

FOR LEASE: EXECUTIVE OFFICE SUITES (138 to 1,600 SF)

SCOTTSDALE PLAZA

NEC MARYLAND PARKWAY & EAST PEBBLE ROAD, LAS VEGAS, NV 89123

LAS VEGAS "STRIP"



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SCOTTSDALE PLAZA IS LOCATED ON THE NORTHEAST CORNER OF SOUTH MARYLAND PARKWAY AND EAST PEBBLE ROAD, LESS THAN ONE MILE FROM THE I-215 BELTWAY IN THE SILVERADO RANCH SUBMARKET.

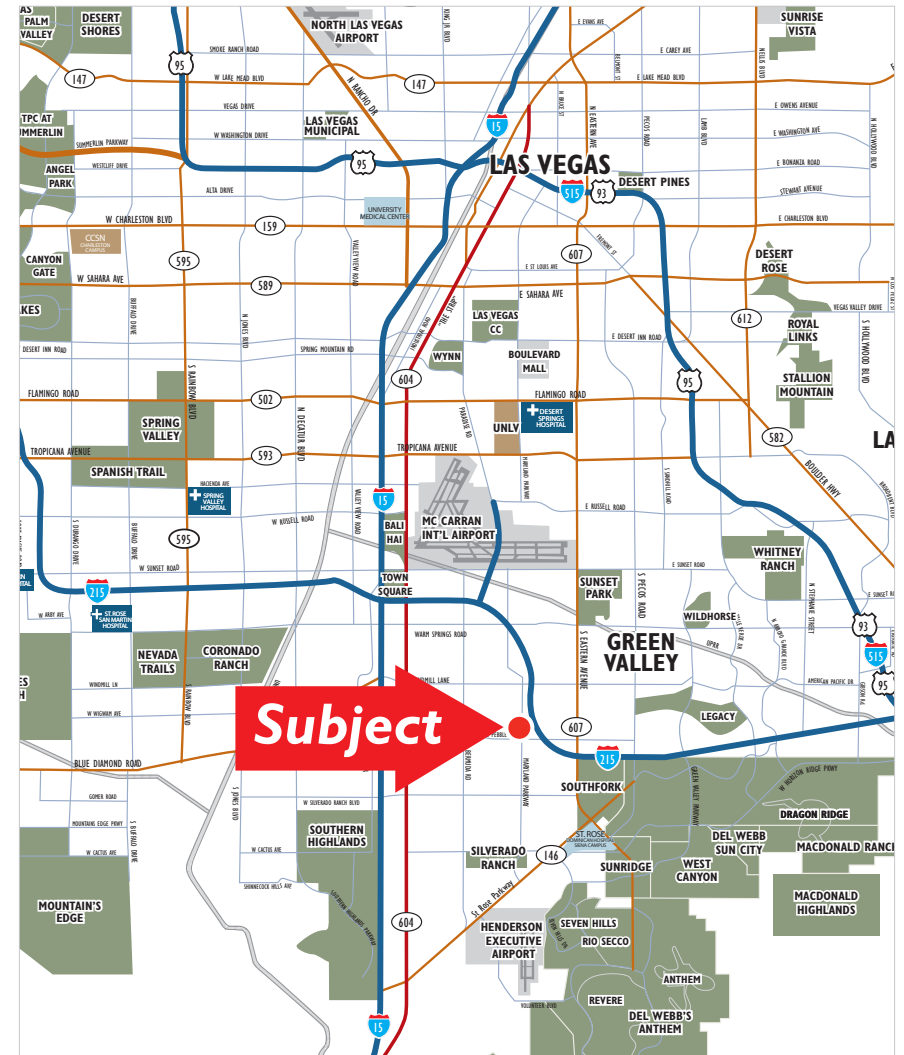
EXECUTIVE OFFICE SUITE FEATURES

- Available from ±138 SF to ±1,600 SF
- Turn-key offices available for immediate occupancy
- Two (2) free conference rooms access with free WiFi Security
- On-Site Property Management
- Lease rate includes" Rent, CAM's, Utilities, HVAC Service & Repair, and 5-day Janitorial Services in the common areas.
- Tenant responsible for phone, internet, and janitorial inside their suite

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	25,075	160,270	328,934
HOUSING	\$90,172	\$88,481	\$92,166
AVG. HH INCOME	\$90,172	\$88,481	\$92,166

