

For Lease | \$1.75 PSF/MO, plus \$0.45 PSF/MO

±1,590 SF

SPACE AVAILABLE



HEART OF THE UNIVERSITY DISTRICT
4626 MARYLAND PARKWAY, LAS VEGAS, NV 89119

STEVE NEIGER, CCIM
+1 702 592 7187
steve.neiger@cast-cap.com
License # NV-B.0146583.LLC

BRETT RATHER
+1 702 575 1645
brett.rather@cast-cap.com
License # NV-S.0174245.LLC

CHRIS CLIFFORD
+1 702 277 0390
chris.clifford@cast-cap.com
License # NV-S.0067842.PC

CAST

PROPERTY HIGHLIGHTS

- Exceptionally high foot traffic, immediately adjacent to 820 stall parking garage, ±10,000 SF police headquarters, and more
- New Apartment/Student Housing Projects in area include Legacy LV, University Gateway, Echo 1055, and The Degree
- Directly across from UNLV Student Union and main UNLV campus
- Surrounded by new construction projects for the University
- UNLV Student Count: 30,679 (2022)
Employee Count: 4,142 (2023)
- Over 3,000 students living on campus within walking distance

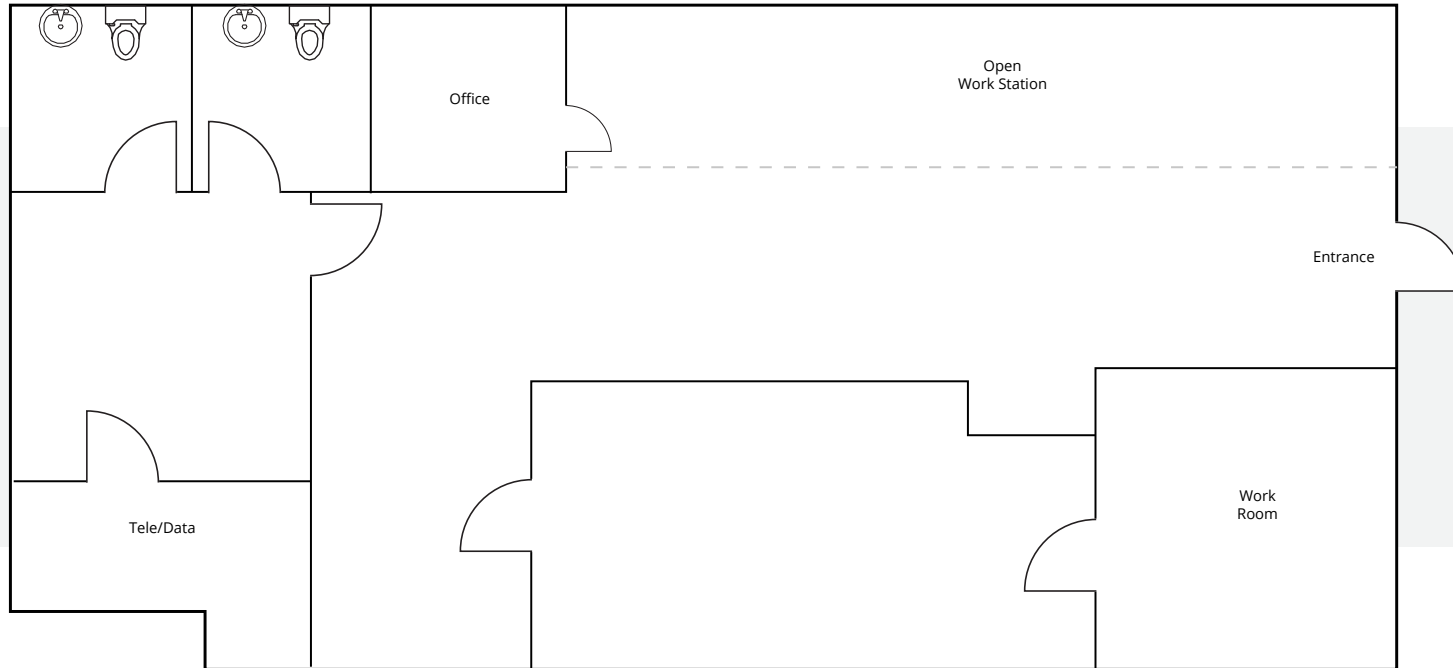
**\$1.75 PSF/MO,
PLUS \$0.45 PSF/MO**



For Illustration Purposes Only. Not To Scale.



