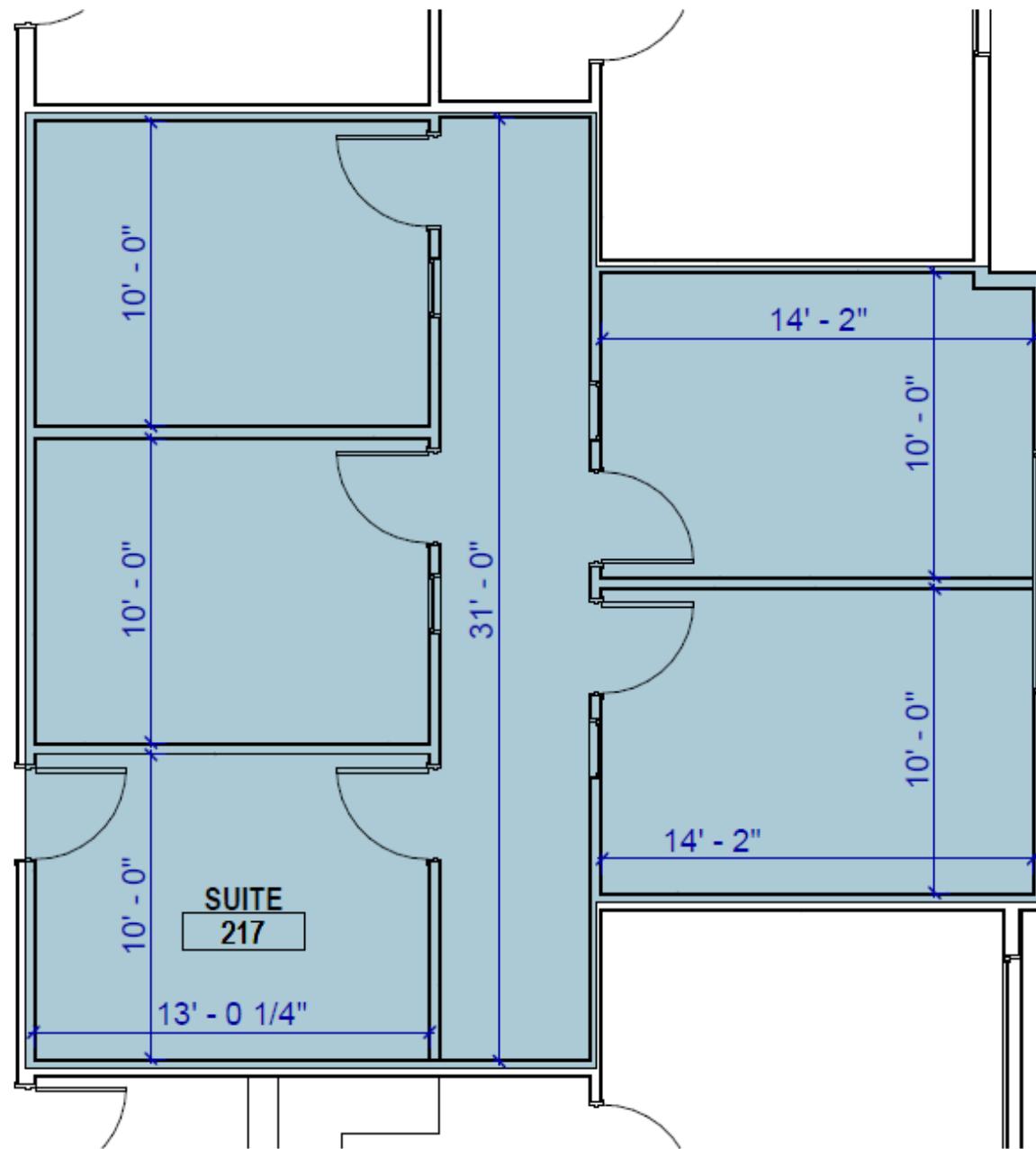
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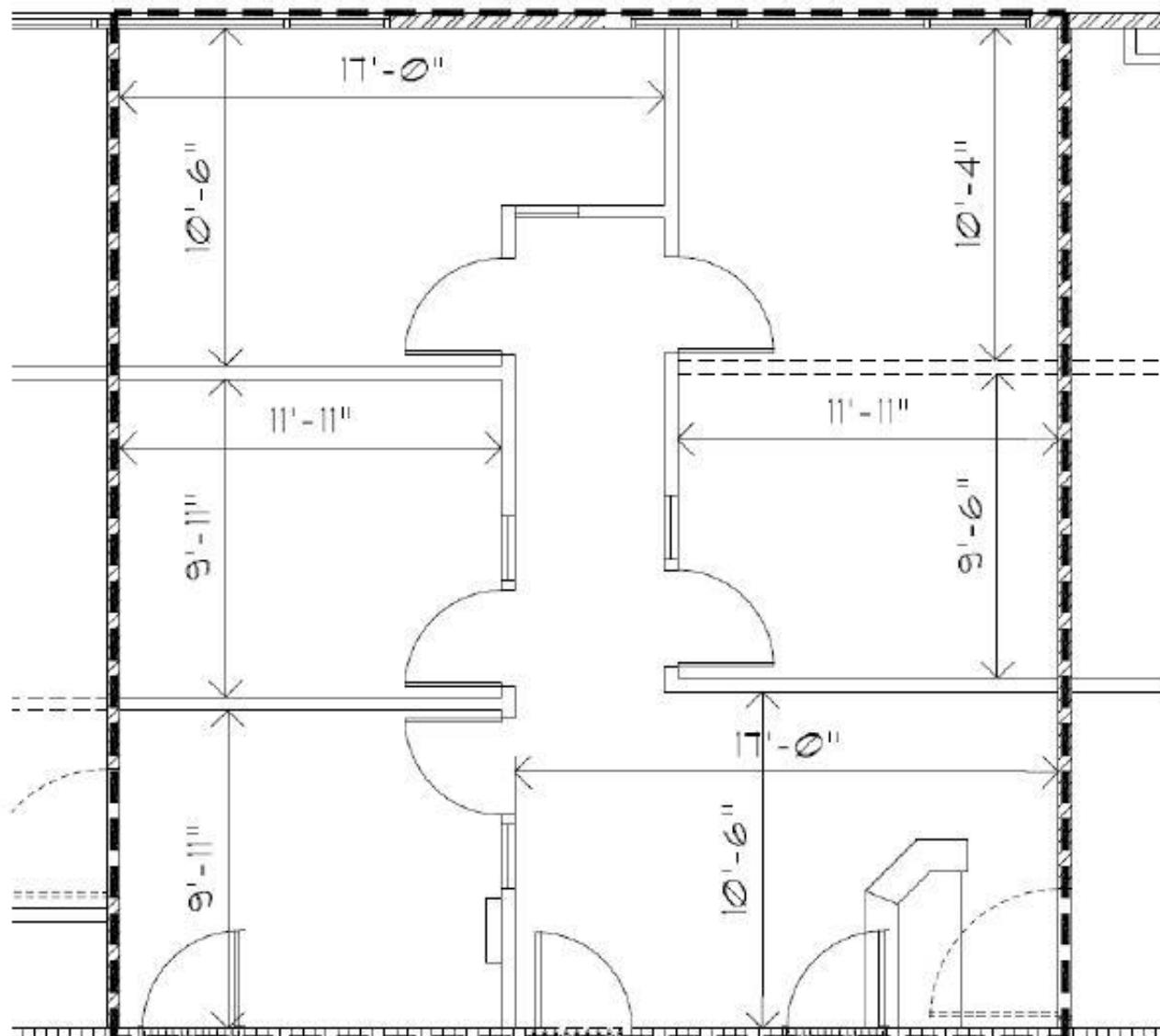
