

# TUSCANO PROFESSIONAL PARC

5715 – 5795 S SANDHILL ROAD | FOR LEASE



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

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# TUSCANO PROFESSIONAL PARC

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



**\$1.25 PSF NNN**

Lease rate



**±1,508 - 2,512 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

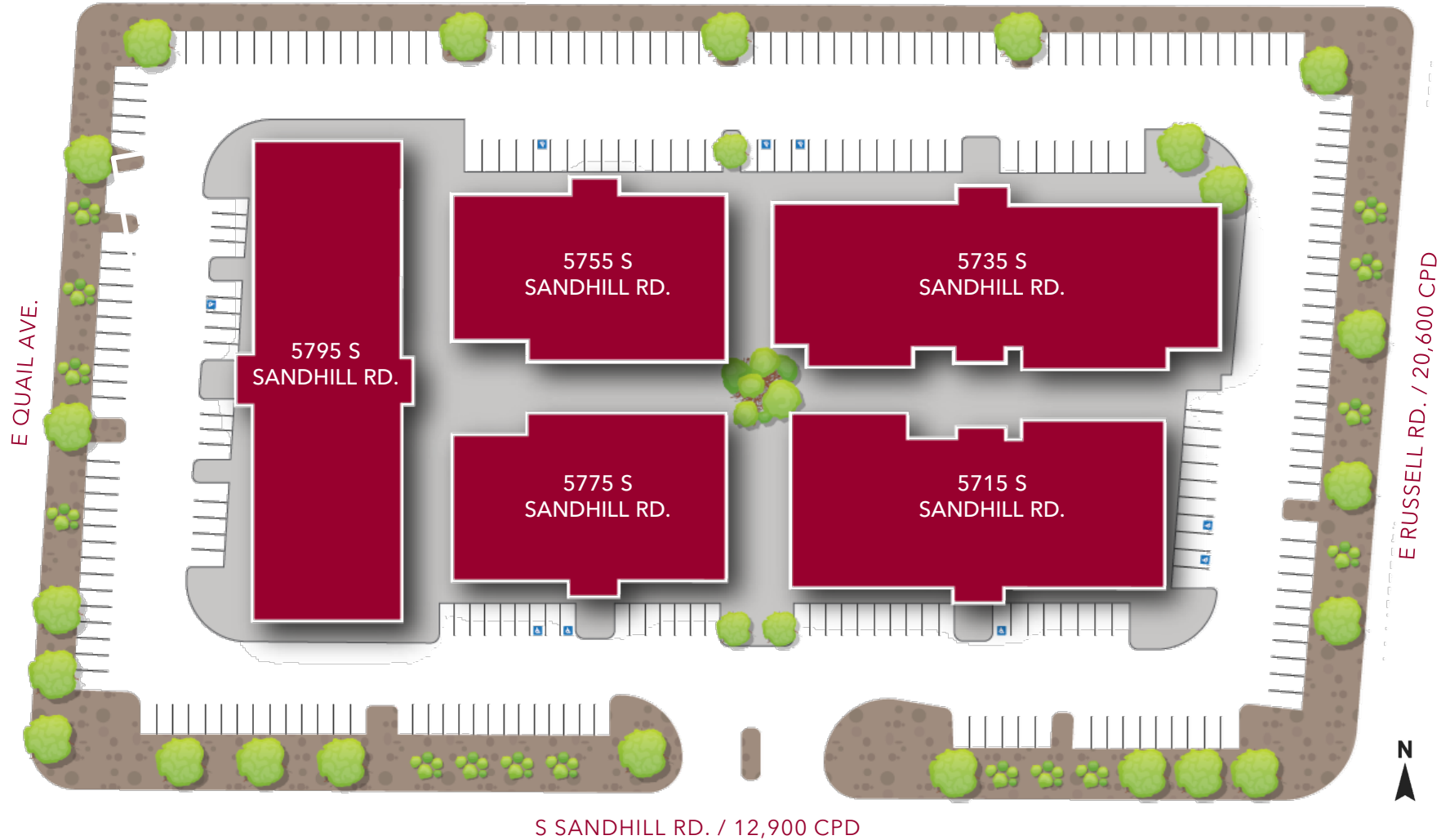


## DEMOGRAPHICS

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

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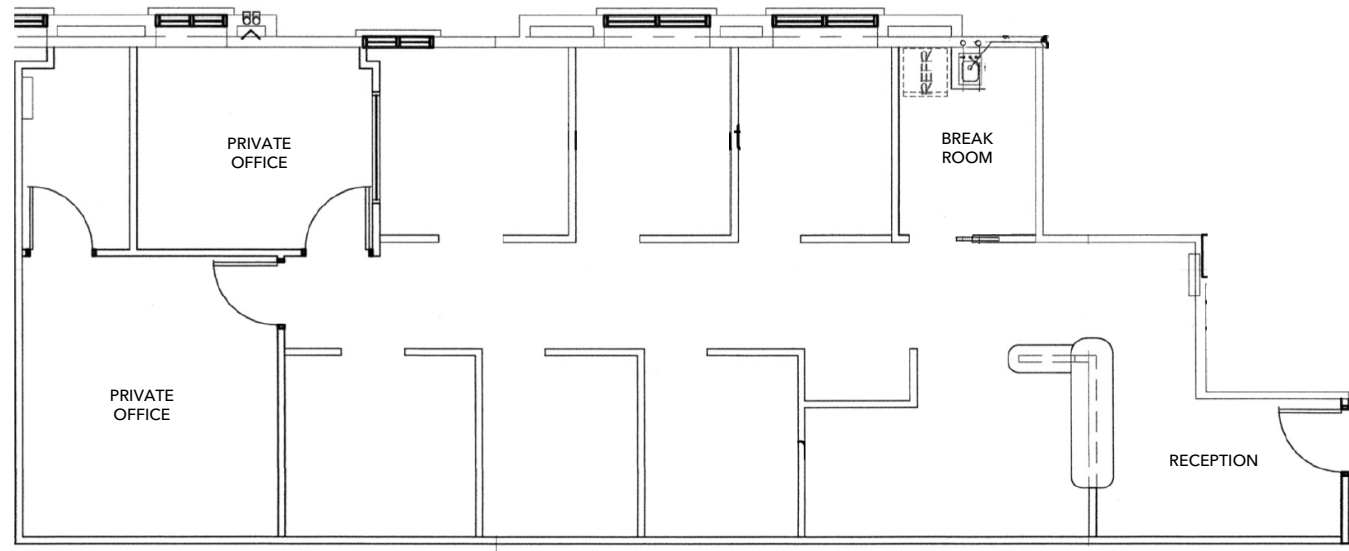


