

Maryland Medical Center

3059 & 3061 S. Maryland Parkway, Las Vegas, NV 89109

AVAILABLE
For Lease



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Leasing Details



\$1.65 PSF MG
Lease Rate



±4,043 - ±9,696 SF
Space Available



East
Submarket

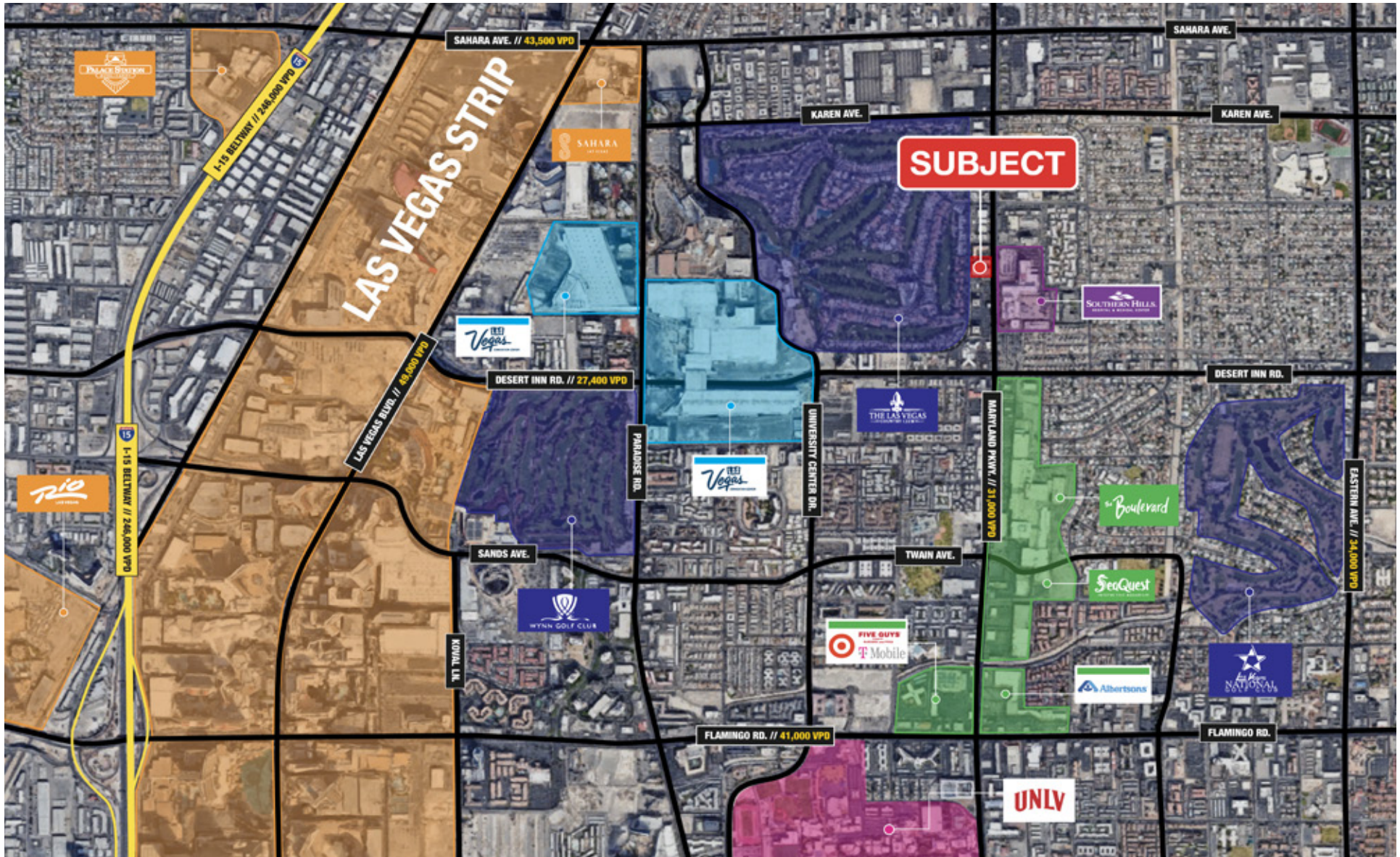
Demographics

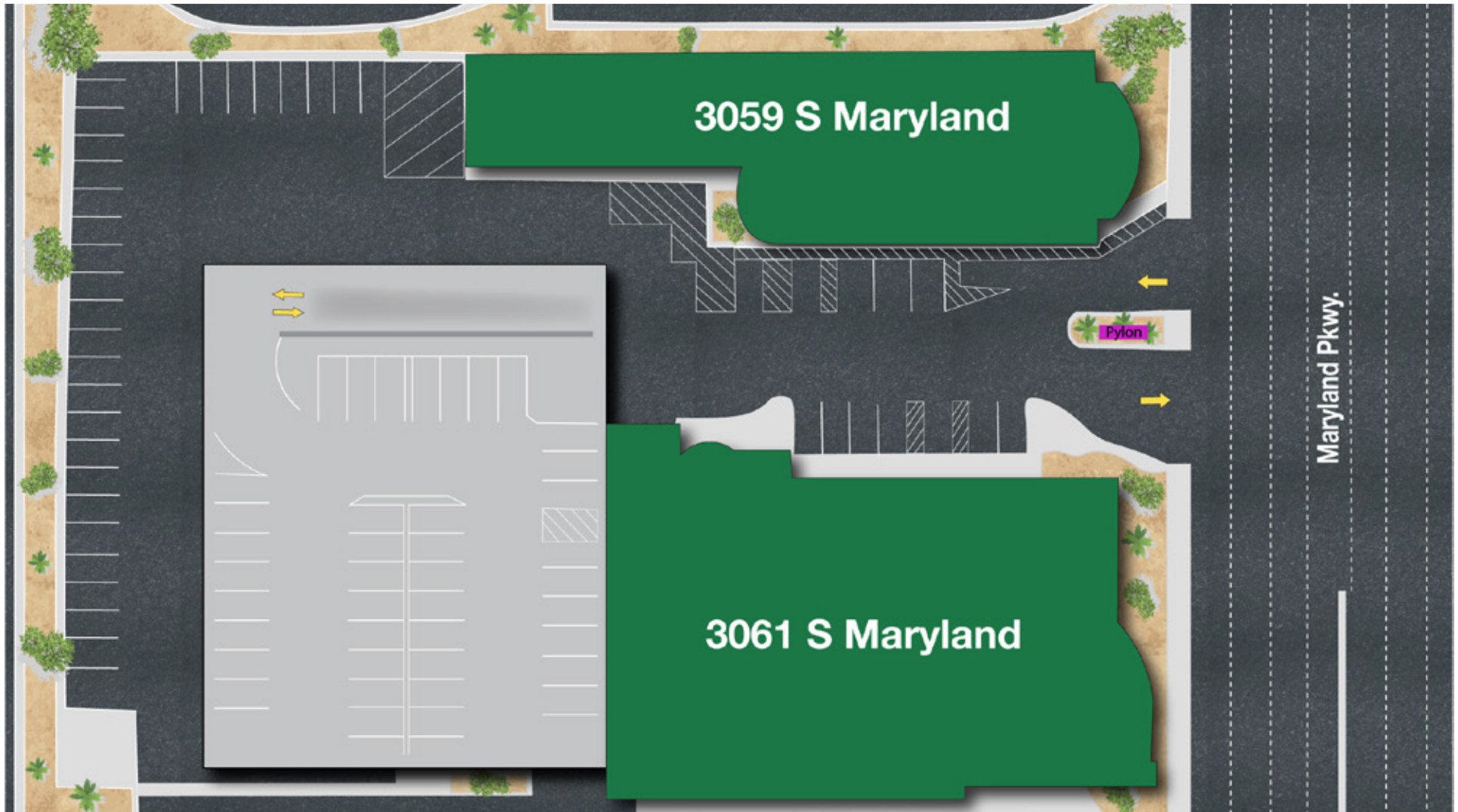
Population	1 mile	3 miles	5 miles
2023 Population	23,732	176,537	484,535
Average Household Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$59,329	\$59,233	\$60,951

