

MARYLAND MEDICAL CENTER

3059 & 3061 S. Maryland Parkway, Las Vegas, NV 89109

AVAILABLE
For Lease



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Leasing Details



\$1.65 PSF MG
Lease Rate



±4,043 - ±9,696 SF
Space Available



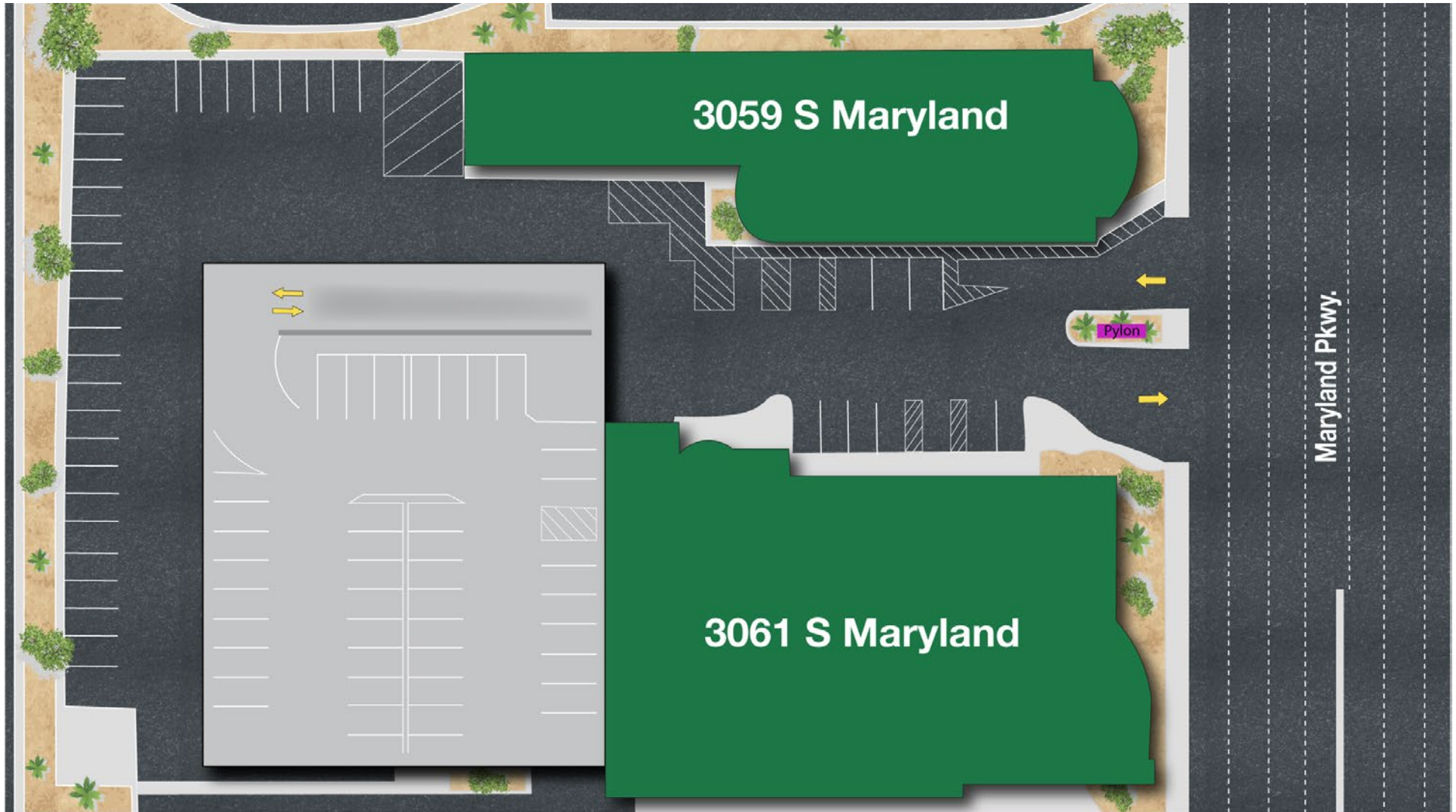
East
Submarket

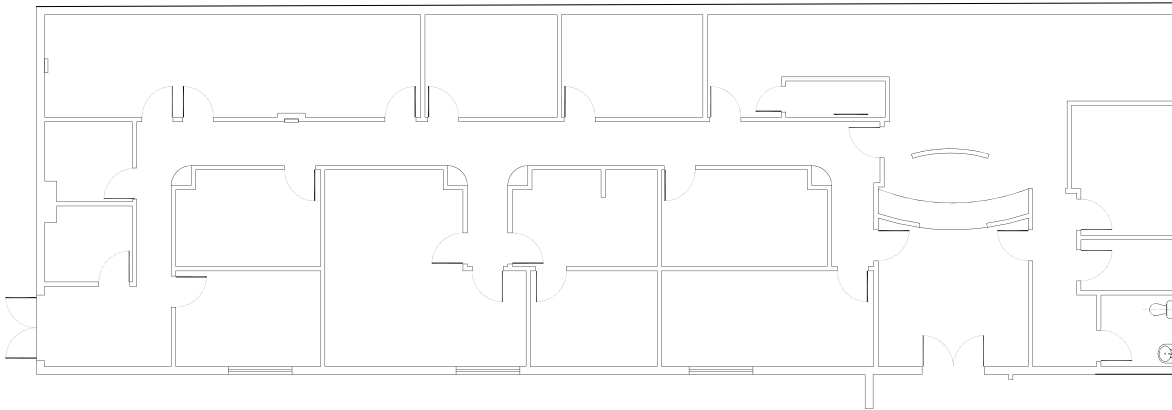
Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	23,732	176,537	484,535
Average Household Income			
2024 Average Household Income	\$59,329	\$59,233	\$60,951

