

TUSCANO PROFESSIONAL PARC

5715 - 5795 S SANDHILL ROAD | FOR LEASE



LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE # B.0146492.LLC

DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120



\$1.30 PSF NNN

Lease rate



±1,508 - 4,460 SF

Available Square Footage

PROPERTY HIGHLIGHTS

- CAM: \$0.38 PSF/ Mo.
- Zoned C-P (Office and Professional)
- Beautiful Italian style architecture
- Ample parking
- Many suites are turn-key condition
- Build-to-suit suites available for qualified tenants
- Surrounded by dense residential area
- Located within the airport submarket

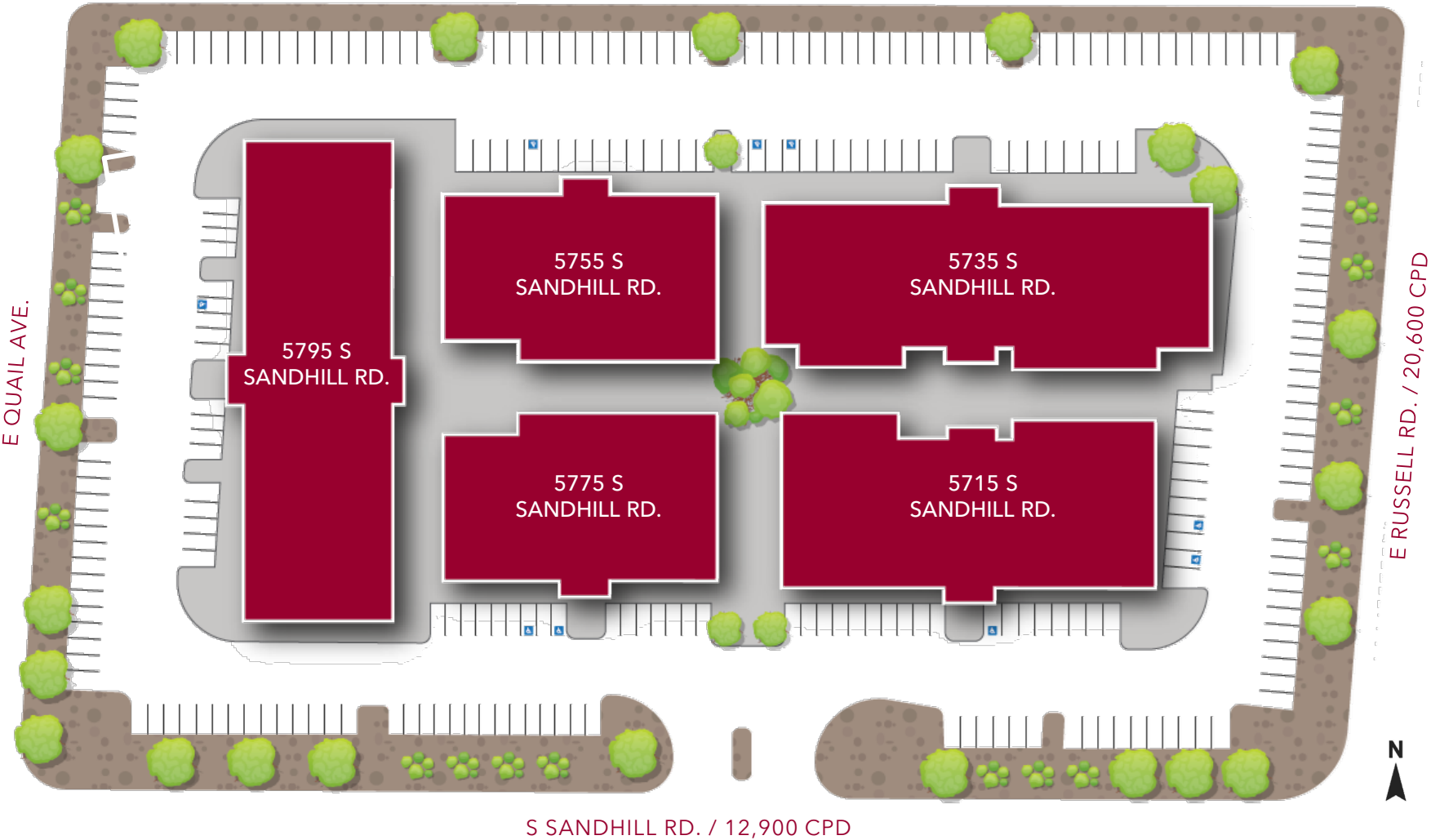


DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------------------------|----------|----------|----------|
| 2024 POPULATION | 13,759 | 162,424 | 413,303 |
| 2024 AVERAGE HOUSEHOLD INCOME | \$94,055 | \$84,601 | \$86,387 |
| 2024 TOTAL HOUSEHOLDS | 5,538 | 65,641 | 167,563 |

TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

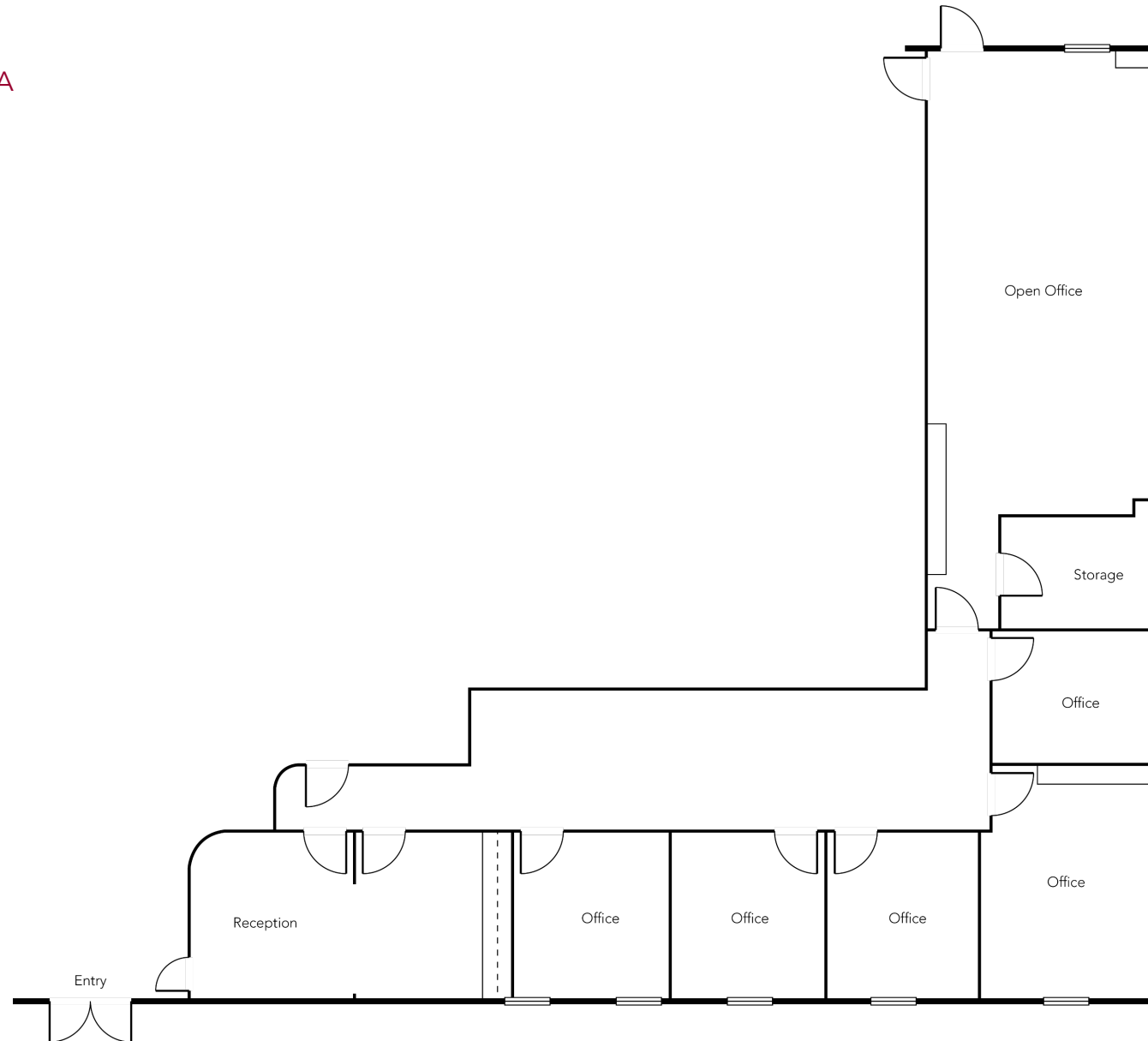


TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

BUILDING 5715 - SUITE A

- ±2,350 SF
- \$1.30 PSF NNN
