

PARADISE AIRPORT CENTER

1045 Palms Airport Drive, Las Vegas, NV 89119

AVAILABLE
For Sublease



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Property Details



\$1.20 PSF NNN

Sublease Rate



±16,139 SF

Available Space



Airport

Submarket

Demographics

Population	1 mile	3 miles	5 miles
2024 Population	7,991	95,345	361,742

Ave. Household Income	1 mile	3 miles	5 miles
2024 Ave. Household Income	\$111,002	\$96,361	\$96,217

Property Highlights

- ±3,505 SF of warehouse space
- ±12,634 SF of office space
- Heavy-office buildout with warehouse
- Prime location near Harry Reid International Airport with proximity to the I-15 freeway
- 20 offices, 3 conference rooms, 2 bathrooms, a breakroom, a reception area, and many storage closets
- Situated in an office park
- On-site parking
- Sublease term through January 31, 2029



1045 PALMS AIRPORT DRIVE Suite 110

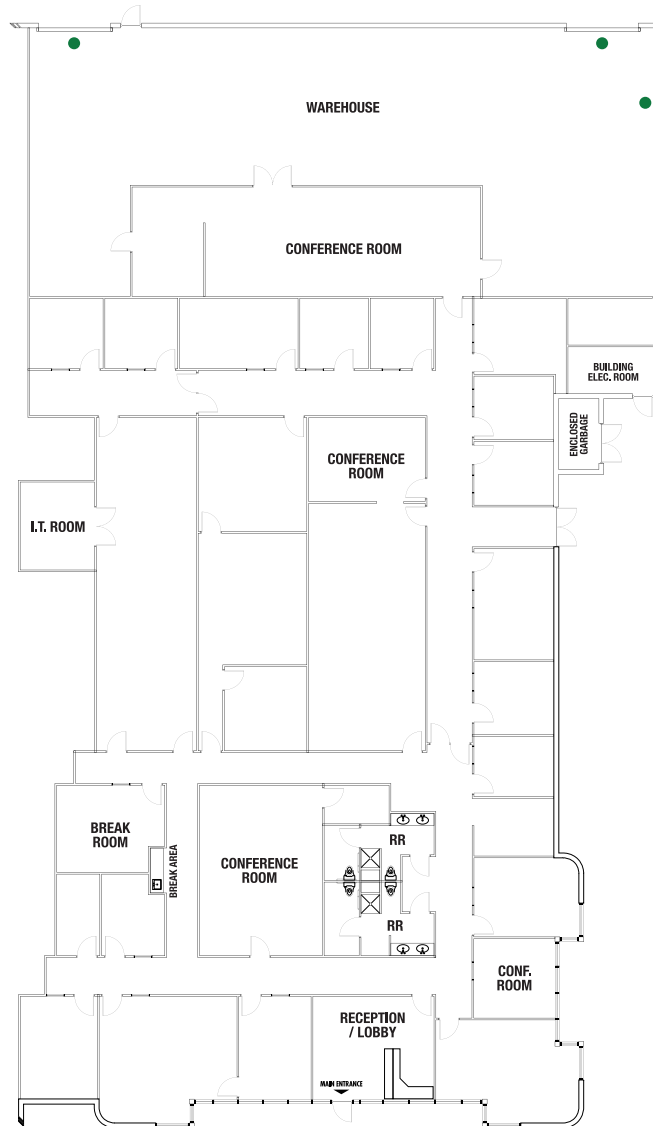
+ Parcel ID	177-03-613-008
+ Zoning	Industrial Park (I-P)
+ Year Built	1989
+ Building Size	±35,984 SF
+ Lot Size	±2.20 AC
+ Cross Streets	Palms Airport Dr & Paradise Rd
+ Submarket	Airport
+ Traffic Counts	Paradise Rd ±9,400 VPD Sunset Rd ±43,000 VPD

Property Overview

MDL Group is pleased to present 1045 Palms Airport Dr, Suite 110 (the “Property”) for sublease. The property offers a professional office space in a well-maintained building just minutes from the Las Vegas Strip and Harry Reid International Airport. The suite features a modern layout ideal for a range of professional uses, with convenient access and ample parking. Located within a prominent business park, this space provides both visibility and efficiency for growing businesses.

Area Overview

Located minutes from the Las Vegas Strip, the Property offers exceptional accessibility in the heart of a thriving commercial corridor. The property is strategically positioned near Harry Reid International Airport, making it ideal for businesses requiring convenient travel connections. Surrounded by major hotels, dining, and entertainment venues, this location provides strong visibility and high traffic exposure. Its proximity to the I-15 freeway and major surface streets ensures smooth connectivity throughout the Las Vegas Valley.



