

**Unit B**  
± 18,000 sf

<b>Square Footage:</b>	± 18,000 sf
<b>Unit:</b>	B
<b>Office sf:</b>	± 1,263 sf
<b>CAMs:</b>	\$0.204
<b>Zoning:</b>	M - City of Las Vegas Manufacturing District
<b>Term Length:</b>	Through 3/31/2026
<b>Grade Level / Dock Loading Doors:</b>	Three (3) 12'x12' - 12'x14'
<b>Clear Height:</b>	28'
<b>Power:</b>	400Amp 120/208V- 3 phase
<b>Sprinklers:</b>	Fully fire-sprinklered at 0.28 GPM

**Sublease Rate:**

**\$0.85**  
Price Per Square Foot

Jonathan Park, located near Valley View Boulevard and Sirius Avenue in the central Las Vegas industrial corridor, is a modern industrial complex offering flexible, high-performance space for warehousing, manufacturing, and distribution. The development features concrete tilt-up construction, dock-high and grade-level loading, 28' clear heights, and ESFR fire protection.

With proximity to I-15, the Desert Inn Super Arterial, and the Las Vegas Strip, Jonathan Park provides excellent regional connectivity. Surrounded by a mix of industrial and commercial uses, it's an ideal location for companies seeking accessibility, visibility, and operational efficiency in the heart of Las Vegas.

## Property Overview

# For Sublease Jonathan Park

3311 Meade Ave., Unit B  
Las Vegas, NV



### Area Description:

The property is located in the central Las Vegas industrial corridor (ZIP 89102), a well-established commercial zone known for its proximity to major transportation routes and dense business activity. Positioned near Valley View Boulevard, I-15, and the Desert Inn Super Arterial, this area supports a wide range of industrial and commercial uses, including warehousing, distribution, and service-oriented operations. The surrounding environment features a mix of industrial parks, commercial centers, and supporting infrastructure, making it an ideal location for businesses seeking accessibility, operational efficiency, and access to a strong local workforce.

### Demand and Activity:

The central Las Vegas industrial corridor, including the 89102 ZIP code, is experiencing steady demand driven by the evolving needs of logistics, warehousing, and service-based industries. This demand is supported by the property's strategic location and the area's established infrastructure.

- **Growth in e-commerce** continues to fuel the need for last-mile delivery and fulfillment centers.
- **Expansion of logistics** and light industrial operations is increasing activity in the central submarket.
- **Competitive lease rates** and adaptable building features attract a wide range of tenants.

These factors make 3311 Meade Ave. a compelling option for companies seeking a central, accessible, and cost-effective location in the Las Vegas market.

### Transportation Links:

3311 Meade Ave. offers excellent connectivity and infrastructure to support logistics and industrial operations in the heart of Las Vegas.

- **Freeways:** Direct access to I-15, US-95, and I-215 (Bruce Woodbury Beltway) for efficient regional and interstate transportation.
- **Truck Access:** Ample truck maneuvering space designed for heavy logistics and distribution activity.
- **Power & Infrastructure:** Equipped with 3-phase power, ESFR sprinkler systems, and clear heights up to 28', meeting modern industrial standards.

