

MARBEYA BUSINESS PARK



6655 W. SAHARA AVENUE

LAS VEGAS, NV 89146

FOR LEASE

NEIL SORKIN

(702) 470-0784

NSorkin@rcadv.com

NV-RE License: S.0066509

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FOR LEASE

MARBEYA BUSINESS PARK

is a well-maintained, Mediterranean architecture office complex that consists of four, two-story buildings & one, single-story office / retail pad. Marbeya Business Park is surrounded by numerous retail & restaurant amenities and is situated just South of W. Sahara Avenue, along the RTC Transit Route, also known as the "Sahara Express". Located on the West side of the Las Vegas Valley, this central business park is beautifully landscaped and offers a large open courtyard with outdoor seating areas.

- Well Maintained, Mediterranean Architecture Office Complex
- Four, Two-Story Office Buildings & One, Single-Story Office/Retail Pad
- On-Site Property Management, 24-Hour Access, and Security
- Ample Parking w/ Beautifully Maintained Common Areas
- Abundant of Retail & Restaurant Amenities Nearby
- Zoning: CP (Commercial Professional - Clark County)
- Lease Rate: \$1.60/SF (MG)



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REALCOMM ADVISORS

770 E. Warm Springs Road
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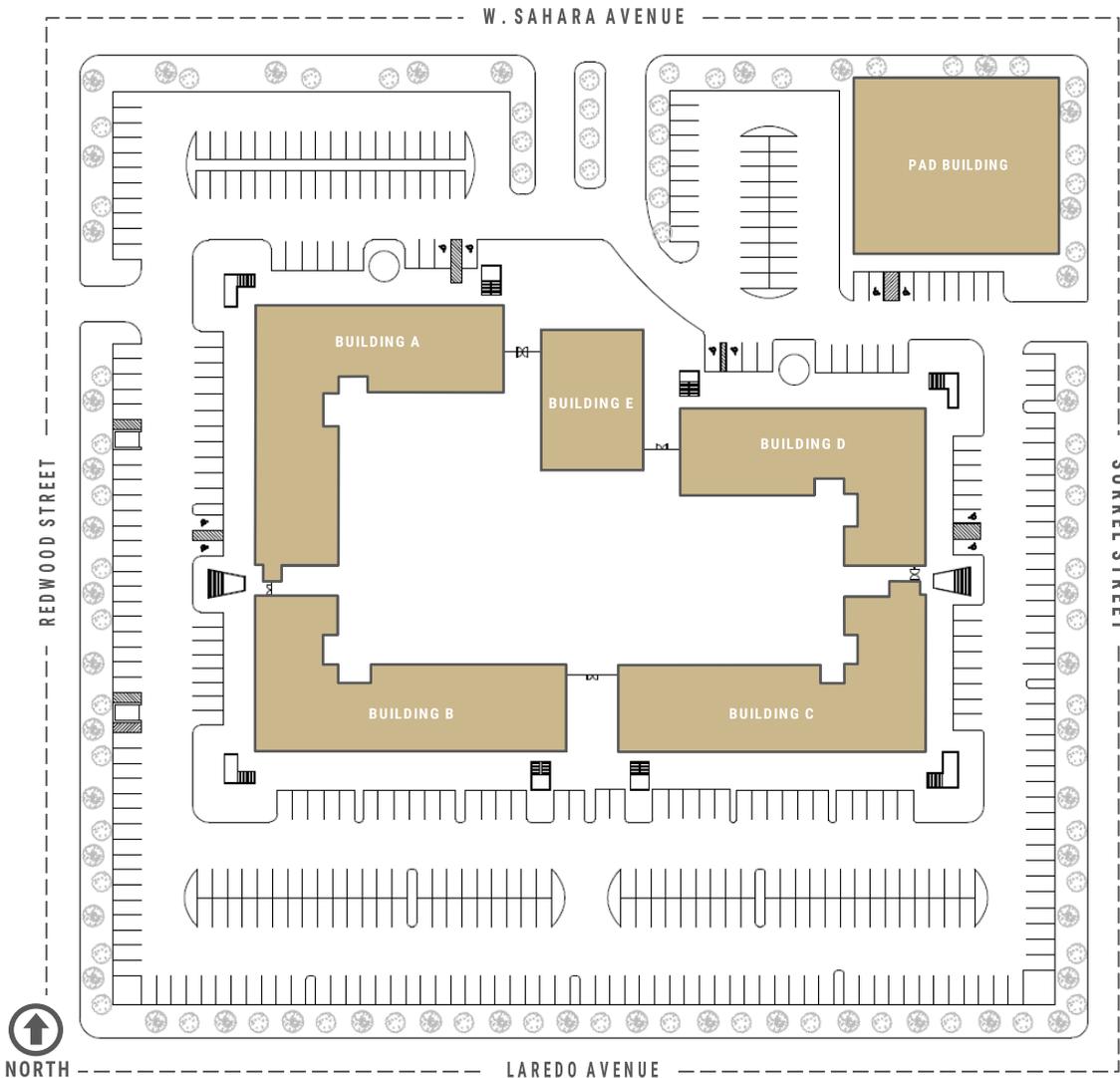
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SUITE 114

