

**AVAILABLE FOR
LEASE OCTOBER 2019**

±8,064 SF // \$2.25 PSF, NNN

- New Apartment/Student Housing Projects in area include Legacy LV, University Gateway, Echo 1055, and The Degree
- Best freestanding building available for lease at UNLV
- Directly across from UNLV Student Union and main UNLV campus
- Surrounded by new construction projects for the University



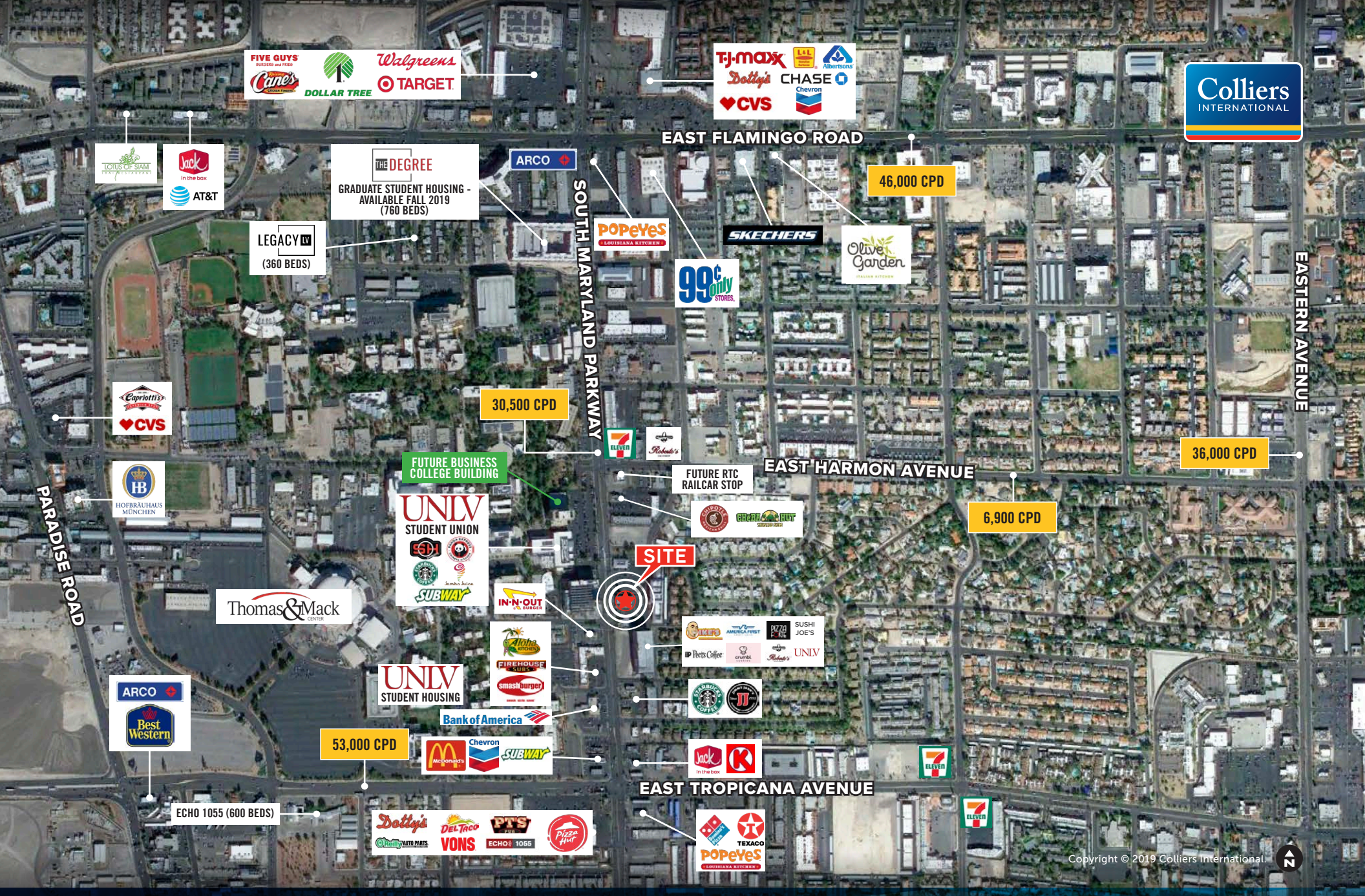
STEVE NEIGER, CCIM
+1 702 592 7187
steve.neiger@colliers.com
License # NV-S.0078706.LLC

BRETT RATHER
+1 702 575 1645
brett.rather@colliers.com
License # NV-S.0174245.LLC

CHRIS CLIFFORD
+1 702 836 3746
chris.clifford@colliers.com
License # NV-S.0067842.PC

4650 SOUTH MARYLAND PARKWAY

LAS VEGAS, NEVADA 89119



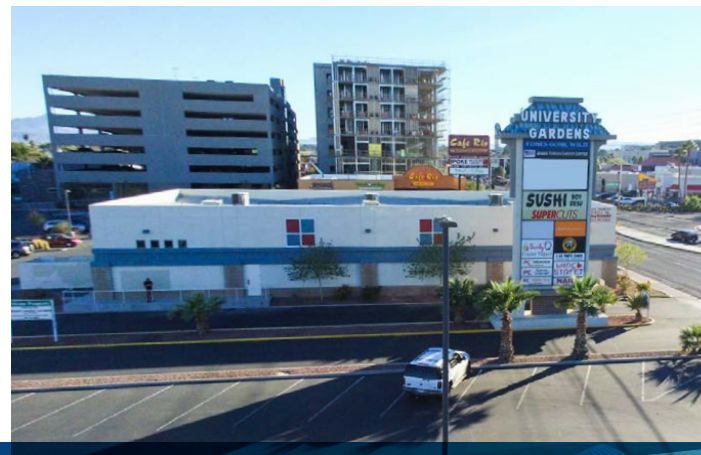
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NEW SURROUNDING DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION

UNIVERSITY GATEWAY

4700 South Maryland Parkway, Las Vegas, Nevada 89119



- 400,000 SF mixed use development with retail, office, and multi-family residential.
- Adjoining 820 space parking structure.
- Tenants include UNLV Police's new ±10,000 SF Headquarters.

ECHO 1055

1055 East Tropicana Avenue, Las Vegas, Nevada 89119



- New mixed use project with 600+ units made exclusively for additional UNLV student housing.
- Directly across from UNLV's primary dormitory housing on Tropicana Avenue.

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NEW SURROUNDING DEVELOPMENTS CURRENTLY UNDER CONSTRUCTION



4247 Claymont Street
Las Vegas, Nevada 89119



- Recently renovated 360 bedroom apartments on campus.



4505 South Maryland Parkway
Las Vegas, Nevada 89154



- Newly constructed resort style apartments with 760 bedrooms on located on campus in The U District.

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