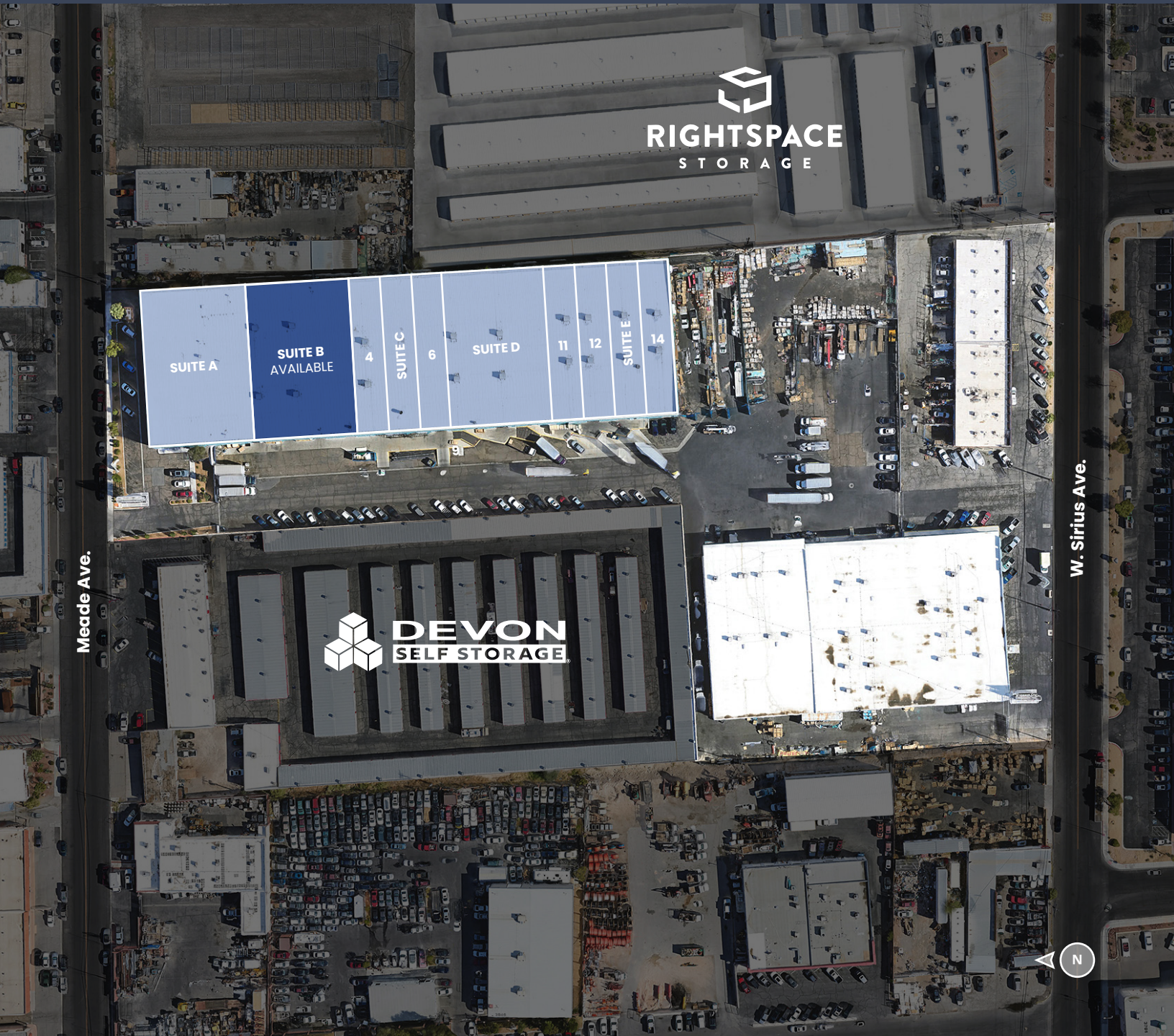
**AVISON  
YOUNG**

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**Office:** 702.472.7979 **Fax:** 702.475.7545

# Site Plan

# For Sublease Jonathan Park

3311 Meade Ave., Unit B  
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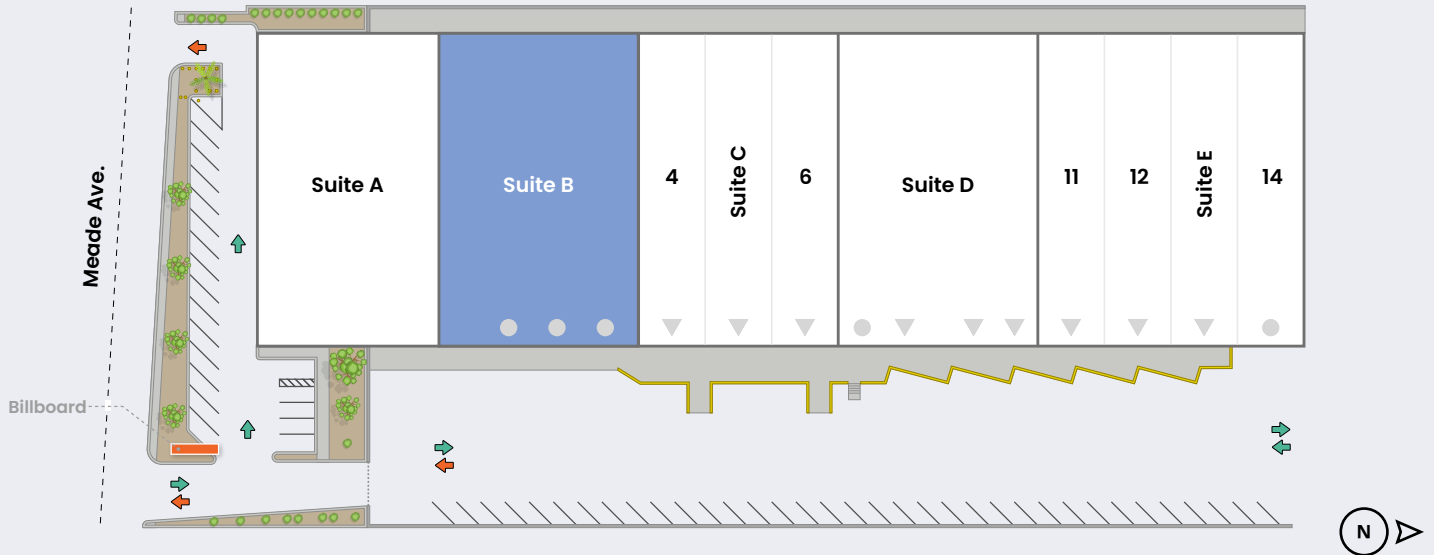
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**Suite B: ± 18,000 SF**

