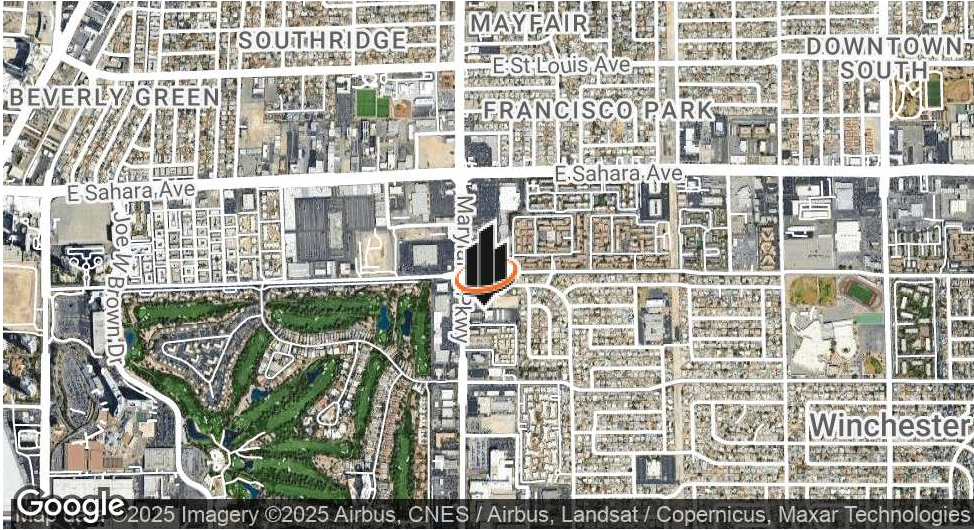


FOR LEASE

2770 S Maryland Parkway, Las Vegas, NV 89109



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.15 - 2.90 SF/month (Full Service)
BUILDING SIZE:	44,014 SF
AVAILABLE SF:	1,996 - 9,121 SF
YEAR BUILT:	1975
ZONING:	C1
APN:	162-11-201-002

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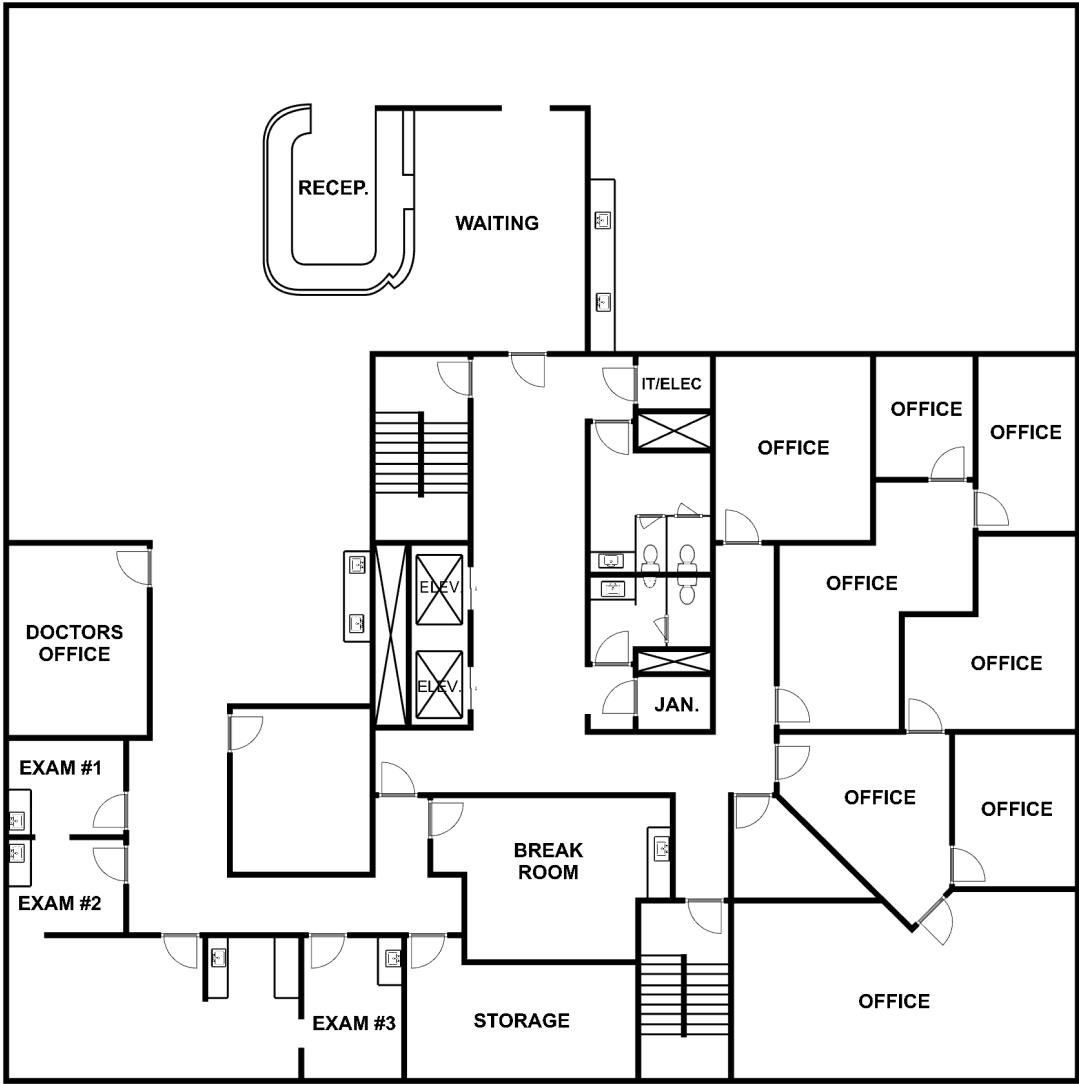
PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at this prime property located in Las Vegas, NV. Boasting modern architecture, ample natural light, and flexible floor plans, this space offers a versatile canvas for businesses to thrive. The property features state-of-the-art amenities, including fully equipped conference facilities, dedicated parking, and 24/7 security for peace of mind. With convenient access to major transportation routes and a strategic location in a bustling commercial hub, this property provides an ideal base for businesses seeking to make a mark. Elevate your business presence with this sought-after leasing opportunity, tailored to meet the diverse needs of today's dynamic enterprises.