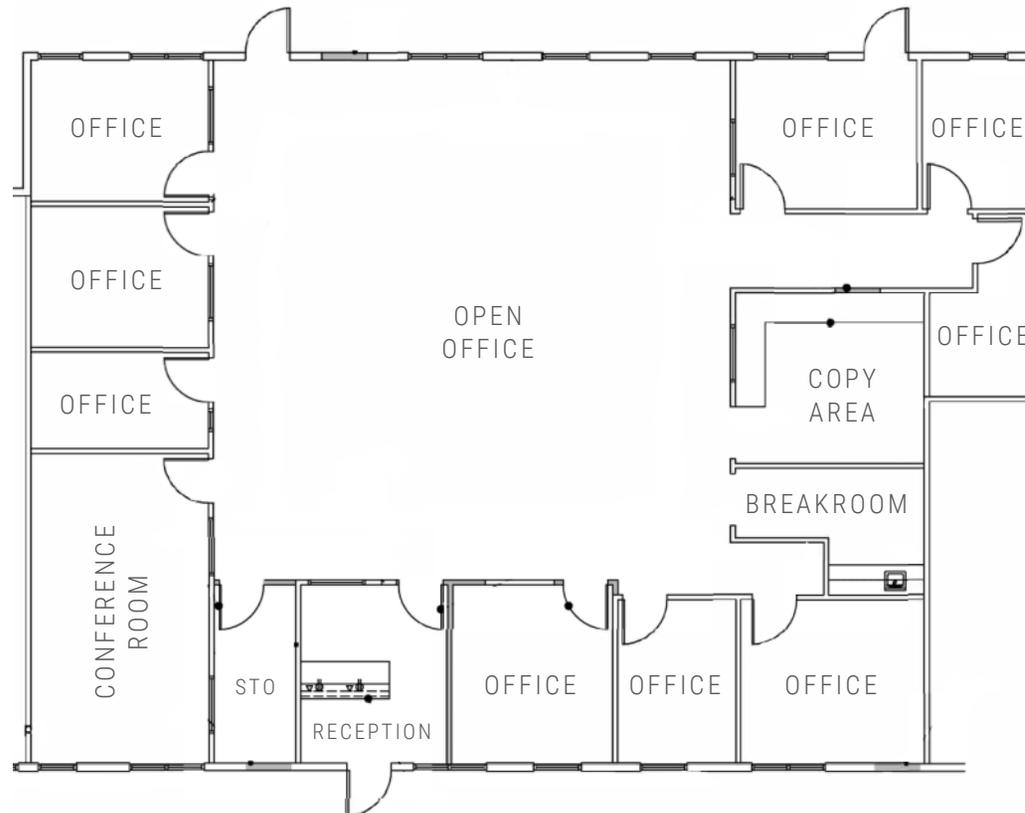
±3,182 SF

TOTAL

- Large Lobby / Reception
- Nine (9) Private Offices
- Large Open Office Area
- Conference Room
- Copy Area
- Break Room w/ Sink
- Storage Closet

BUILDING A

1ST FLOOR



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SUITE 214

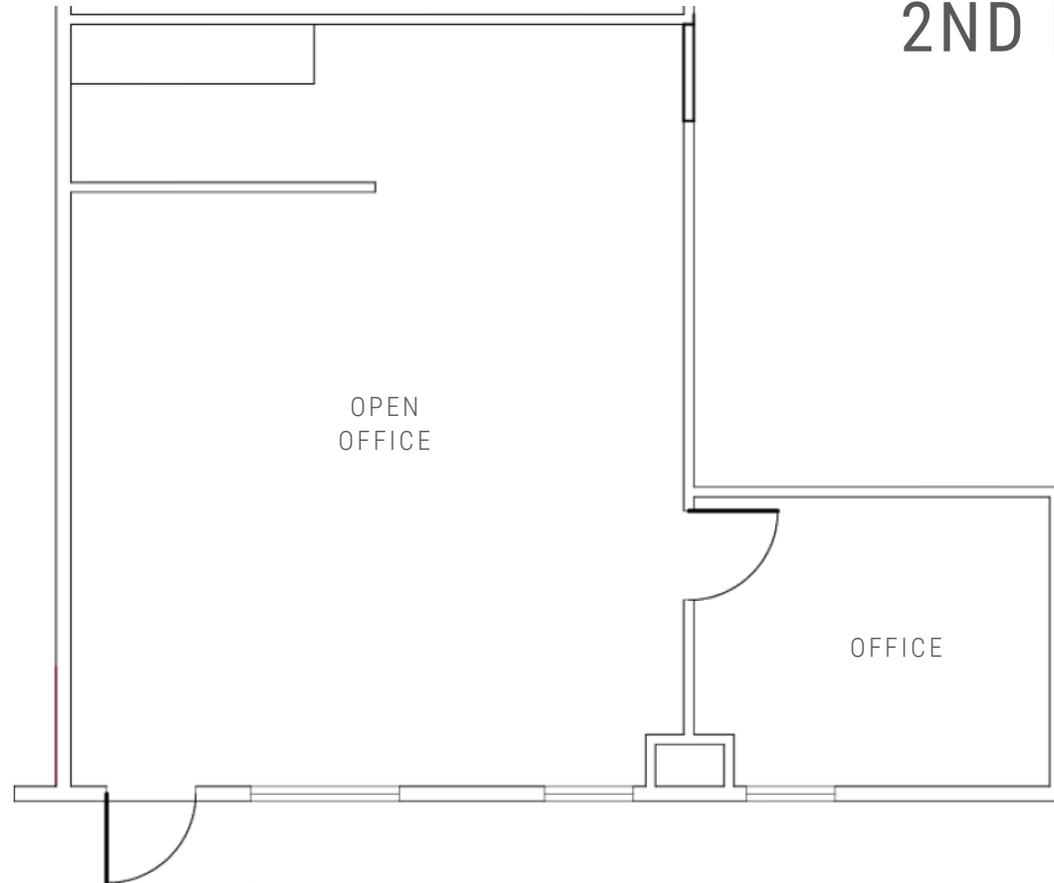
±723 SF

TOTAL

- Open Office Area
- One (1) Private Office

BUILDING A

2ND FLOOR



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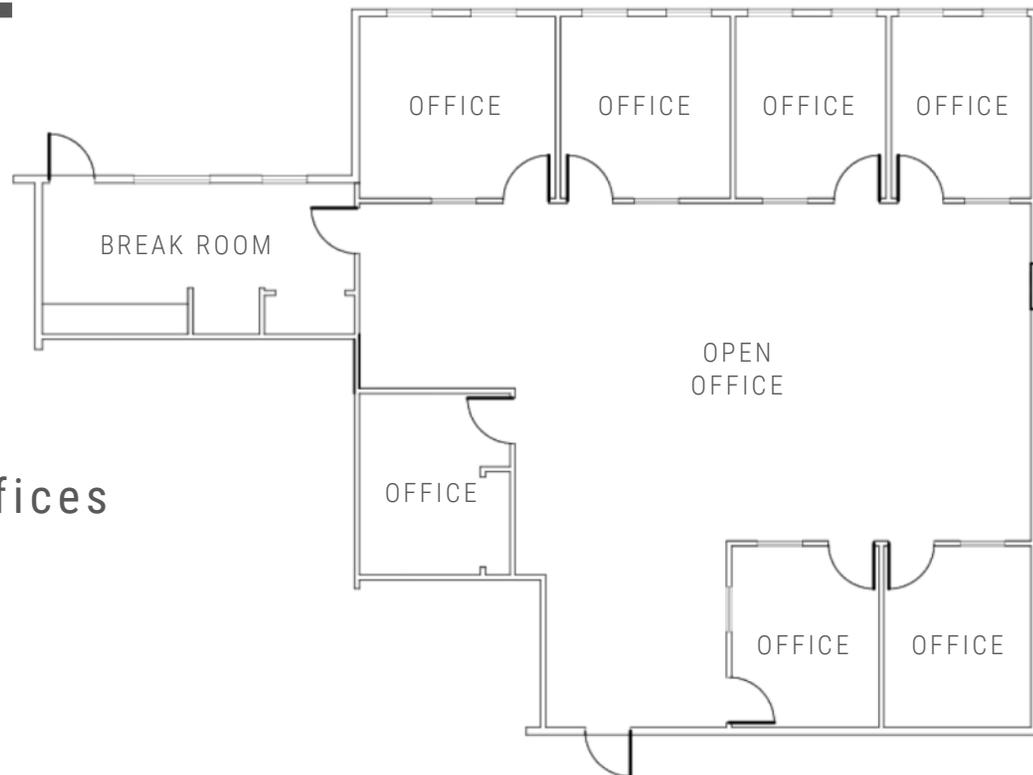
SUITE 216

BUILDING A

2ND FLOOR

**±2,322 SF
TOTAL**

- Open Office Area
- Seven (7) Private Offices
- Break Room



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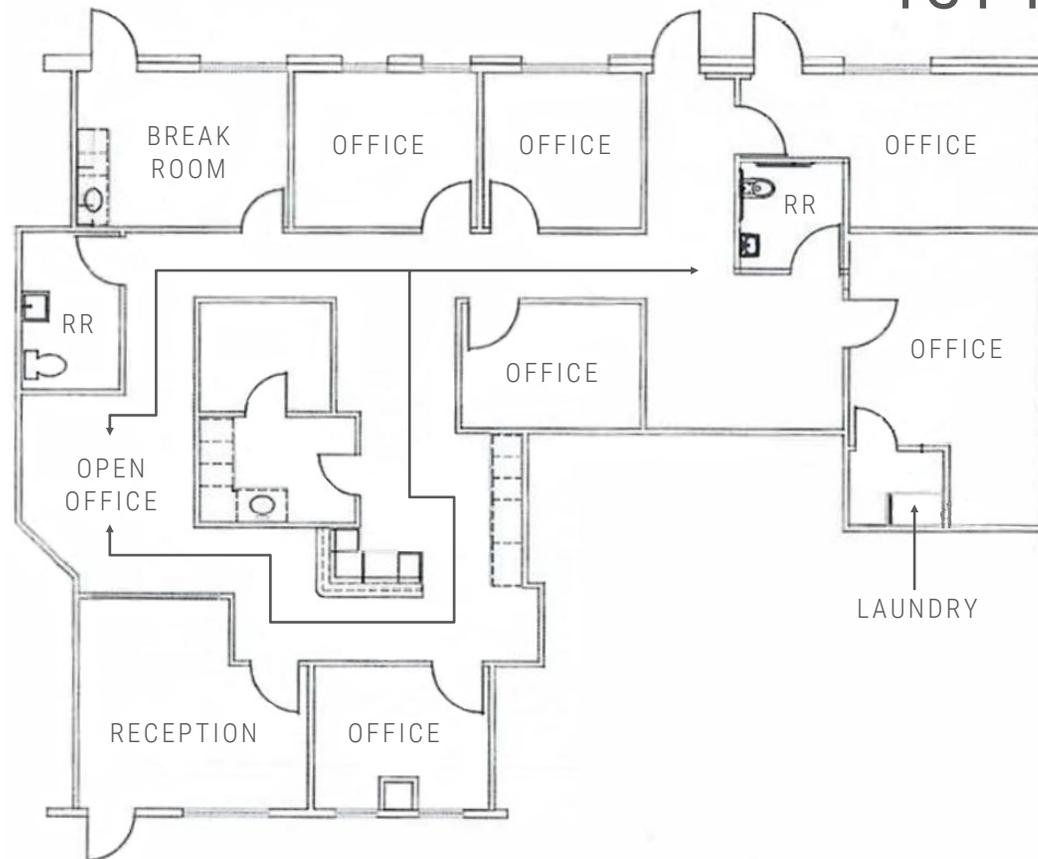
SUITE 104

±2,197 SF TOTAL

- Open Office Area
- Six (6) Private Offices
- Break Room w/ Sink
- Laundry Area

BUILDING D

1ST FLOOR



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