# For Sublease Jonathan Park

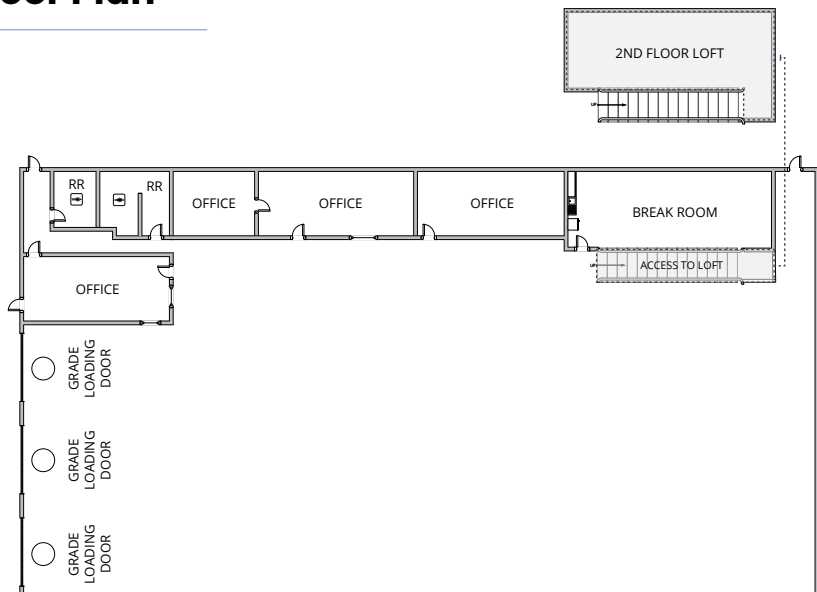
3311 Meade Ave., Unit B  
Las Vegas, NV



## Unit Features

- Clear height - 28'
- Office sf: ±1,263 sf
  - Office 1 - 31' X 17' (±527 sf)
  - Office 2 - 15.5' X 13' (±202 sf)
  - Office 3 - 18' X 13' (±234 sf)
  - Office 4 - 15' X 20' (±300 sf)
- Break room - 36' X 24'
- Warehouse - 100' X 150'
- Loft - 25' X 36'
- Three (3) Grade Loading Doors:
  - One (1) 12' X 14'
  - Two (2) 12' X 12'

## Floor Plan



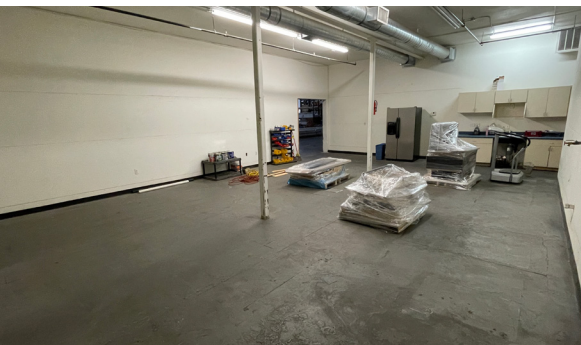
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## Suite B: Property Photos