- \$0.38 PSF/MO. CAM

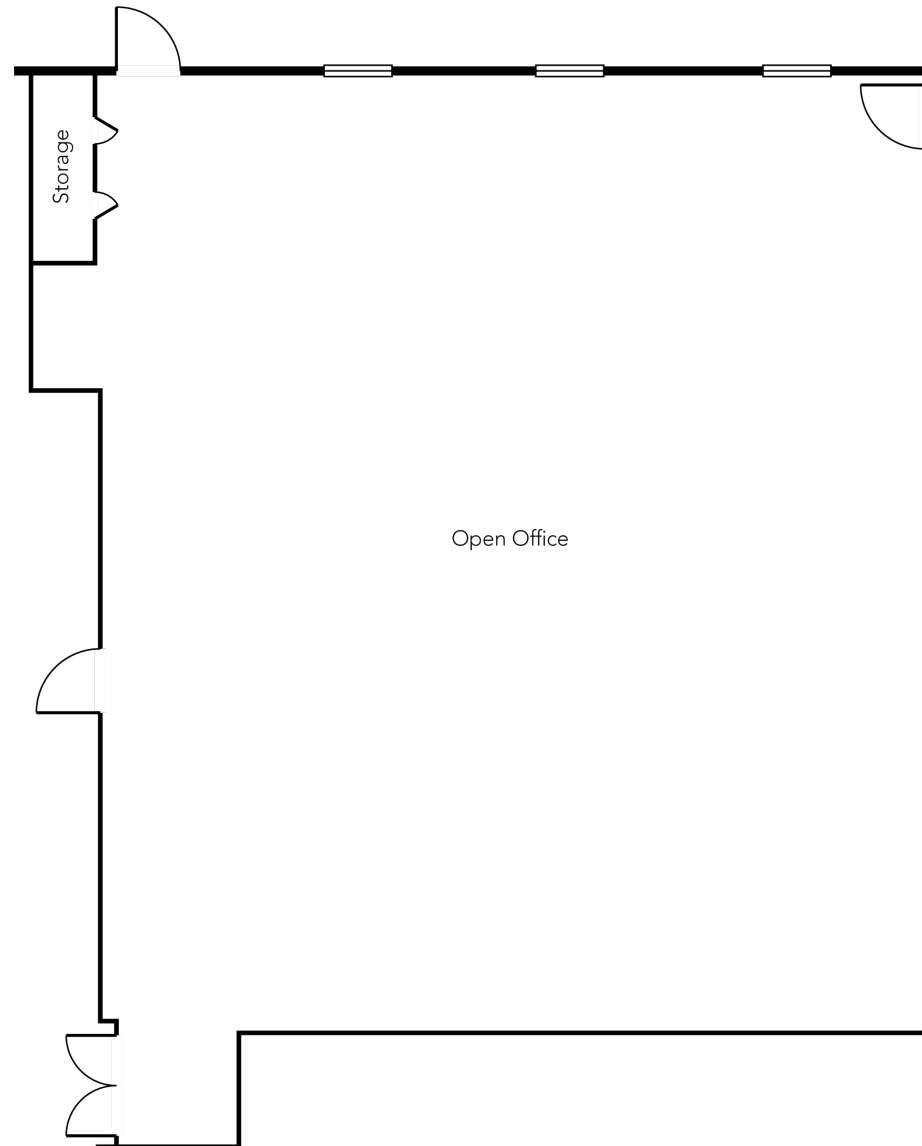


TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

BUILDING 5715 - SUITE C

- $\pm 2,110$ SF
- \$1.30 PSF NNN
- \$0.38 PSF/MO. CAM

