

# For Lease

## Lexington Quail Park

Sparks, NV 89431

1321 N McCarran Boulevard  
Suite 102: 1,568 SF



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5520 Kietzke Lane, Suite 300

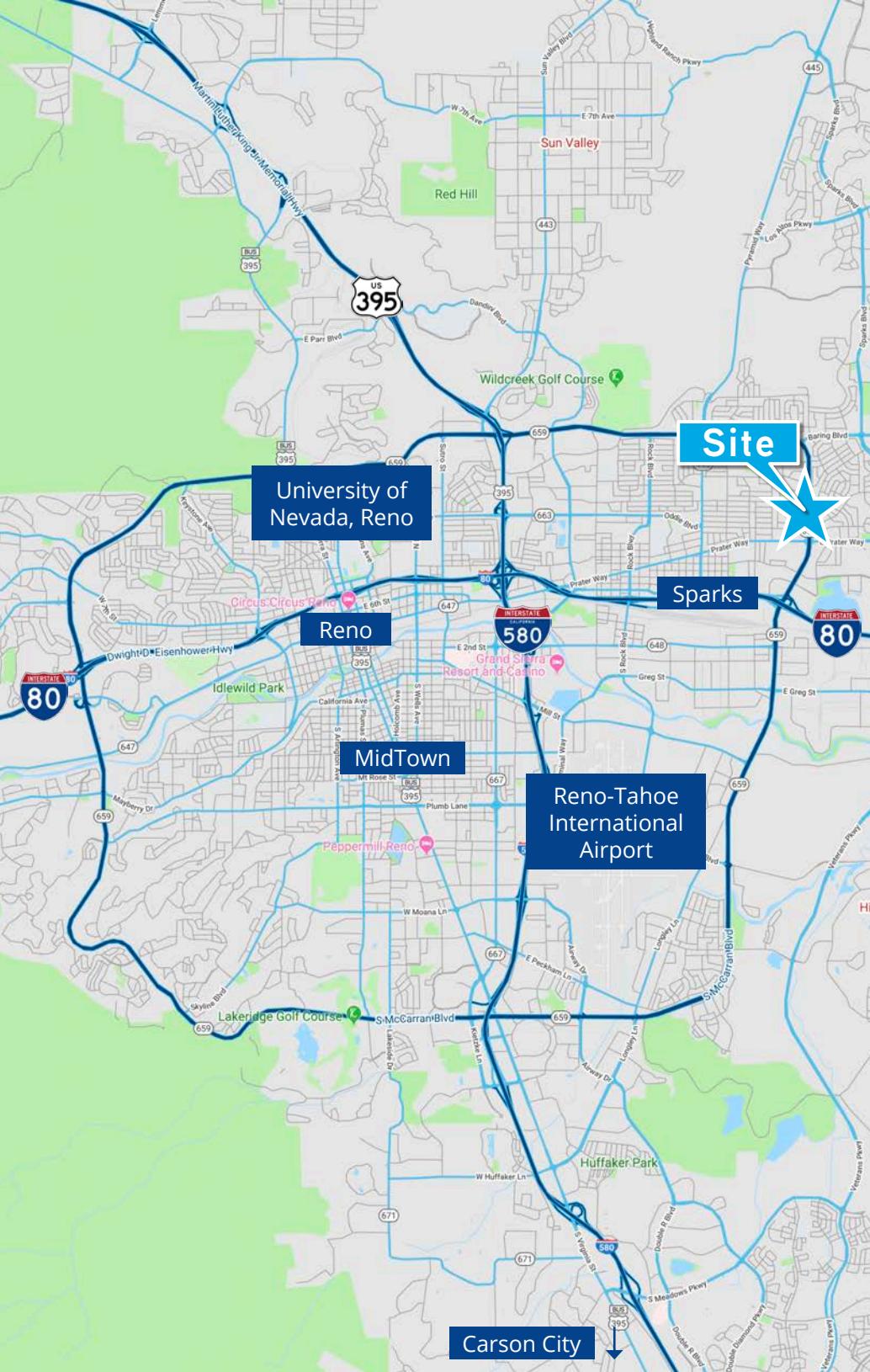
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## Building Comments

Well maintained building servicing the Sparks Submarket located just off N. McCarran Blvd. Lush landscaping and easy and convenient open parking. Property is adjacent to restaurants and retailers. Tenant improvement allowance may be available for qualified leases.