Property Highlights

- Professional/medical office suites available
- 2nd Generation medical and professional office space
- Zoned C-2 (General Commercial)
- Ample covered parking available
- Close proximity to the Las Vegas Strip
- Frontage along the heavily traveled Maryland Parkway
- Located directly across from Sunrise Hospital
- Convenient access to the Las Vegas Strip





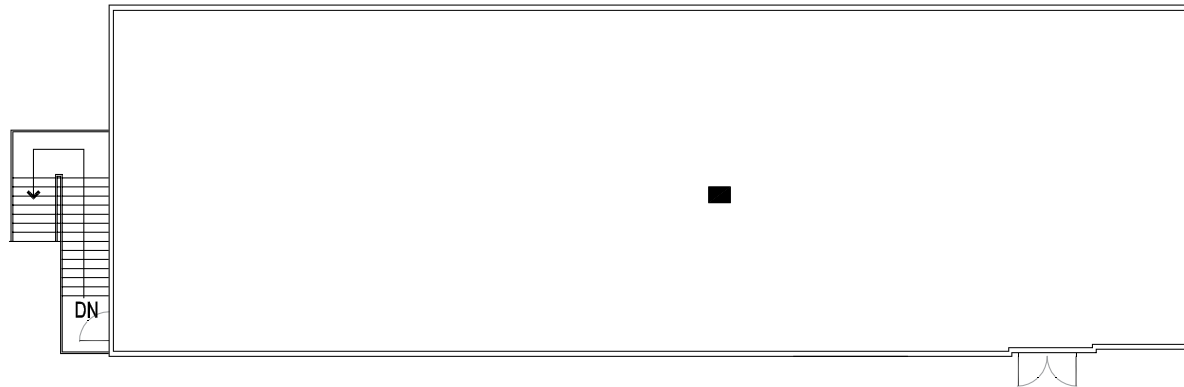
Property Details

3059 S. Maryland Parkway

First Floor

- + Suite#: 100
- + Total SF: ±5,012
- + Lease Rate: \$1.65/PSF MG
- + Monthly Rent: \$8,269.80
- + 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.*



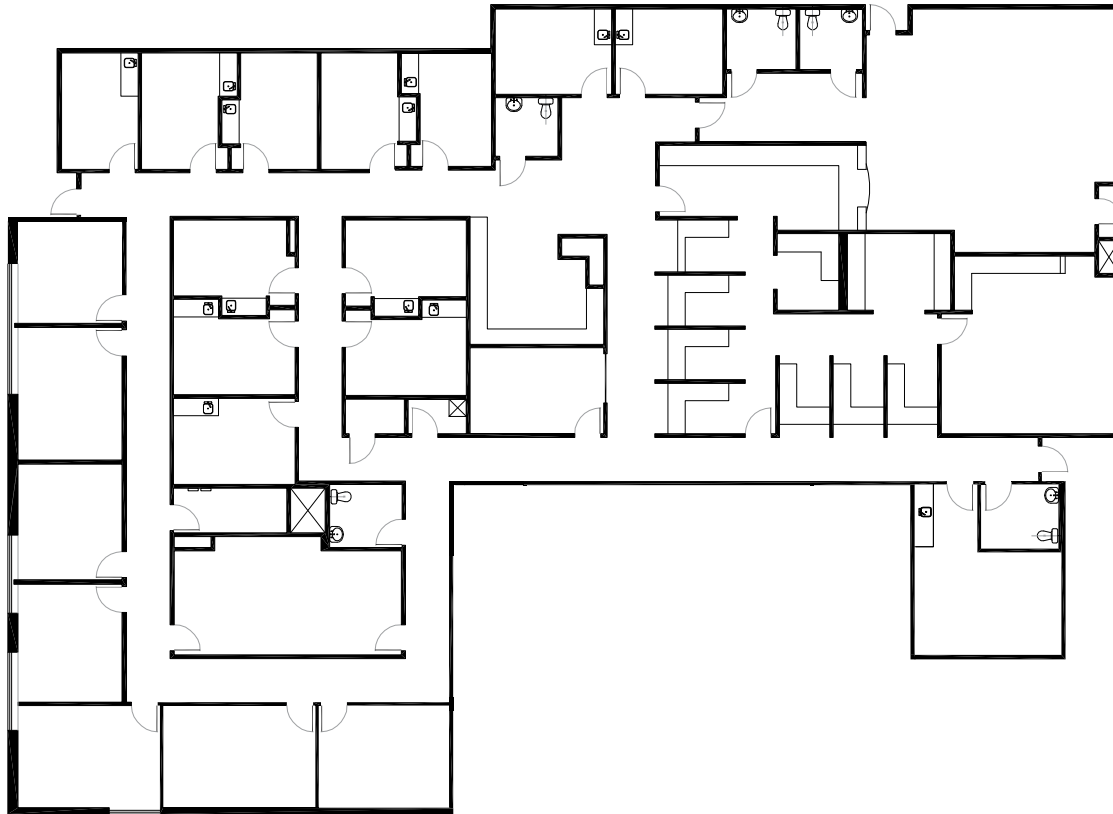
Property Details

3059 S. Maryland Parkway

Second Floor

- + Suite#: 200
- + Total SF: ±4,043
- + Lease Rate: \$1.65/PSF MG
- + Monthly Rent: \$6,670.95
- + Available: Immediately

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Property Details

3061 S. Maryland Parkway

Second Floor

- + Suite#: 200
- + Total SF: ±9,698
- + Lease Rate: \$1.65/PSF MG
- + Monthly Rent: \$16,001.70
- + Available: Immediately

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