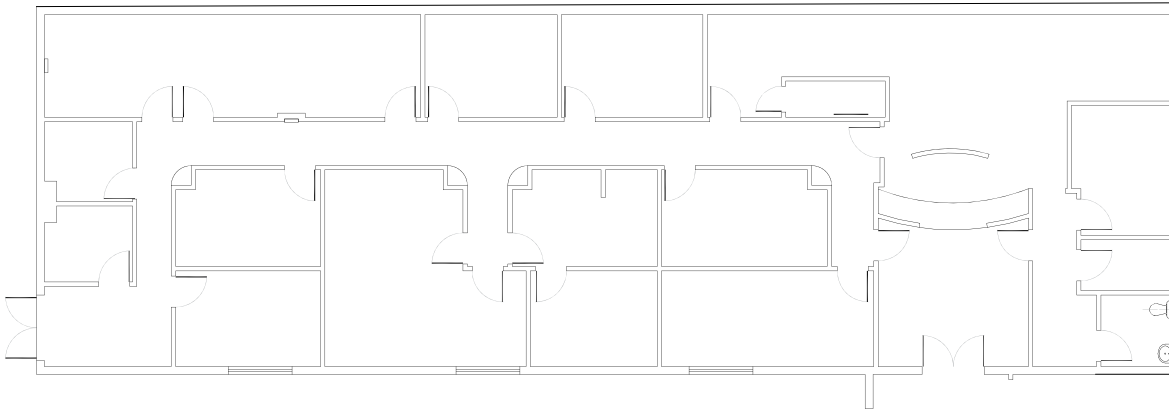
Property Highlights

- Professional/medical office suites available
- 2nd Generation medical and professional office space
- Zoned C-2 (General Commercial)
- Ample covered parking available
- Close proximity to the Las Vegas Strip
- Frontage along the heavily traveled Maryland Parkway
- Located directly across from Sunrise Hospital
- Convenient access to the Las Vegas Strip

● Power Center Retail ● University ● Casino and Hotel ● Convention Center ● Hospital ● Golf Club







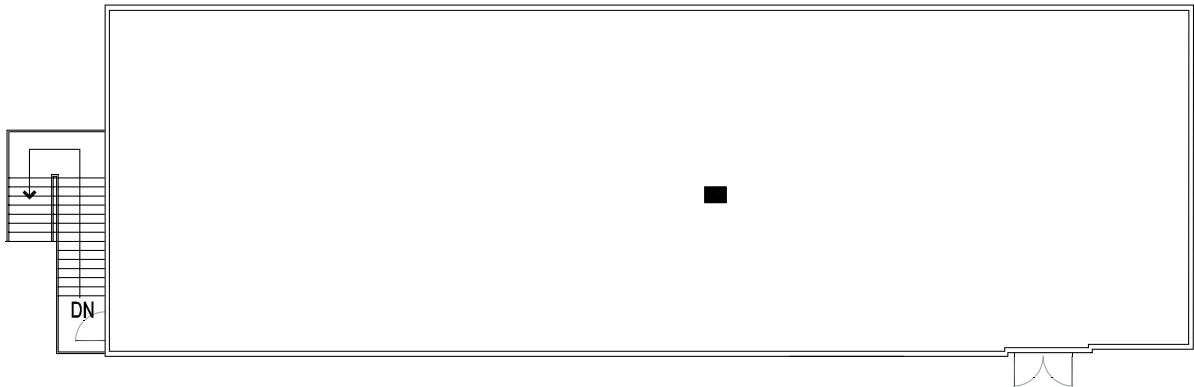
Property Details

3059 S. Maryland Parkway

First Floor

- + Suite#: 100
- + Total SF: ±5,012
- + Lease Rate: \$1.65/PSF MG
- + Monthly Rent: \$8,269.80
- + Available: Immediately

**Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



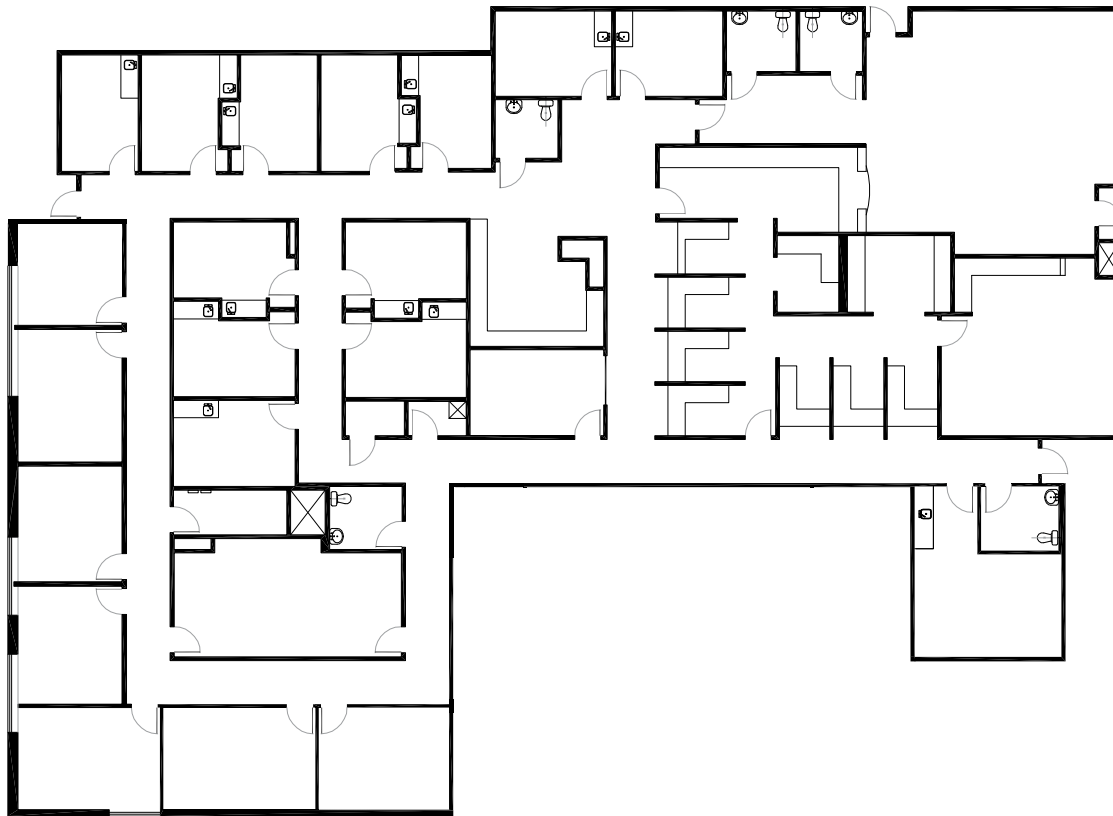
Property Details

3059 S. Maryland Parkway

Second Floor

- + Suite#: 200
- + Total SF: ±4,043
- + Lease Rate: \$1.65/PSF MG
- + Monthly Rent: \$6,670.95
- + Available: Immediately

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Property Details

3061 S. Maryland Parkway

Second Floor

- + Suite#: 200
- + Total SF: ±9,698
- + Lease Rate: \$1.65/PSF MG
- + Monthly Rent: \$16,001.70
- + Available: Immediately

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