



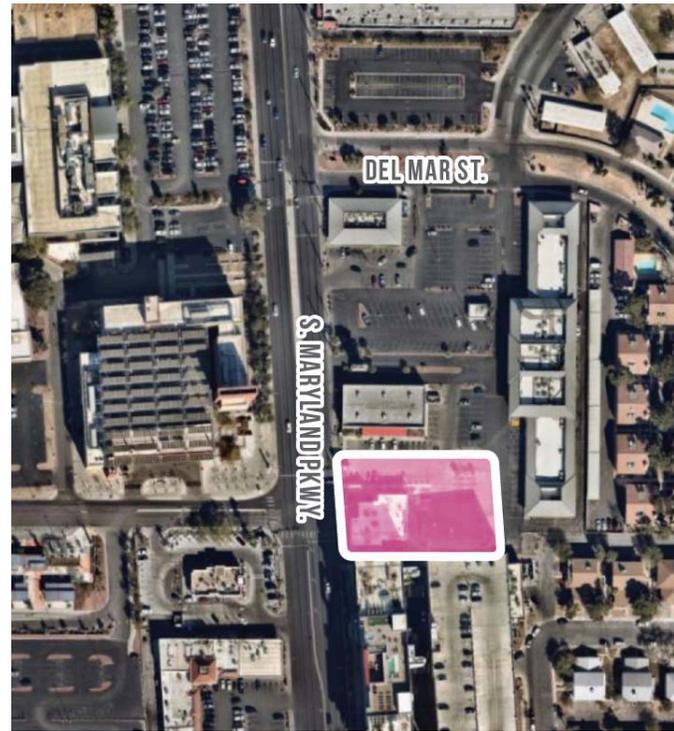
UNIVERSITY GARDENS

4680 S. MARYLAND PKWY. • #300

Las Vegas, NV 89119

HIGHLIGHTS

Size:	+/- 1,600 SF
Lease:	3-5 Years
Lease Type:	NNN
Base Rent:	\$6,000.00 (or \$3.75/SF/Mo)
NNN/CAM	\$1,375.00 (or \$0.85/SF/Mo)
Total Rent:	\$7,375.00
Cooler:	Walk In
Improvements:	in Ground Grease Interceptor
Hood:	10' Hood (Approximate)
Misc:	Drive Thru



*Furniture, Fixtures and Equipment Not Included

Disclaimer: Our information is deemed reliable but not guaranteed. Buyer to verify all information.

JAMES S. HAN, CCIM

Managing Director | Commercial Sales & Leasing

📞 702.825.2125

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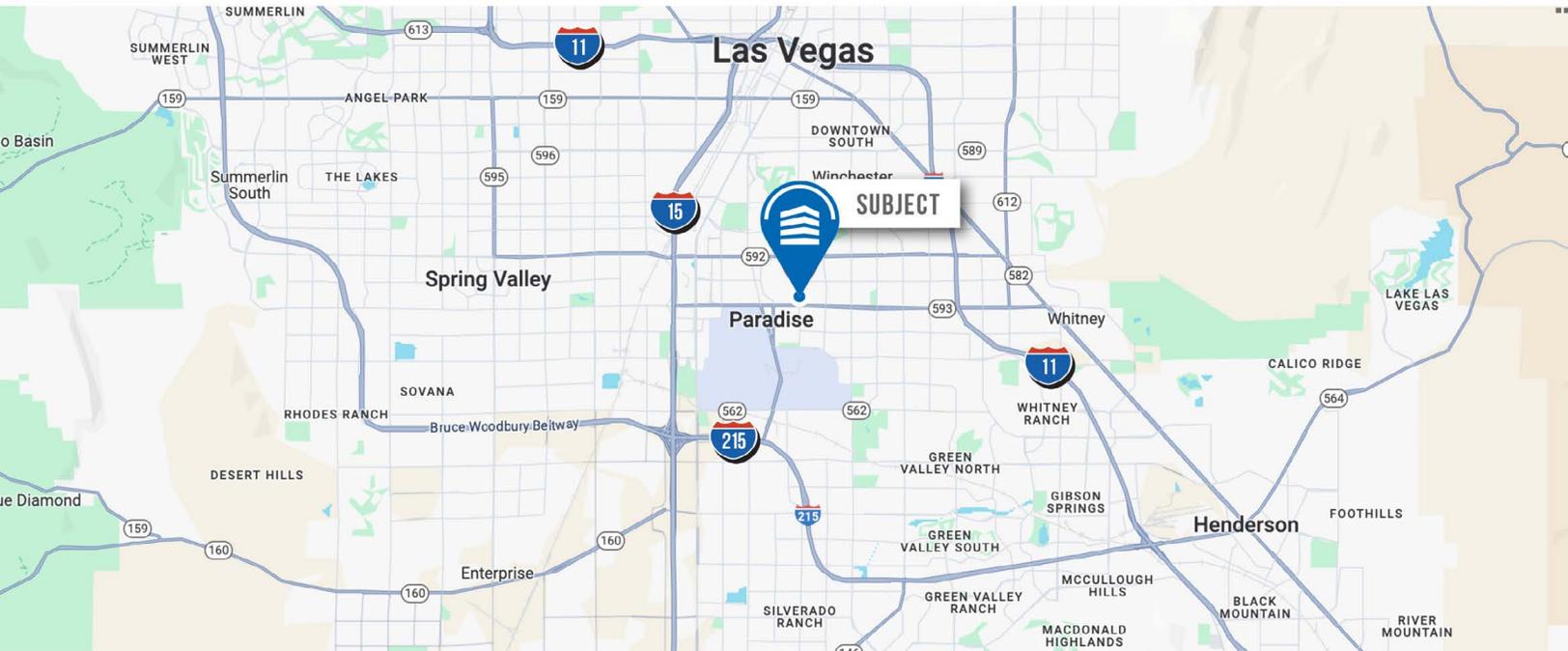
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