## 1321 N McCarran Blvd Availabilities

Suite	Square Feet	Virtual Tour
Suite 102	1,568	-

## Lease Rate

\$2.05/SF/MO Modified Gross

(Tenant to pay gas, electric, janitorial and an estimated \$0.18/SF/MO, utility charge to cover non-separately metered utilities) \*Utility charge subject to change\*

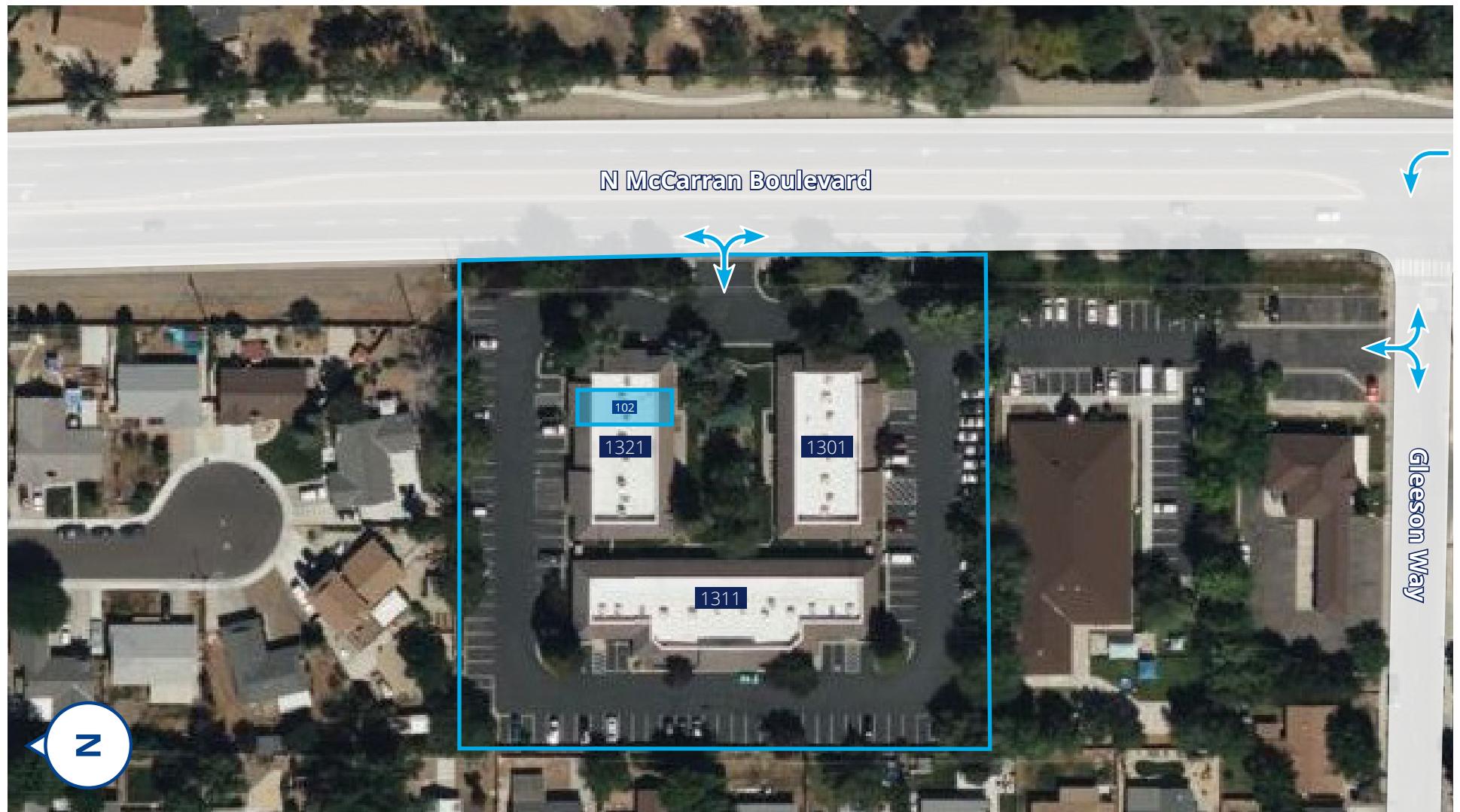
## Area Demographics

	1 mile	3 mile	5 mile
2024 Population	23,048	89,017	208,234
Daytime Population	19,322	103,922	256,490
Average Household Income	\$88,249	\$91,805	\$88,660
Total Households	9,807	36,911	87,845