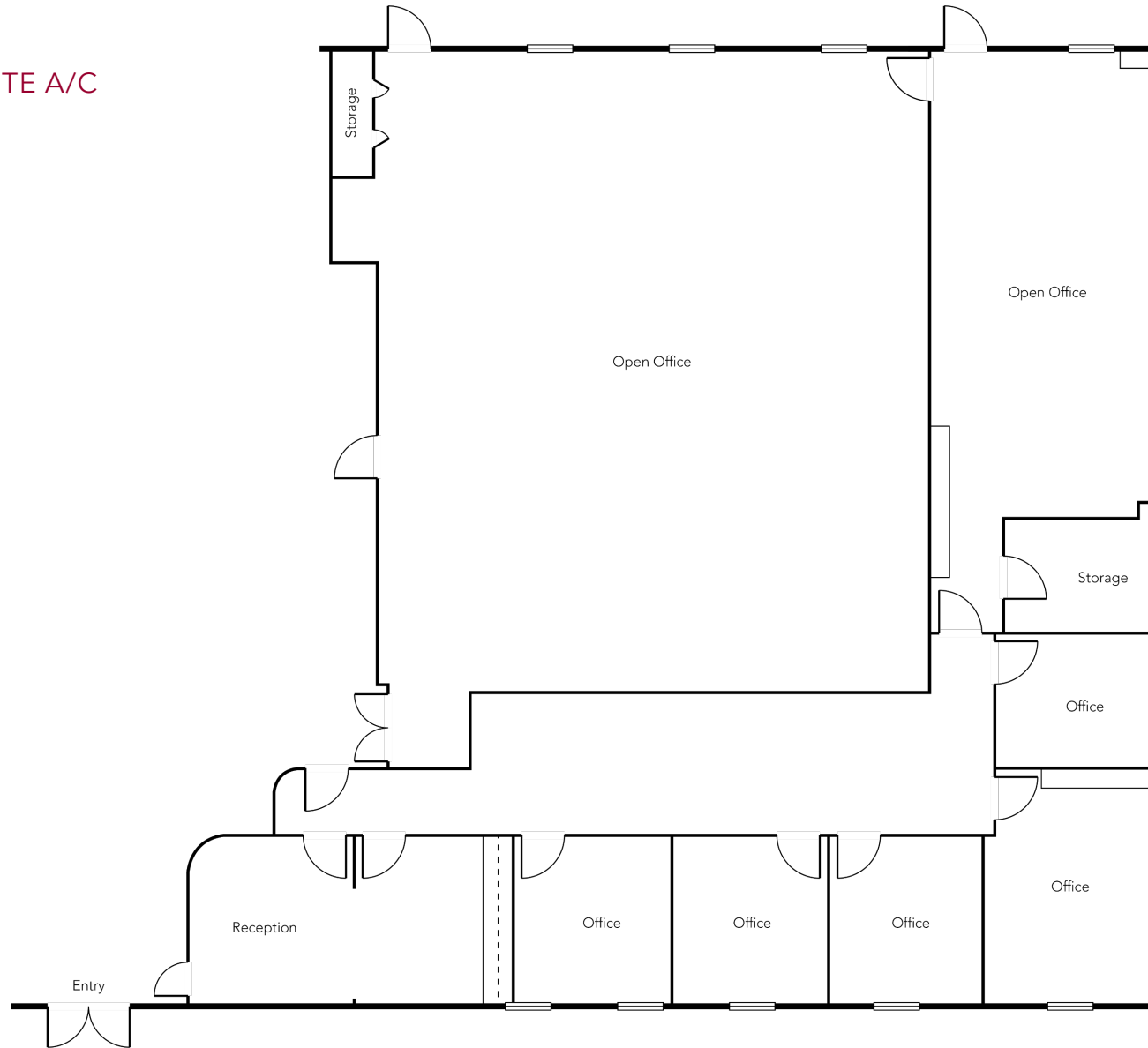


TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

BUILDING 5715 - SUITE A/C

- ±4,460 SF
- \$1.30 PSF NNN
- \$0.38 PSF/MO. CAM

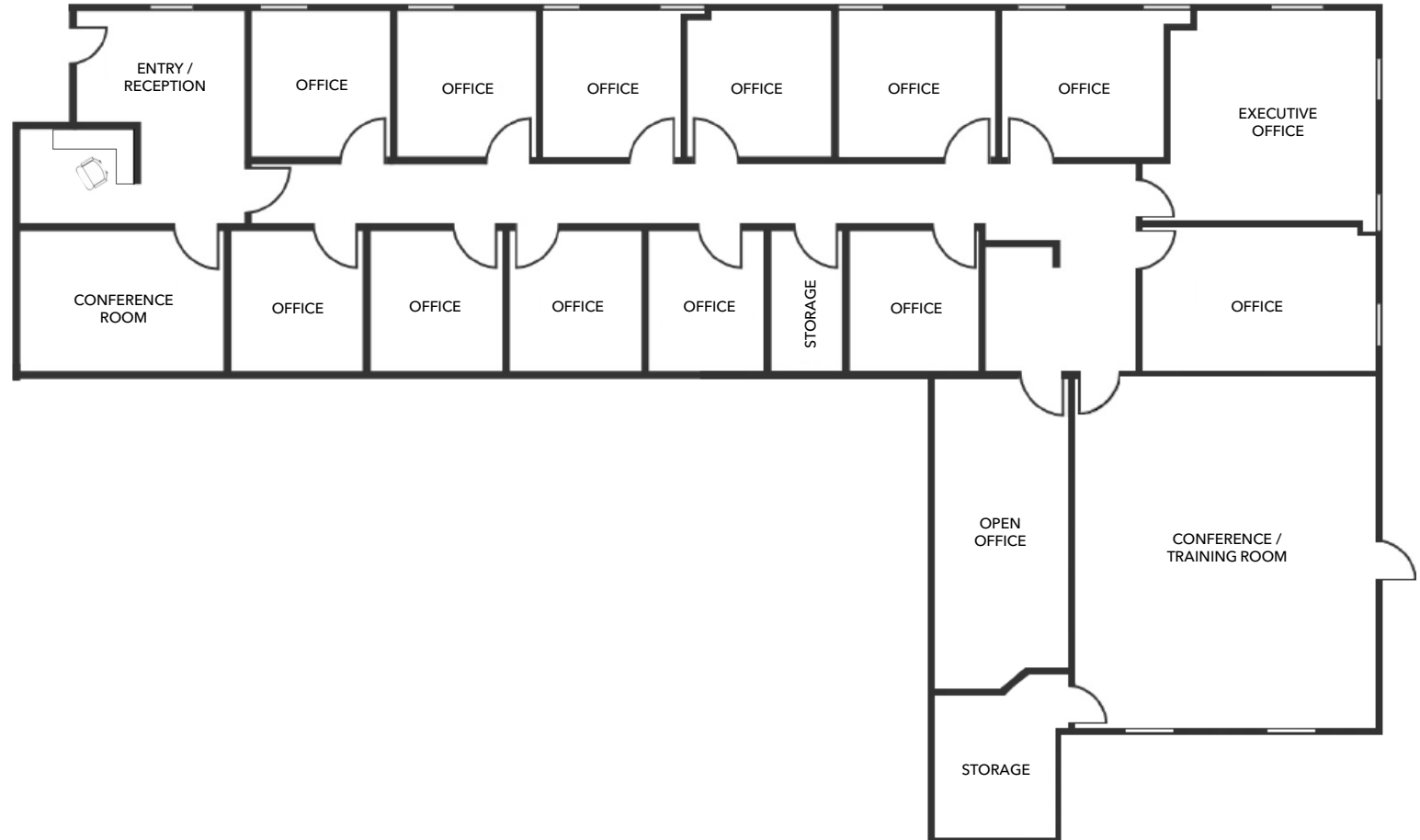


TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

BUILDING 5735 - SUITE A

- ±4,264 SF
- \$1.30 PSF NNN
- \$0.38 PSF/MO. CAM

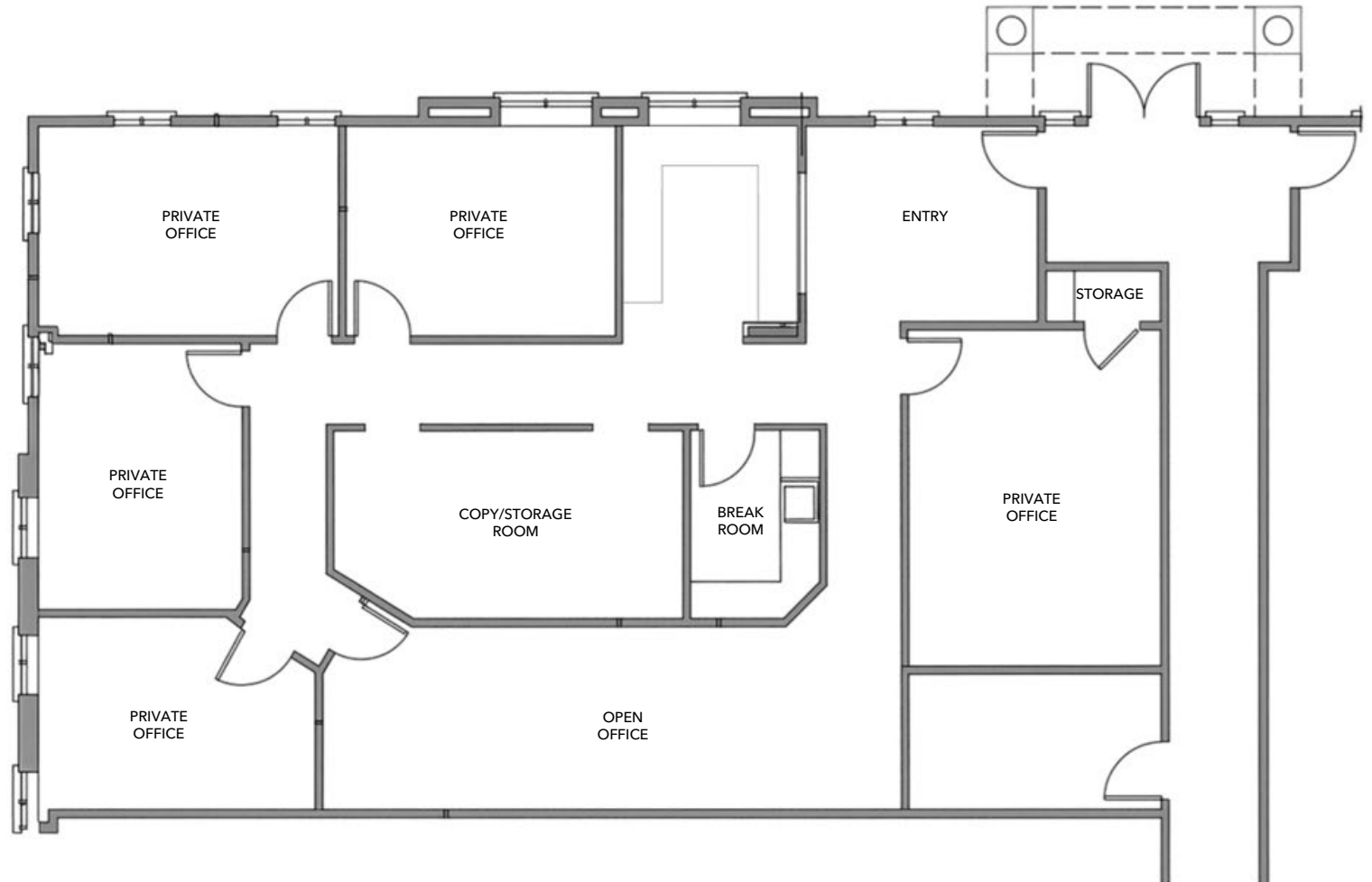


TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