PROPERTY HIGHLIGHTS

- Modern architecture with ample natural light
- Flexible floor plans to suit diverse business needs
- State-of-the-art amenities, including fully equipped conference facilities
- Dedicated parking for tenants and visitors
- 24/7 security for peace of mind
- Strategic location in a bustling commercial hub with access to major transportation routes

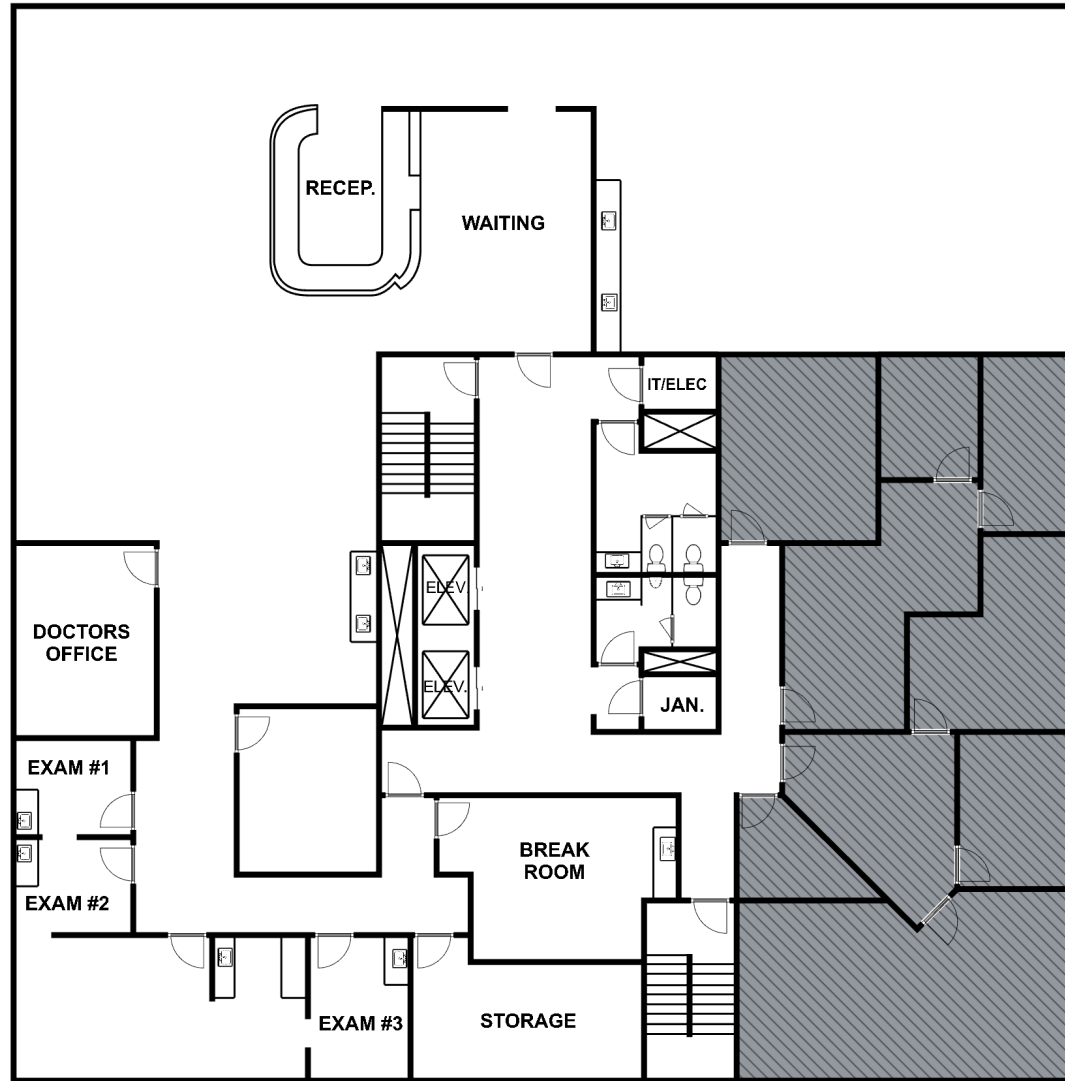
FULL FLOOR - 9,121 SF



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SUITE 200 - 7,125 SF



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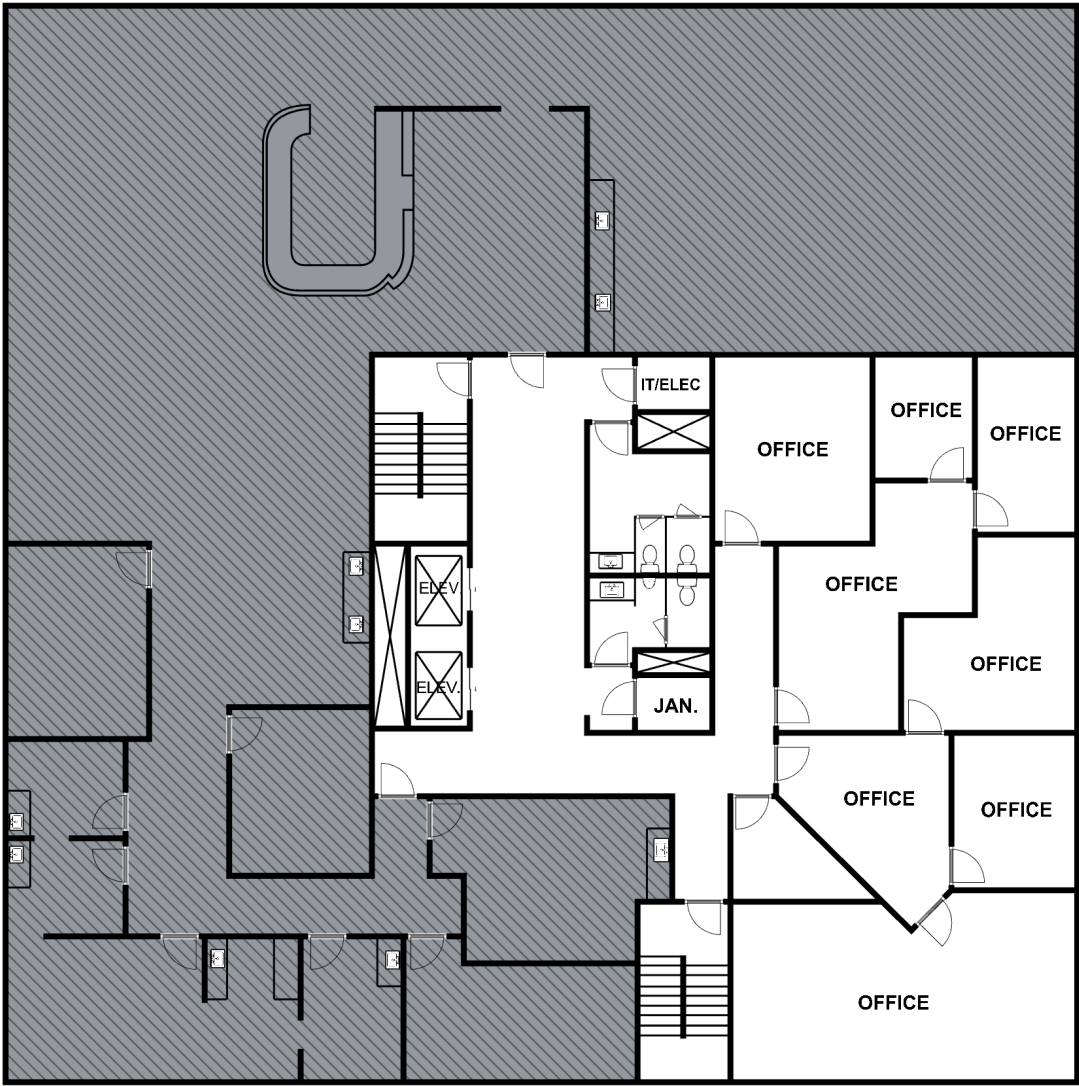