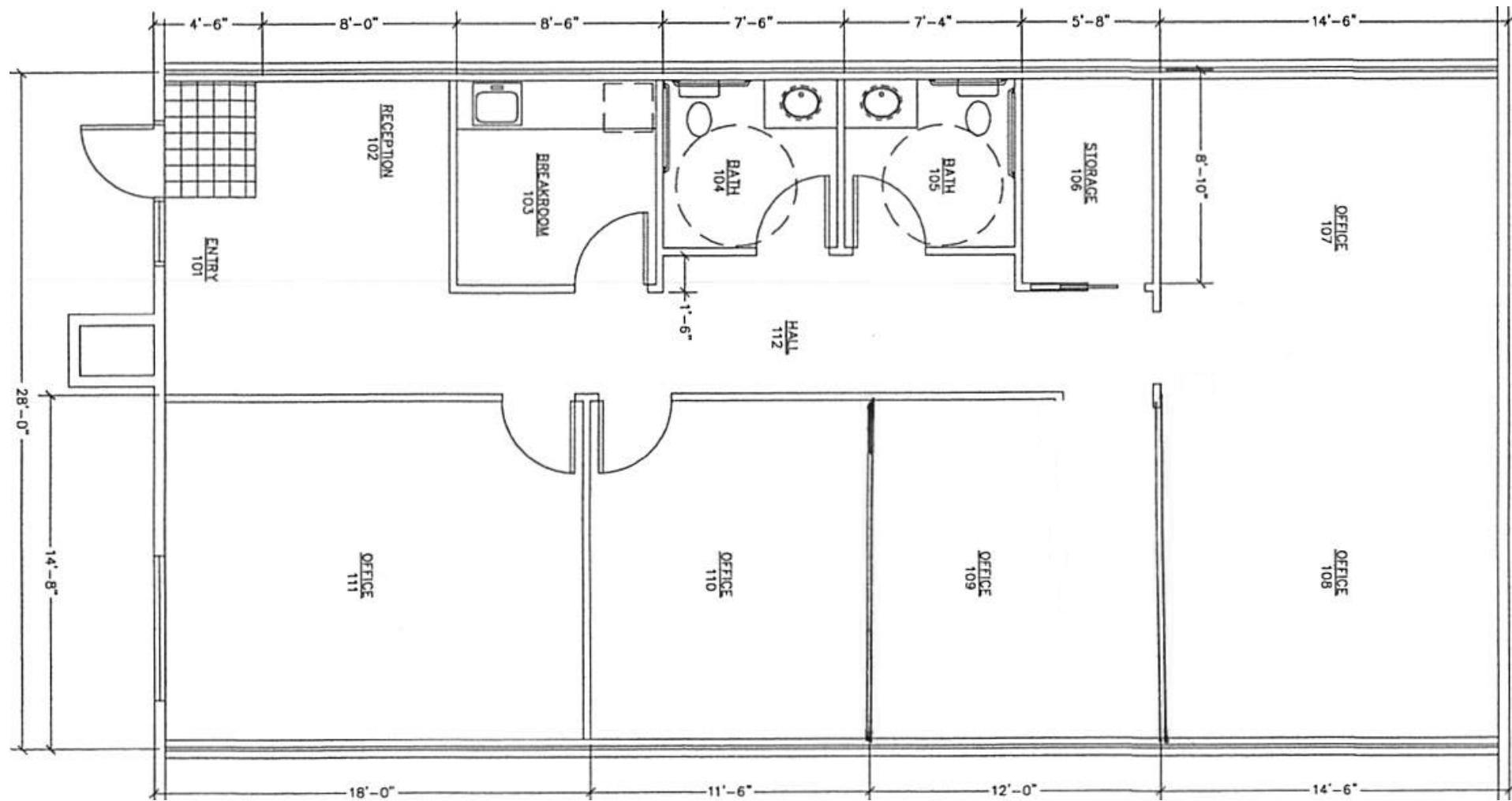
# Available Suites

## Building 1321 – Suite 102

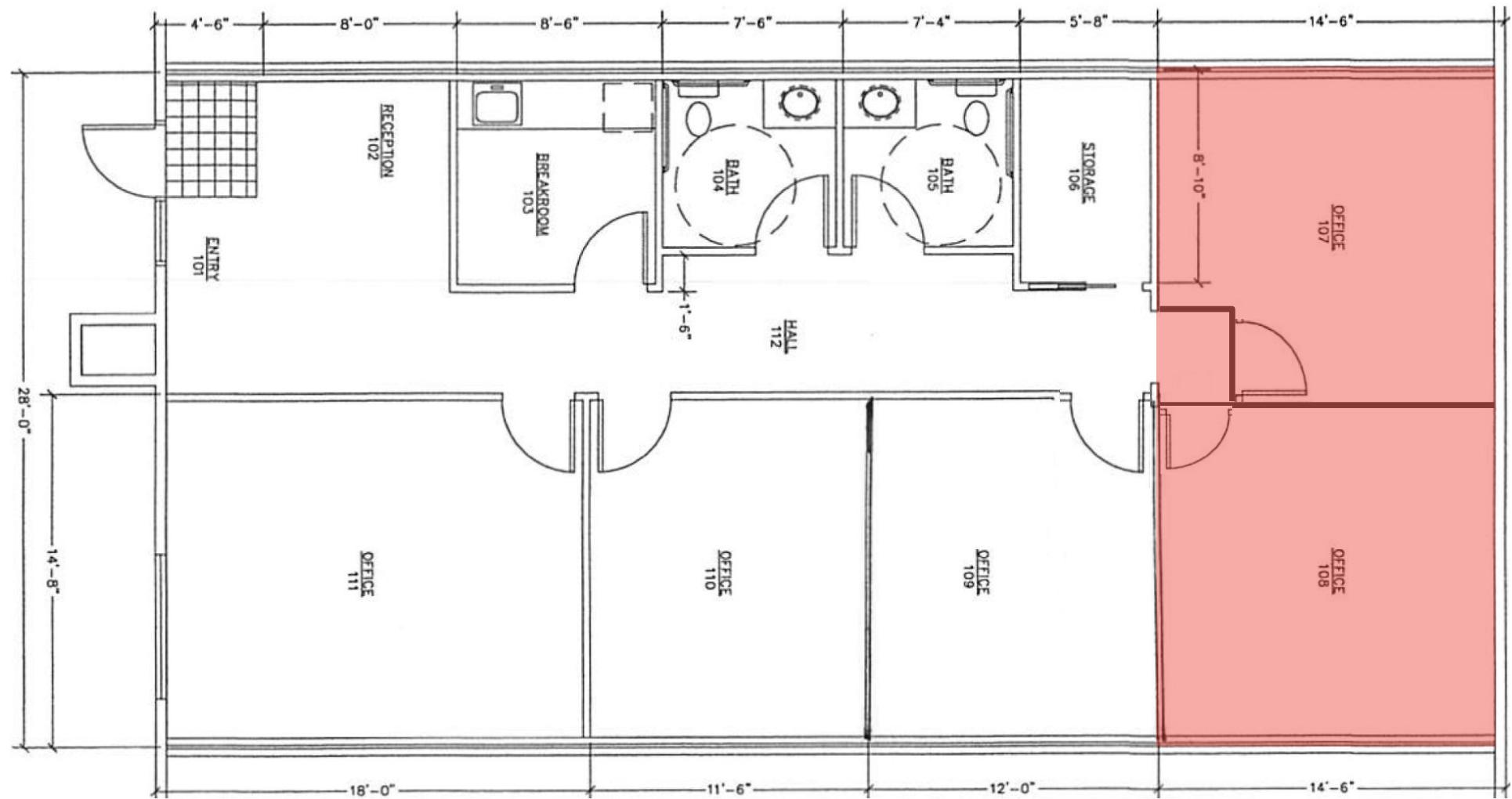
- 1,568 SF
- **Suite Comments:** Features three private offices, breakroom, two bathrooms, storage closet and large open area in the back of the suite.