# TUSCANO PROFESSIONAL PARC

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

## BUILDING 5795 - SUITE D

- $\pm 1,508$  SF
- \$1.25 PSF NNN
- \$0.38 PSF/ MO. CAM

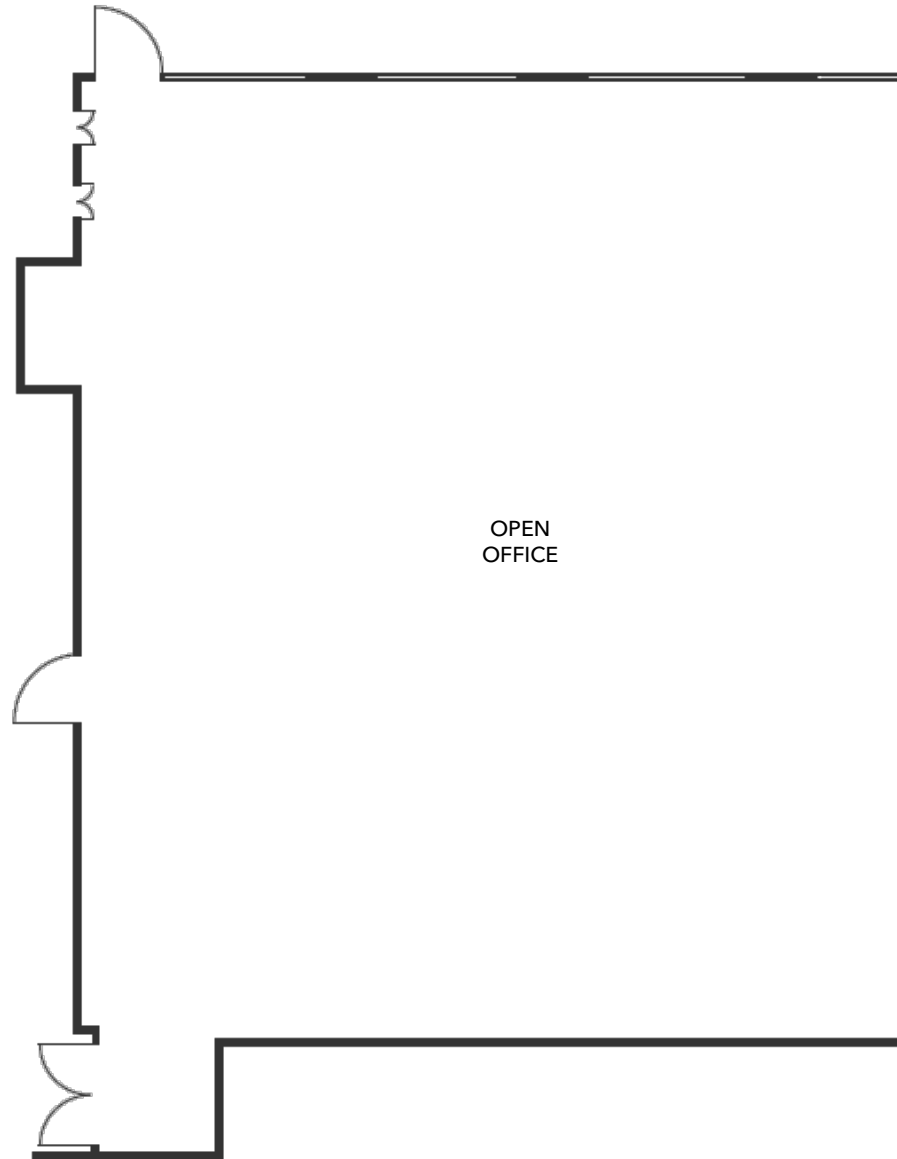


# TUSCANO PROFESSIONAL PARC

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

## BUILDING 5715 - SUITE C

- $\pm 2,110$  SF
- \$1.25 PSF NNN
- \$0.38 PSF/ MO. CAM

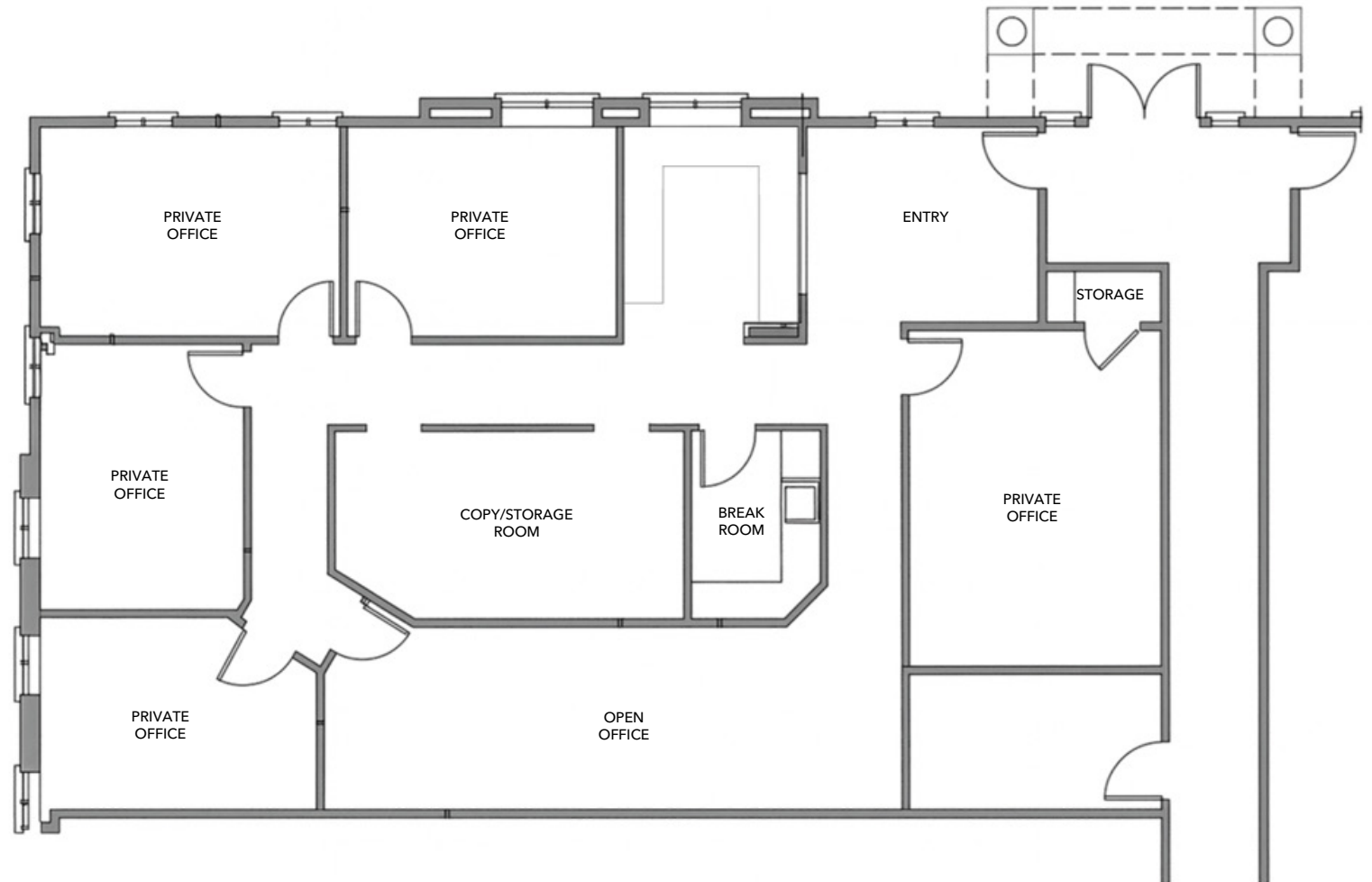


# TUSCANO PROFESSIONAL PARC

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

## BUILDING 5755 - SUITE B

- ±2,512 SF
- \$1.25 PSF NNN
- \$0.38 PSF/ MO. CAM







**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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