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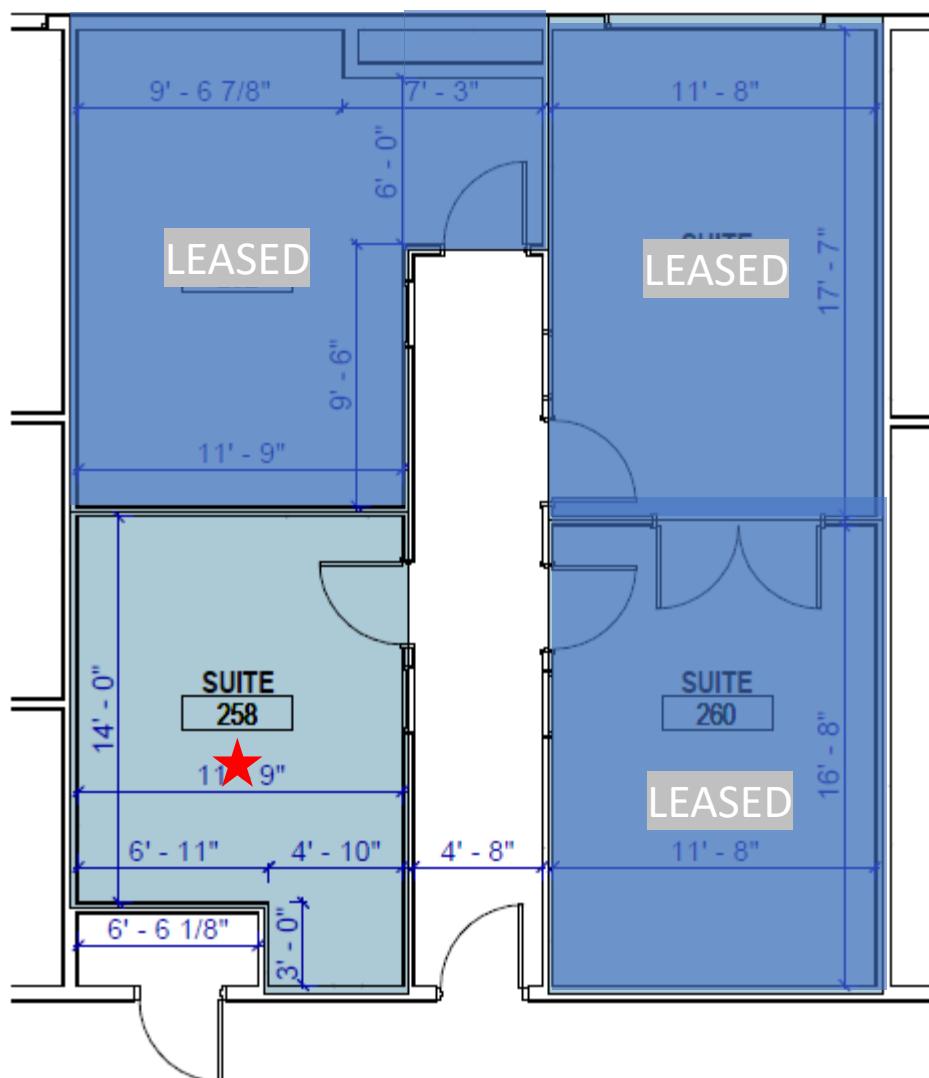








Suite #258 – 228 sf



★ Available