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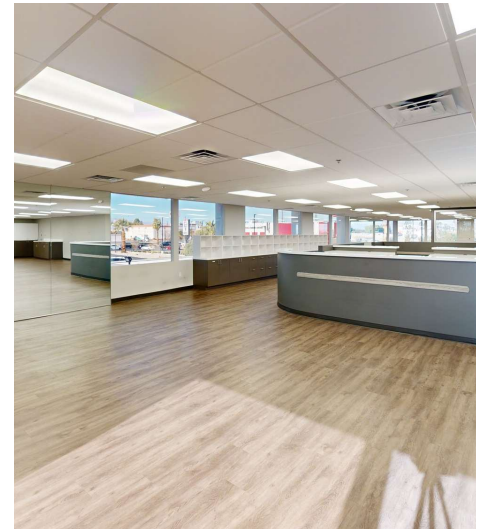
SUITE 201 - 1,996 SF



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SUITE PHOTOS



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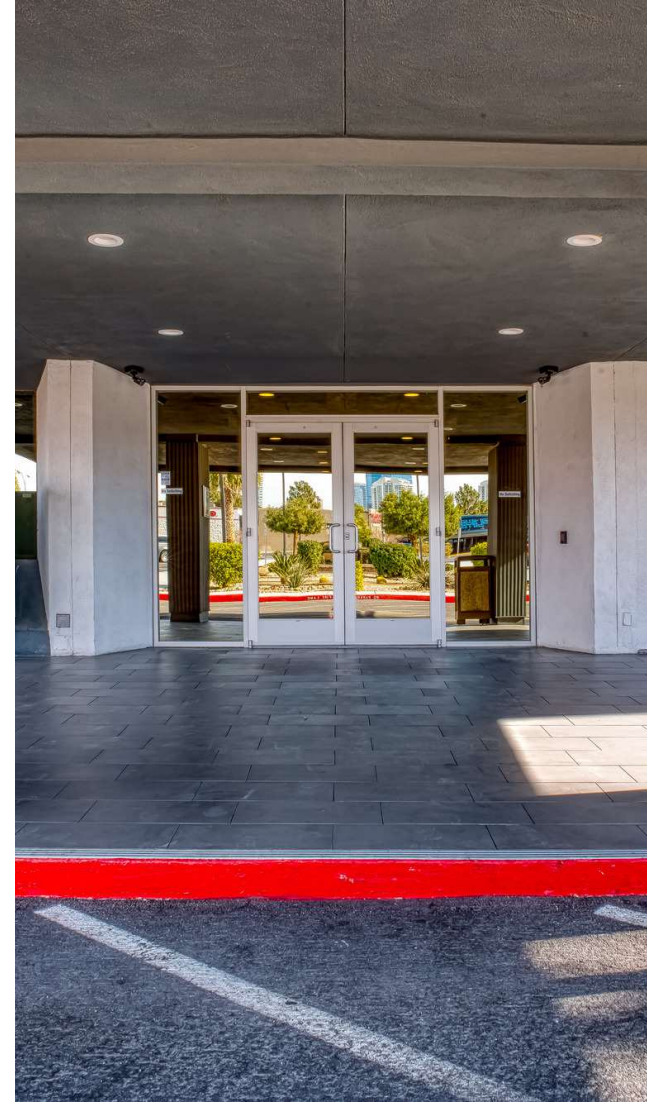
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ADDITIONAL PHOTOS