Floor Plan



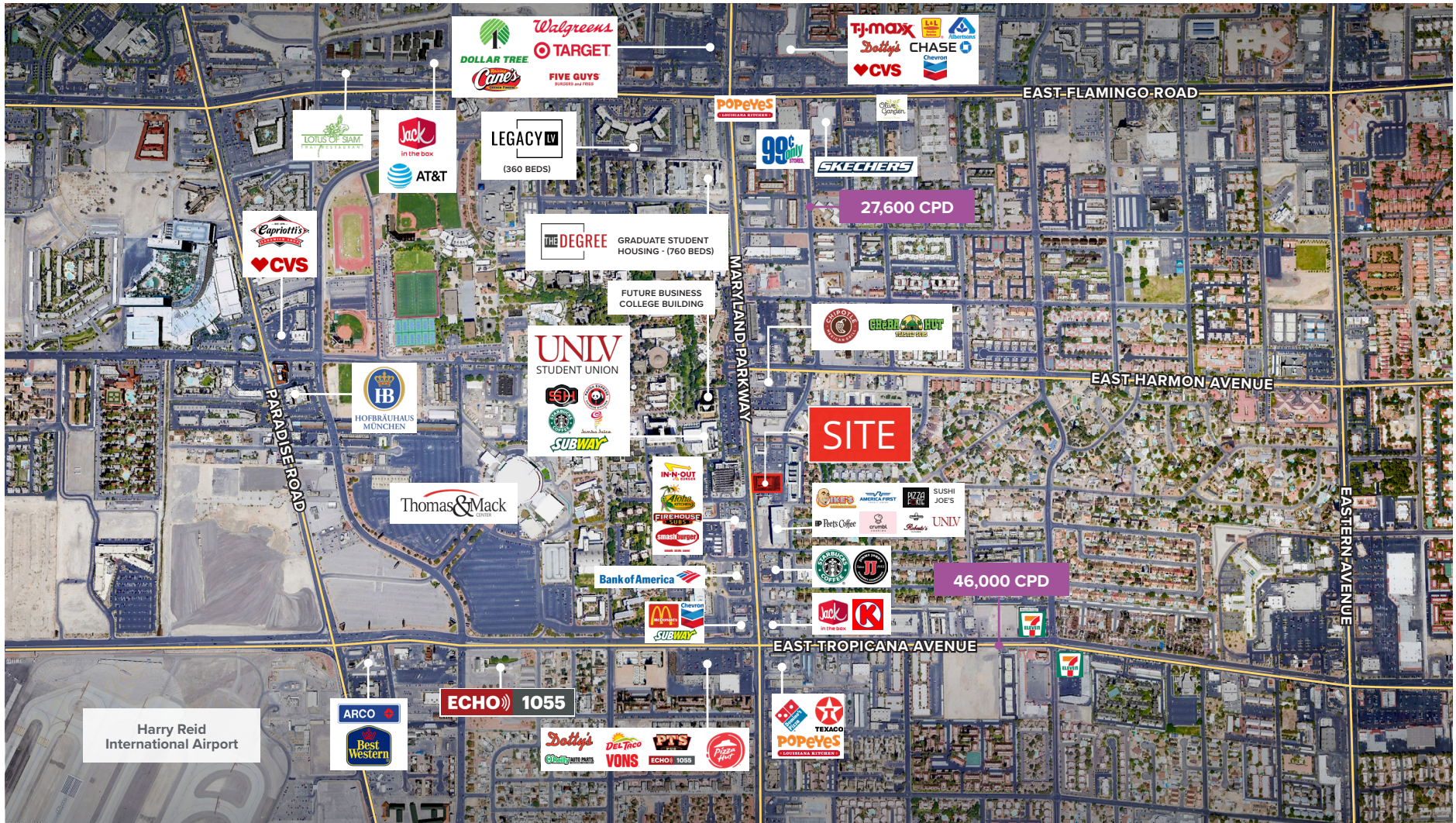
INTERIOR PHOTOS



TRADE AREA MAP



UNIVERSITY DISTRICT MAP





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CAST



+1 702-802-4660
3560 Wynn Road
Las Vegas, NV 89103
www.Cast-Cap.com

FOR MORE INFORMATION, PLEASE CONTACT

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