BUILDING 5755 - SUITE B

- ±2,512 SF
- \$1.30 PSF NNN
- \$0.38 PSF/MO. CAM

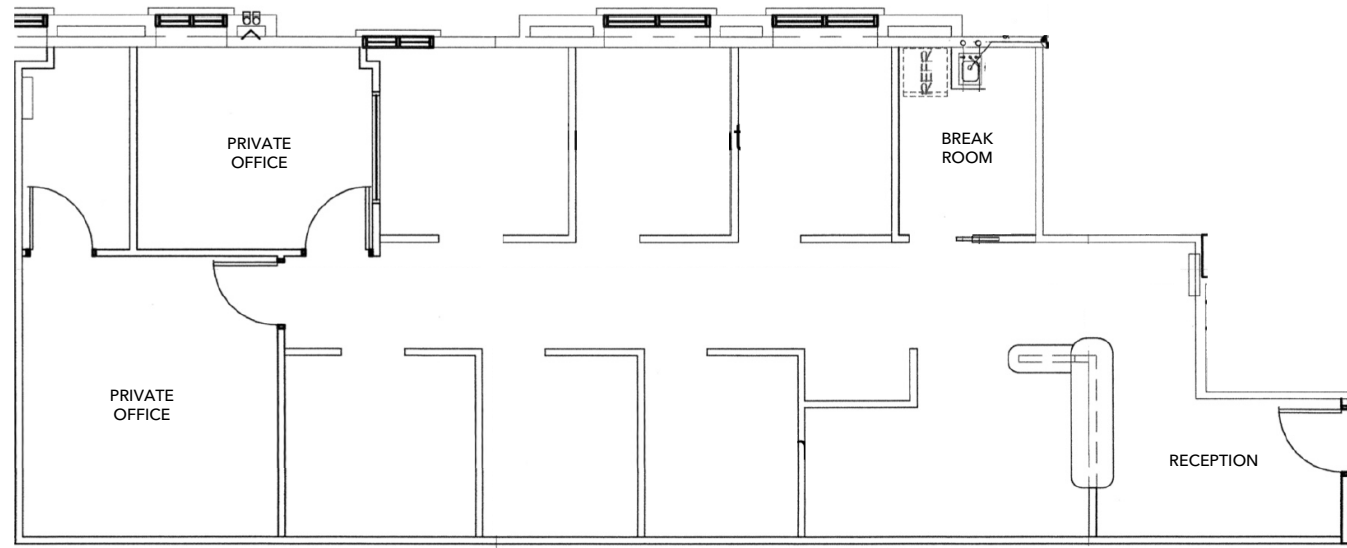


TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

BUILDING 5795 - SUITE D

- ±1,508 SF
- \$1.30 PSF NNN
- \$0.38 PSF/MO. CAM





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

LEE & ASSOCIATES OF LAS VEGAS | B.0146492.LLC | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein