

3711 VEGAS DR

FOR LEASE



PROPERTY DETAILS

3711 W Vegas Dr. | Las Vegas, NV 89108

- Asking Rent: \$4,000 Modified Gross Lease Rate Per Month
- 1,182 SF Professional Office
- +/- 350 SF Garage / Storage room
- Three Private Offices and Two Restrooms
- Security & Camera Systems Included
- Dedicated On-Site Parking
- Remote Operated Gate
- Minutes from Downtown Las Vegas, Las Vegas Medical District, and the Las Vegas Strip
- Convenient access to I-15, I-11, and I-95 freeways.

2026 DEMOS



EST. POPULATION

1 MILE » 21,393
3 MILE » 172,668
5 MILE » 493,615



EST. HOUSEHOLDS

1 MILE » 7,209
3 MILE » 63,110
5 MILE » 186,188



EST. AVERAGE HH INCOME

1 MILE » \$83,812
3 MILE » \$88,110
5 MILE » \$88,322

NEWMARK



MOUNTAIN WEST

IAN DAVIS, CCIM

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direct 702.374.0219
S.184738
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JAKE BABA

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FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.newmarkmw.com



NEWMARK

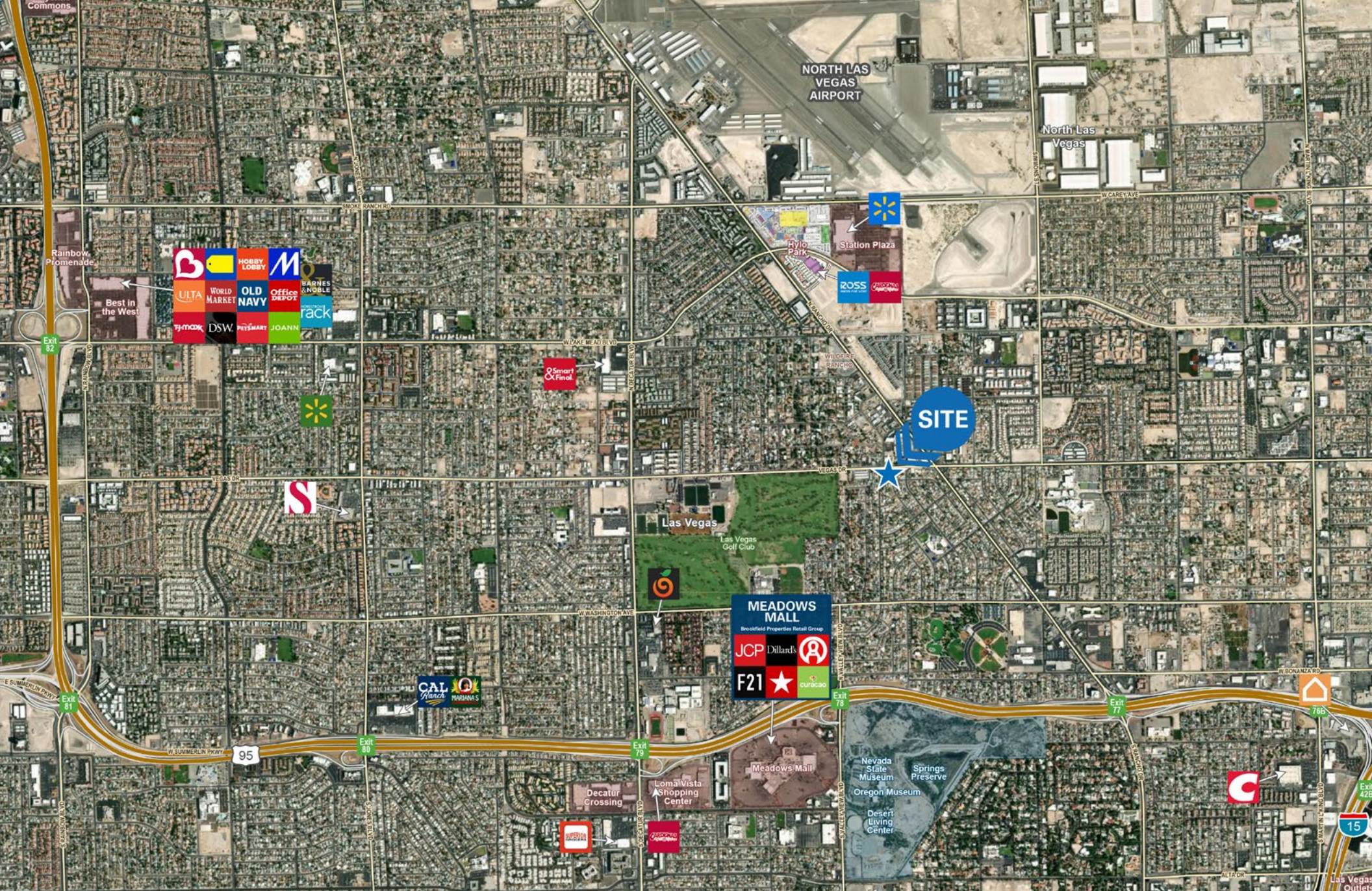
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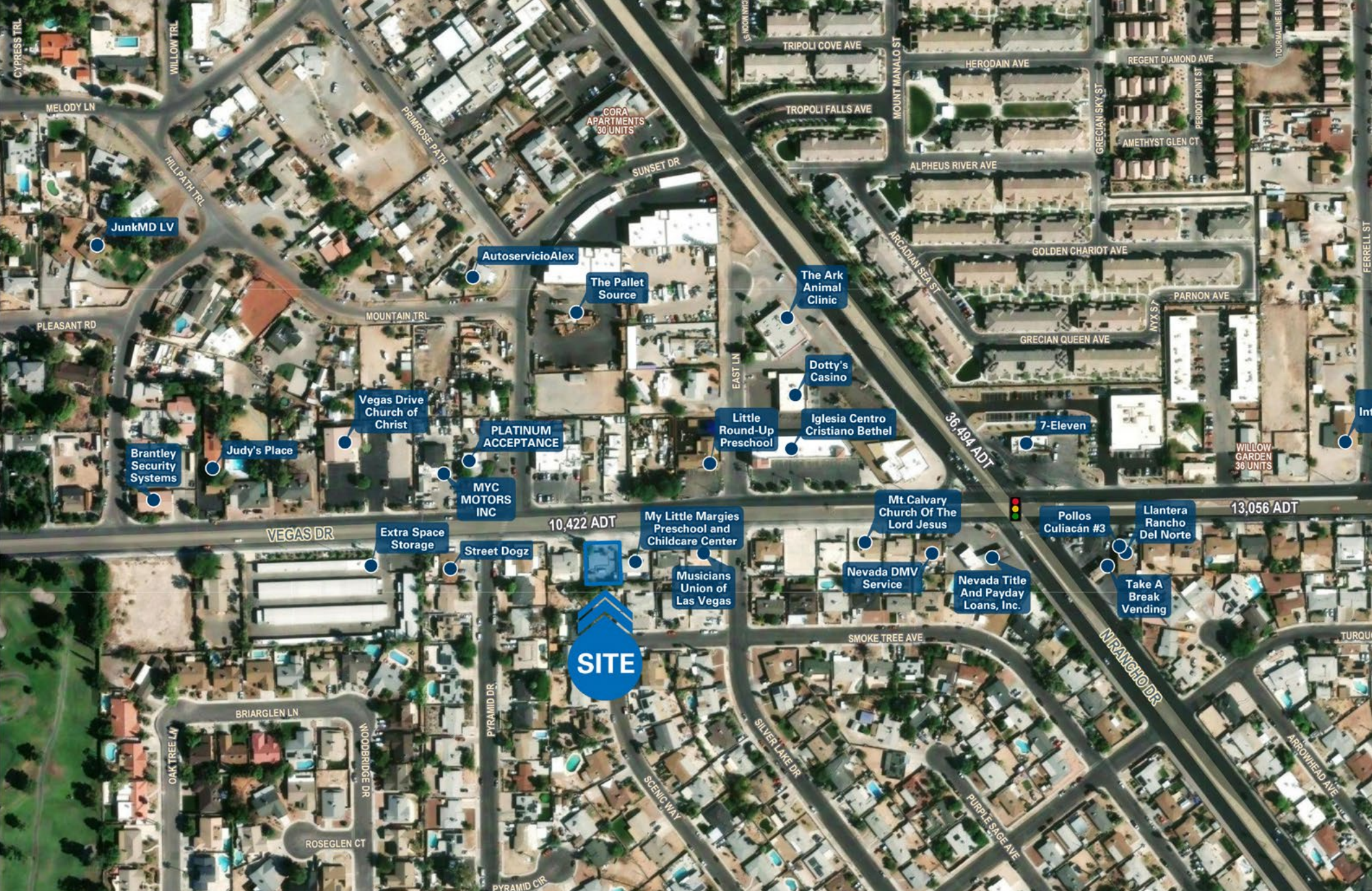
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