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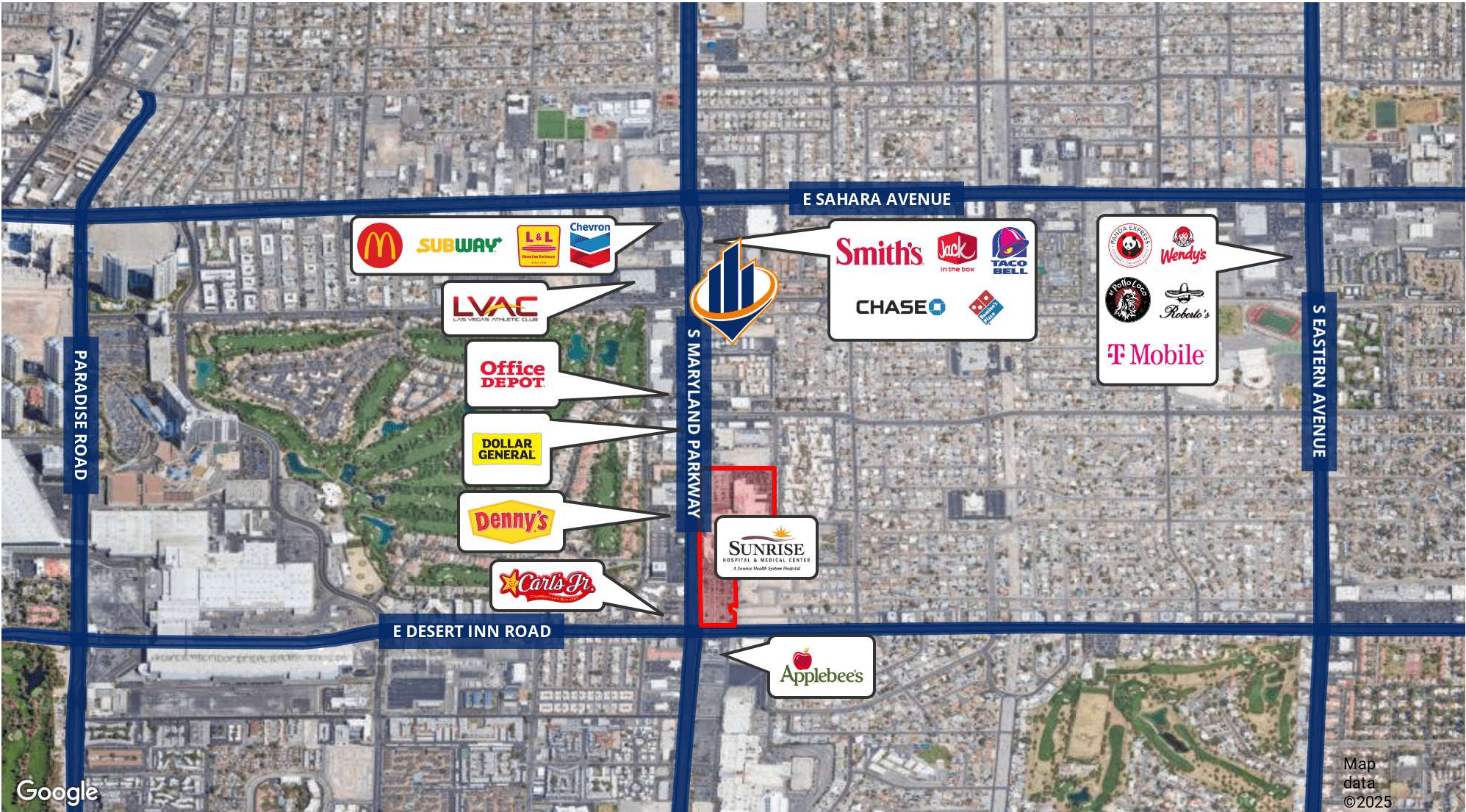
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LOCATION MAP