# Building 1321 | Suite 102 - 1,568 SF

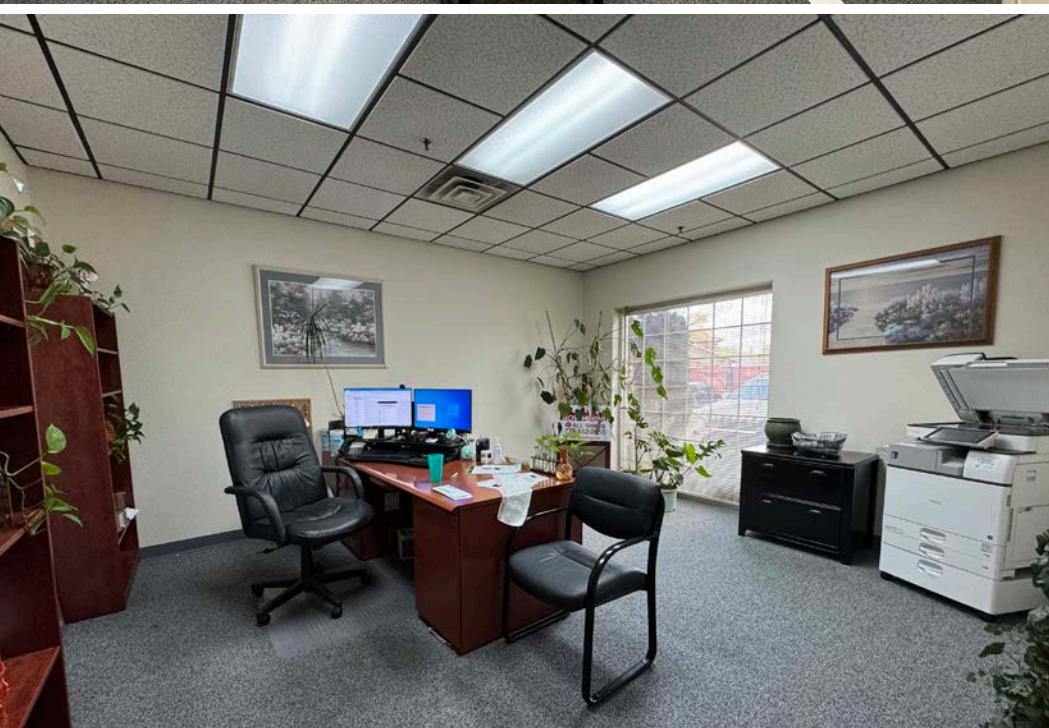


# Building 1321 | Suite 102 - Concept Plan



Conceptual Office Additions