Sublease



\$1.20 PSF NNN

Sublease Rate



±16,139 SF

Available Space



Airport

Submarket

Suite 110 Information

- + Total SF:** ±16,139
- + Office SF:** ±12,634
- + Warehouse SF:** ±3,505
- + Grade Level Doors:** Three (3) 12'x14'
- + Cooling:** Evaporative Cooling in WH
- + Sublease Term:** Through January 31, 2029
- + Available:** Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

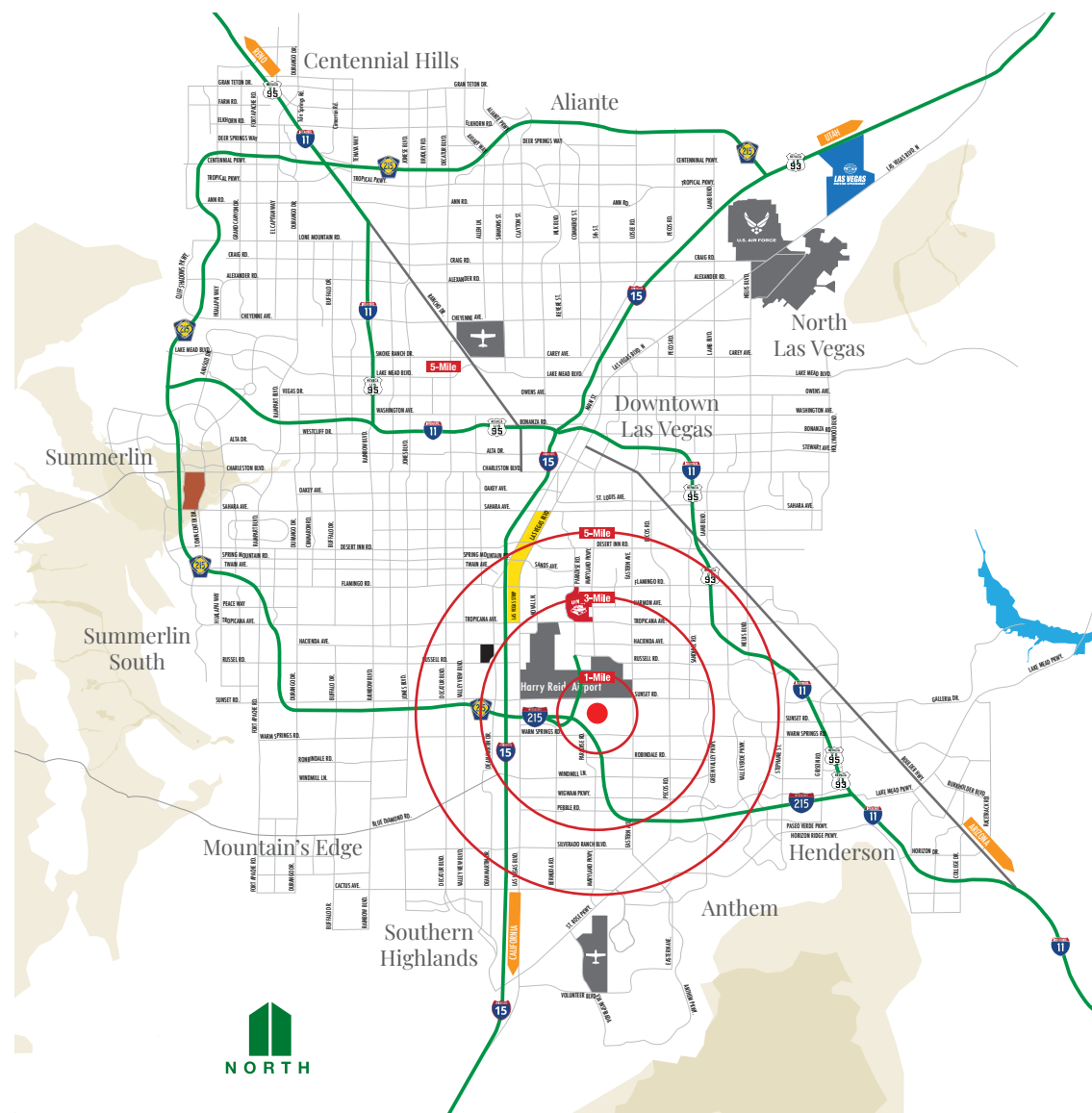
- Grade Level Door

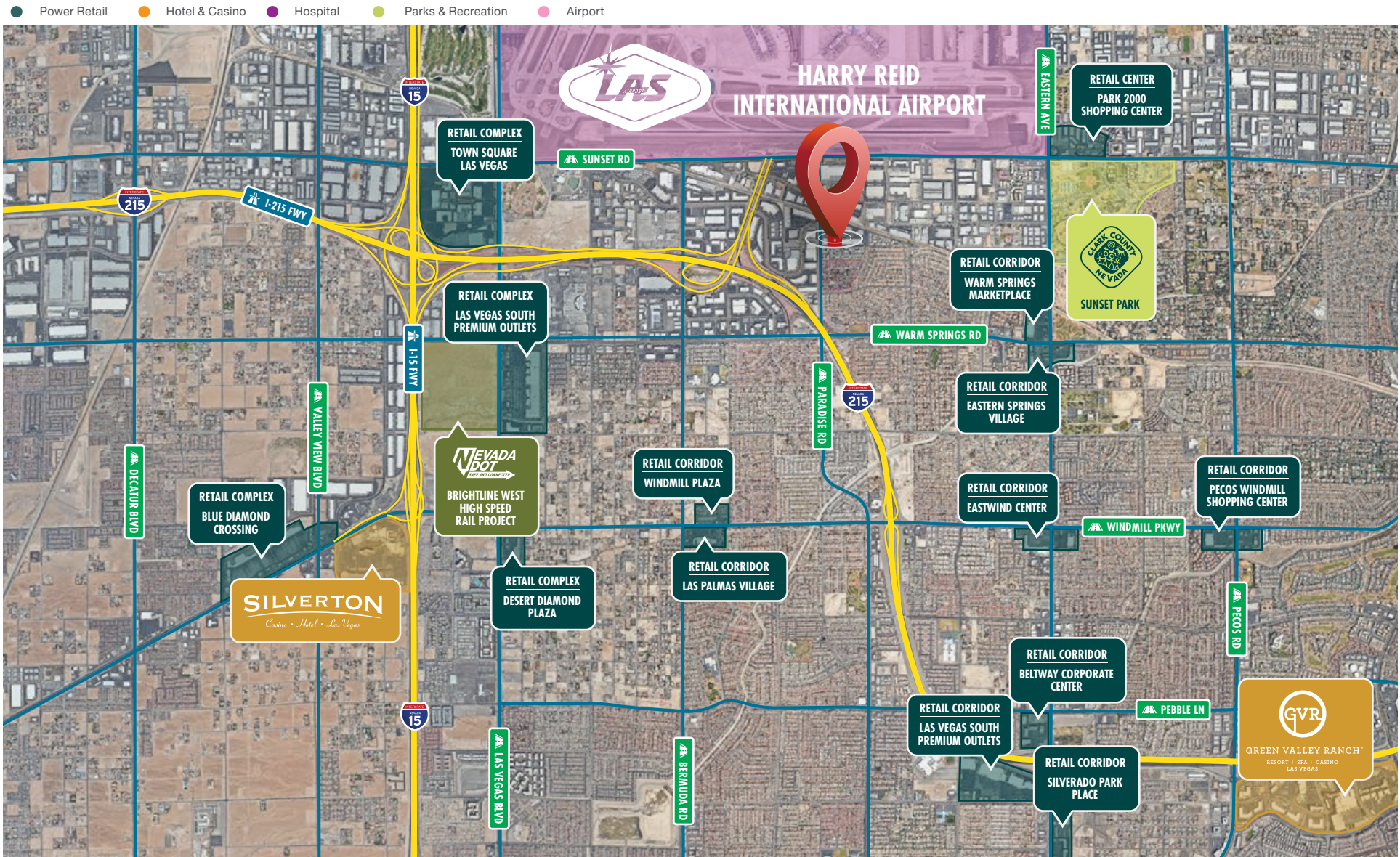
Population	1 mile	3 miles	5 miles
2010 Population	7,967	94,772	329,057
2020 Population	8,063	95,109	354,552
2024 Population	7,991	95,345	361,742
2029 Population	8,149	97,238	373,713
2010-2020 Annual Rate	0.12%	0.04%	0.75%
2020-2024 Annual Rate	-0.21%	0.06%	0.47%
2024-2029 Annual Rate	0.39%	0.39%	0.65%
2024 Median Age	40.9	41.7	39.6