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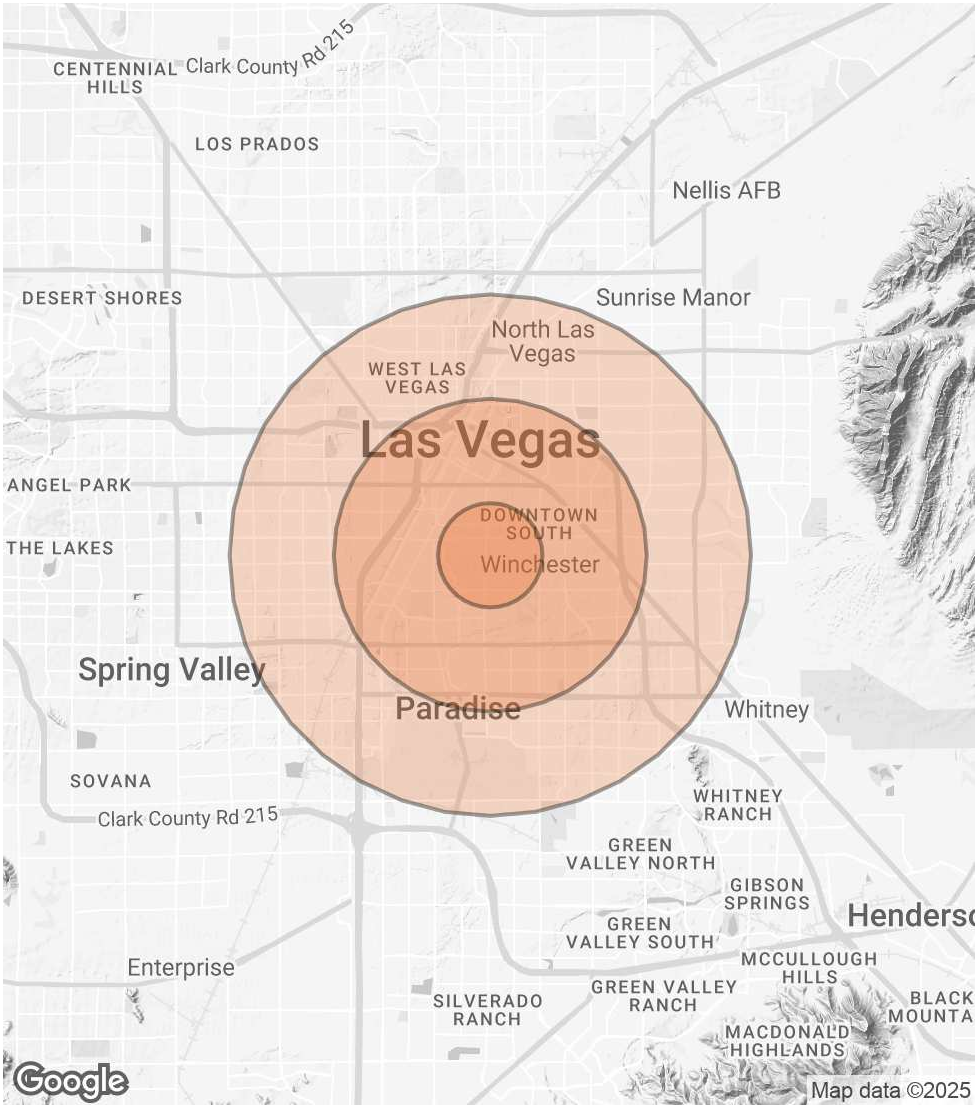
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	24,082	190,769	521,474
AVERAGE AGE	40	40	38
AVERAGE AGE (MALE)	40	40	38
AVERAGE AGE (FEMALE)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,785	83,141	197,719
# OF PERSONS PER HH	2.5	2.3	2.6
AVERAGE HH INCOME	\$67,502	\$61,410	\$63,208
AVERAGE HOUSE VALUE	\$415,488	\$359,512	\$334,210

Demographics data derived from AlphaMap



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