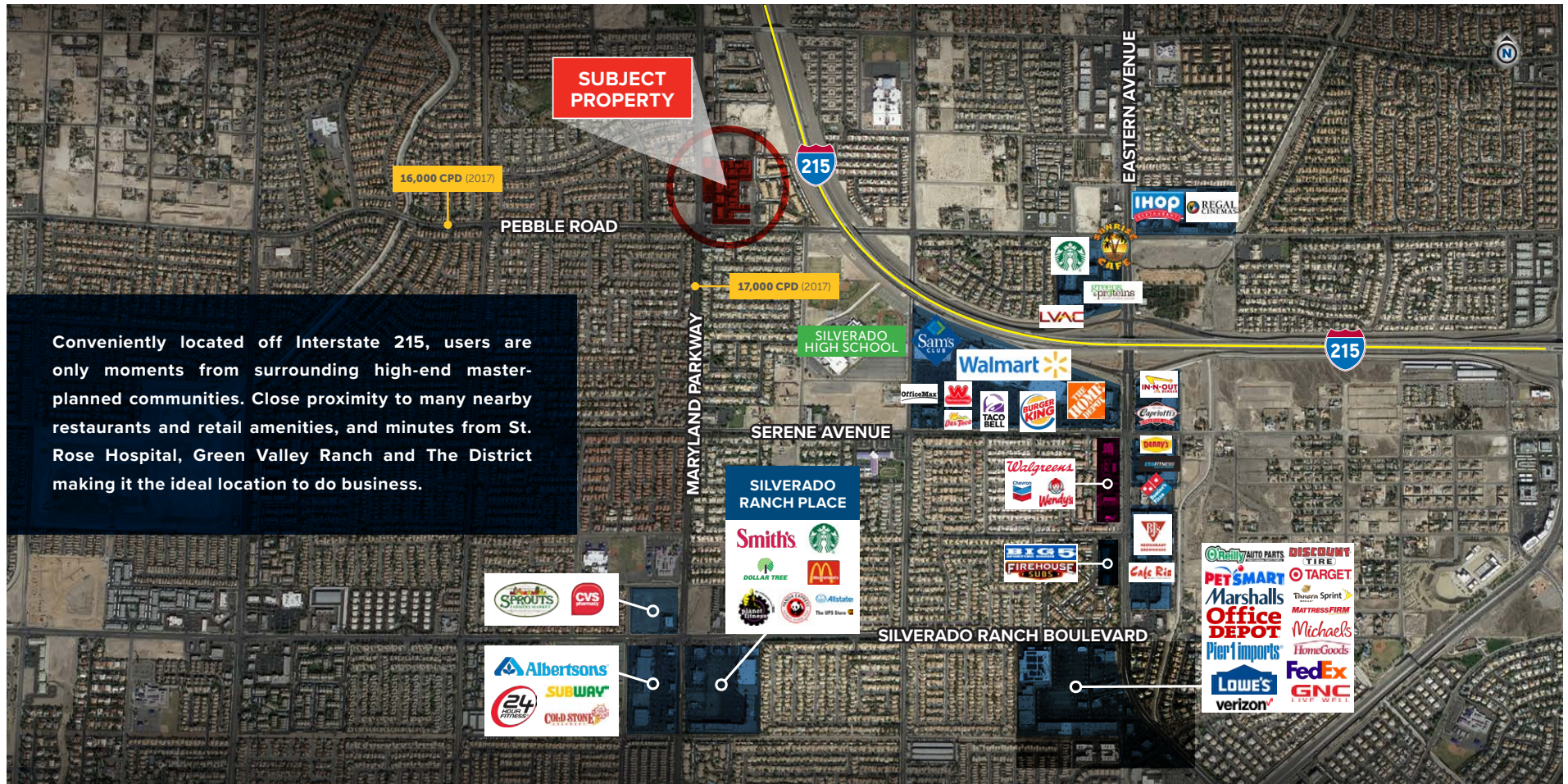
Claritas 2019



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Conveniently located off Interstate 215, users are only moments from surrounding high-end master-planned communities. Close proximity to many nearby restaurants and retail amenities, and minutes from St. Rose Hospital, Green Valley Ranch and The District making it the ideal location to do business.

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RETAIL BUILDINGS

OFFICE BUILDINGS

DEVELOPMENT PAD SITES

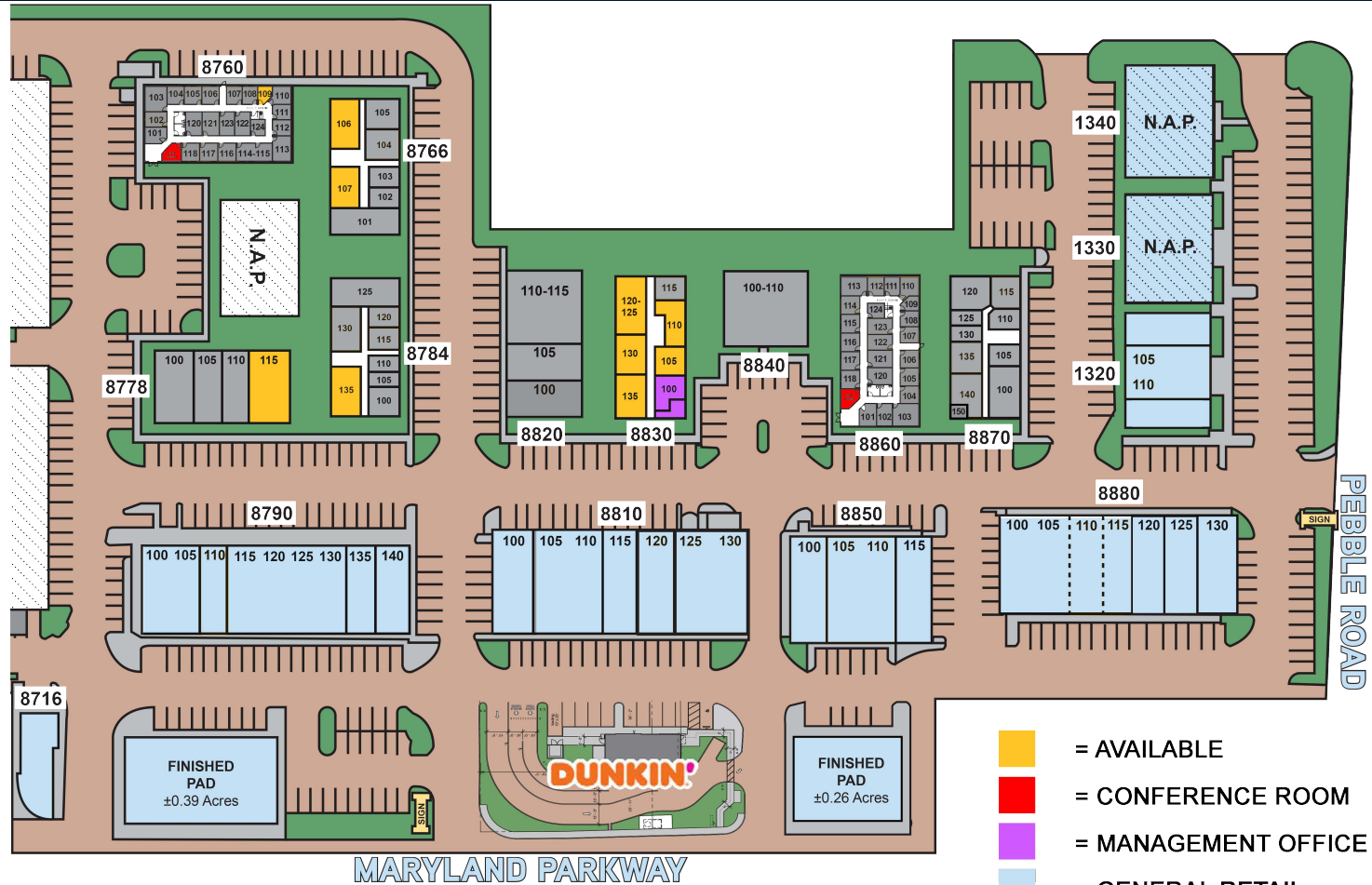
FUTURE MULTI-FAMILY

NOT A PART

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BUILDING 8760		BUILDING 8766		BUILDING 8778		BUILDING 8784		BUILDING 8830	
SUITE	SF	SUITE	SF	SUITE	SF	SUITE	SF	SUITE	SF
109	138	106	194	115	1,505	135	977	105	590
		107	175					110	754
								120	600
								130	776
								135	879

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