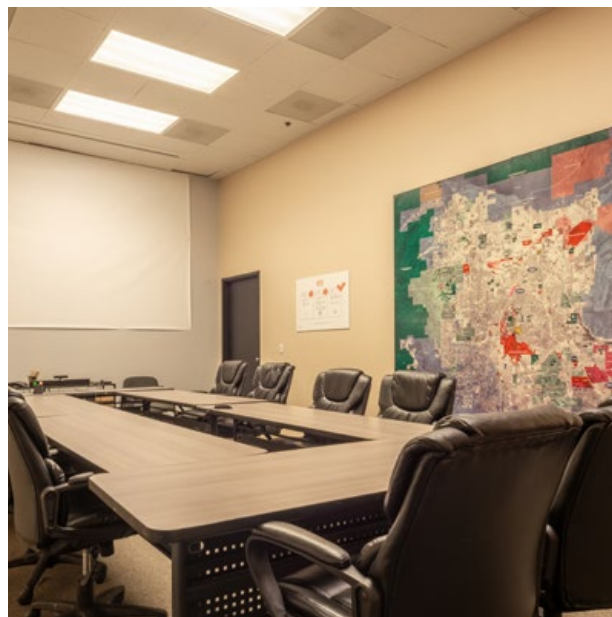
Households	1 mile	3 miles	5 miles
2024 Wealth Index	100	78	75
2010 Households	3,052	38,015	134,213
2020 Households	3,092	39,156	146,750
2024 Total Households	3,120	39,610	151,050
2029 Total Households	3,218	40,878	157,868
2010-2020 Annual Rate	0.13%	0.30%	0.90%
2020-2024 Annual Rate	0.21%	0.27%	0.68%
2024-2029 Annual Rate	0.62%	0.63%	0.89%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$111,002	\$96,361	\$96,217
2029 Average Household Income	\$127,043	\$112,014	\$111,465
2024-2029 Annual Rate	2.74%	3.06%	2.99%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	3,350	45,132	167,778
2020 Total Housing Units	3,257	43,155	167,151
2024 Total Housing Units	3,263	43,262	169,973
2024 Owner Occupied Housing Units	2,026	20,995	71,985
2024 Renter Occupied Housing Units	1,094	18,615	79,065
2024 Vacant Housing Units	143	3,652	18,923
2029 Total Housing Units	3,365	44,622	177,374
2029 Owner Occupied Housing Units	2,106	22,303	76,929
2029 Renter Occupied Housing Units	1,111	18,575	80,939
2029 Vacant Housing Units	147	3,744	19,506







Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas

Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building it's first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.

Quick Facts

±141

Size (Sq. Mi.)

641,903

Population

4,525

Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the International Innovation Center @Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

Source: www.wikipedia.com,
vegasdevmap.com

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com

Nevada Tax Advantages

NEVADA

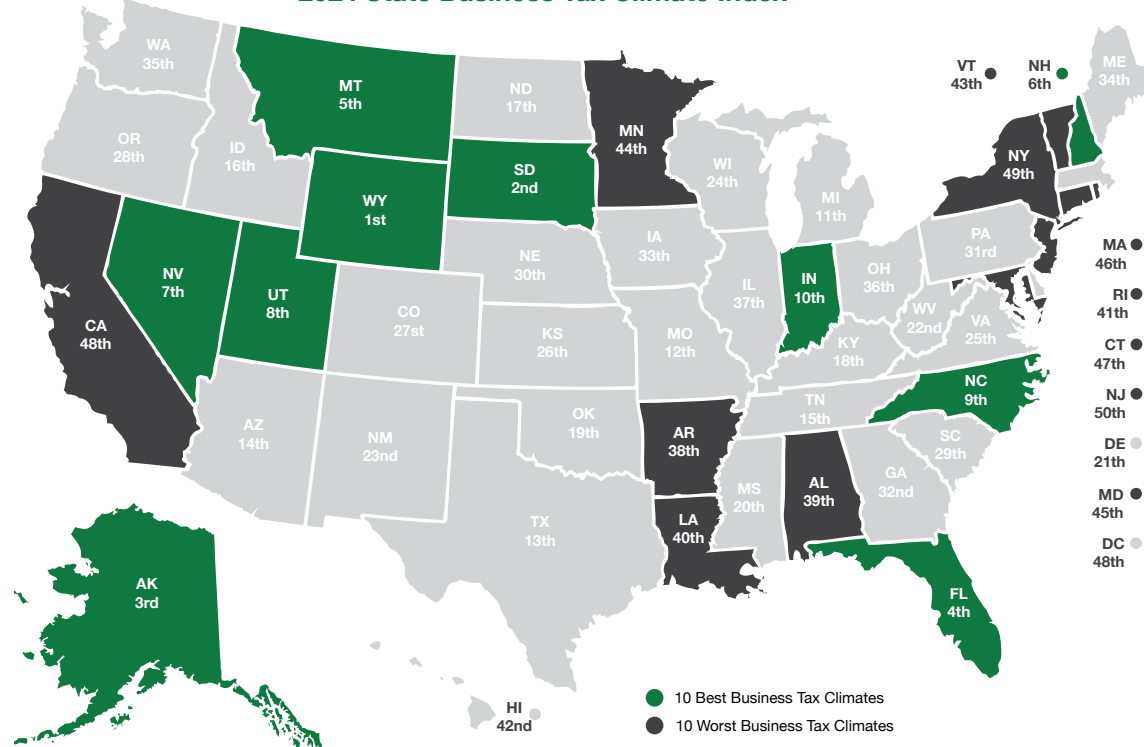
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)