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# Demographics

# For Sublease Jonathan Park

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## Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	22,224	158,949	459,140
2030 Projected Population	21,601	155,810	456,092
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.1%
2025 Estimated Households	8,921	73,269	190,395
2030 Projected Households	8,782	72,612	191,329
2025 Est. Median Age	35.7	38.4	37.3

## Household Income

2025 Est. Average Household Income	\$70,951	\$85,429	\$81,924
2025 Est. Median Household Income	\$54,301	\$59,926	\$60,185

## Education

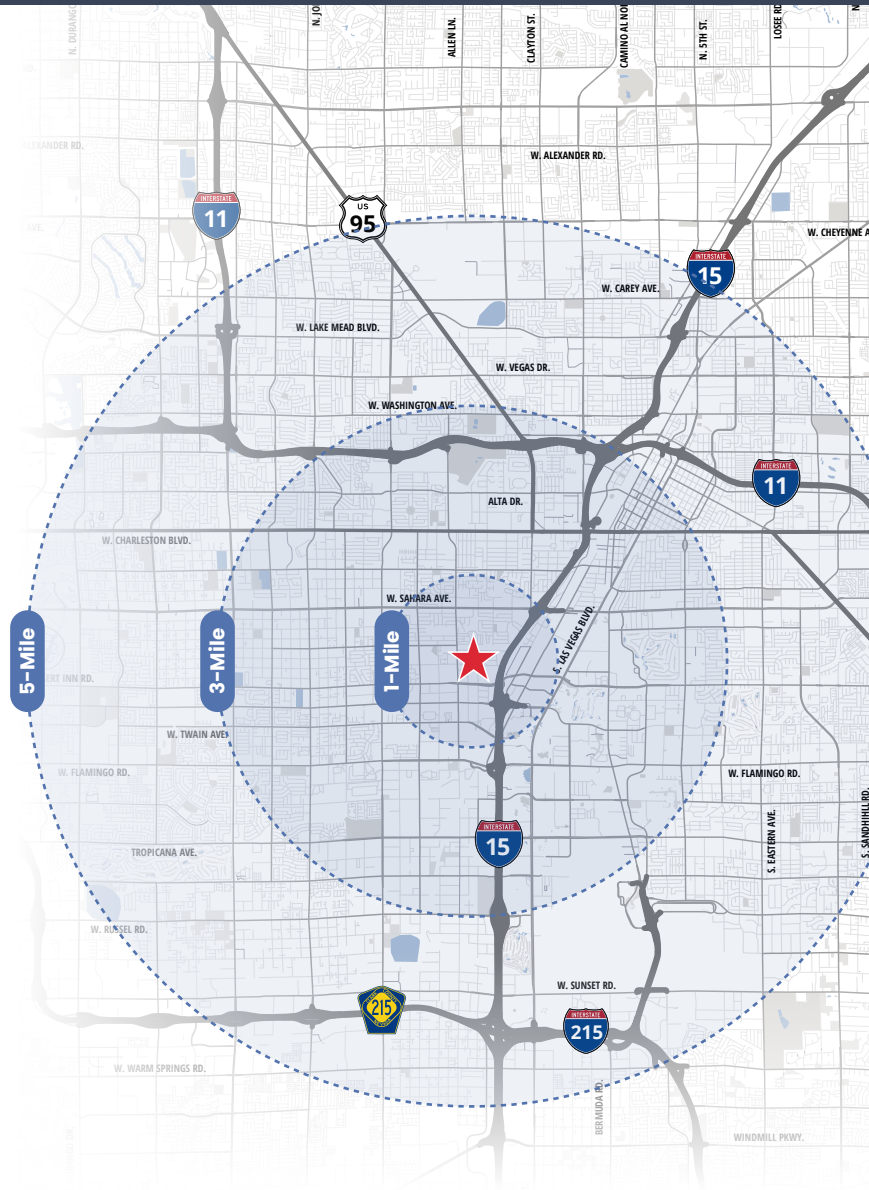
2025 Est. Some College	19.7%	21.6%	21.7%
2025 Est. Bachelor Degree Only	11.0%	15.2%	14.2%

## Workforce

2025 White Collar Workers	39.3%	47.6%	46.7%
2025 Blue Collar Workers	60.7%	52.4%	53.3%

## Housing

2025 Est. Owner-Occupied	23.0%	25.6%	31.4%
2025 Est. Renter-Occupied	70.3%	65.8%	61.4%



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