# Building 1321 | Suite 102 Photos



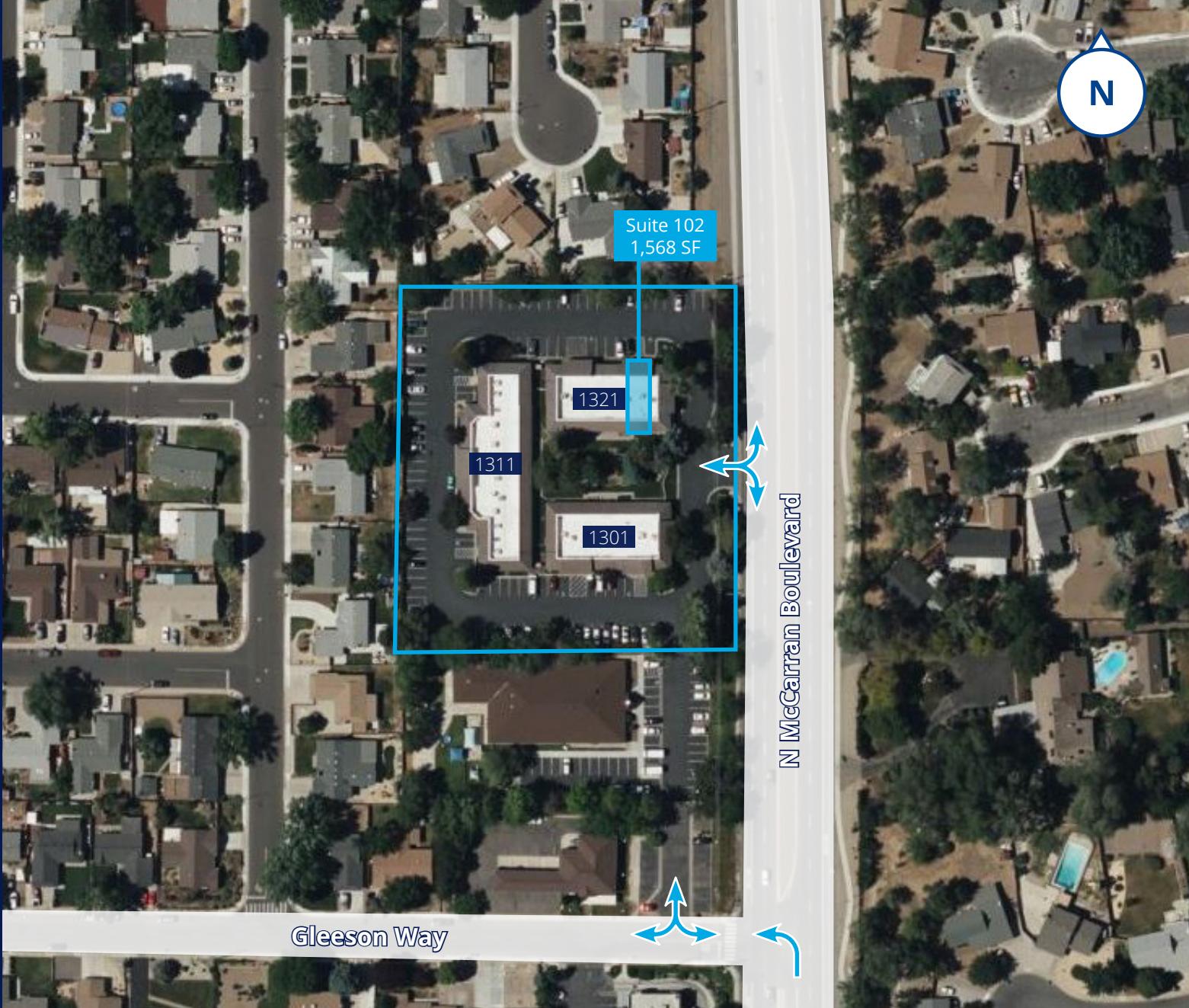
# Surrounding Retail and Amenities



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