

# Russell McLeod Office Park

3085-3095 E Russell Rd | Las Vegas, NV 89120

Office for Lease

2,458 SF



Leasing Information:  
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## Property Overview

Russell McLeod Office Park is a beautiful, garden-style office complex that consists of two single-story office buildings totaling 19,719 square feet. The property sits on East Russell Road with good visibility. Built-out offices are ready for immediate occupancy. The site is only minutes east of McCarran International Airport. Pylon signage is available.

## Highlights

- Build-out suites available
- Pylon signage available
- Minutes from Harry Reid International Airport
- Proximity to US-95
- Aggressive rental rates from \$1.50 MSG
- 2,458 SF Available

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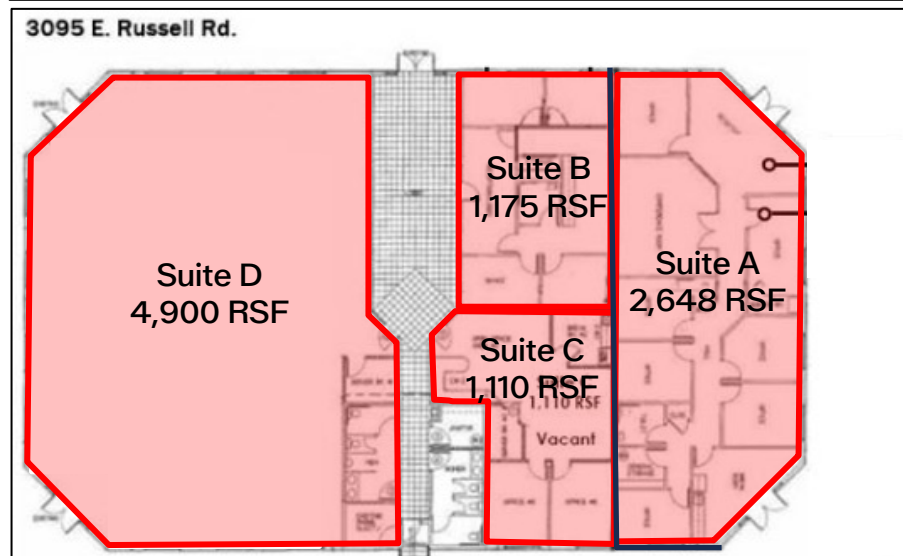
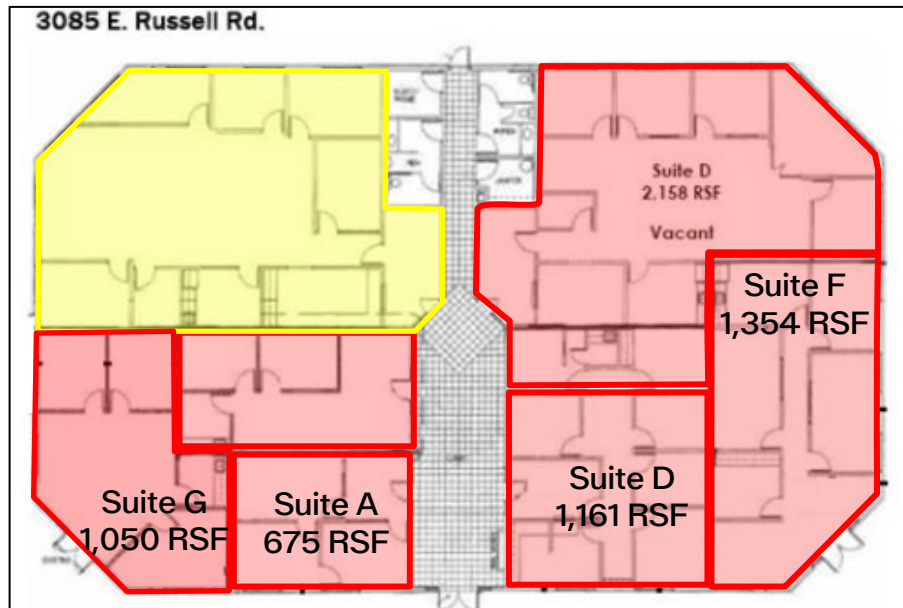
2,458 SF

### Availabilities

**Key:**

Vacant ■

Occupied ■



Suite	SF Available	Date Available	Lease Type	Rate/ SF/ Month	Space Description
3085-C	2,458	Immediately	Modified Gross	\$1.50	Seven (7) offices, conference room, copy room/workroom and an open bullpen area.

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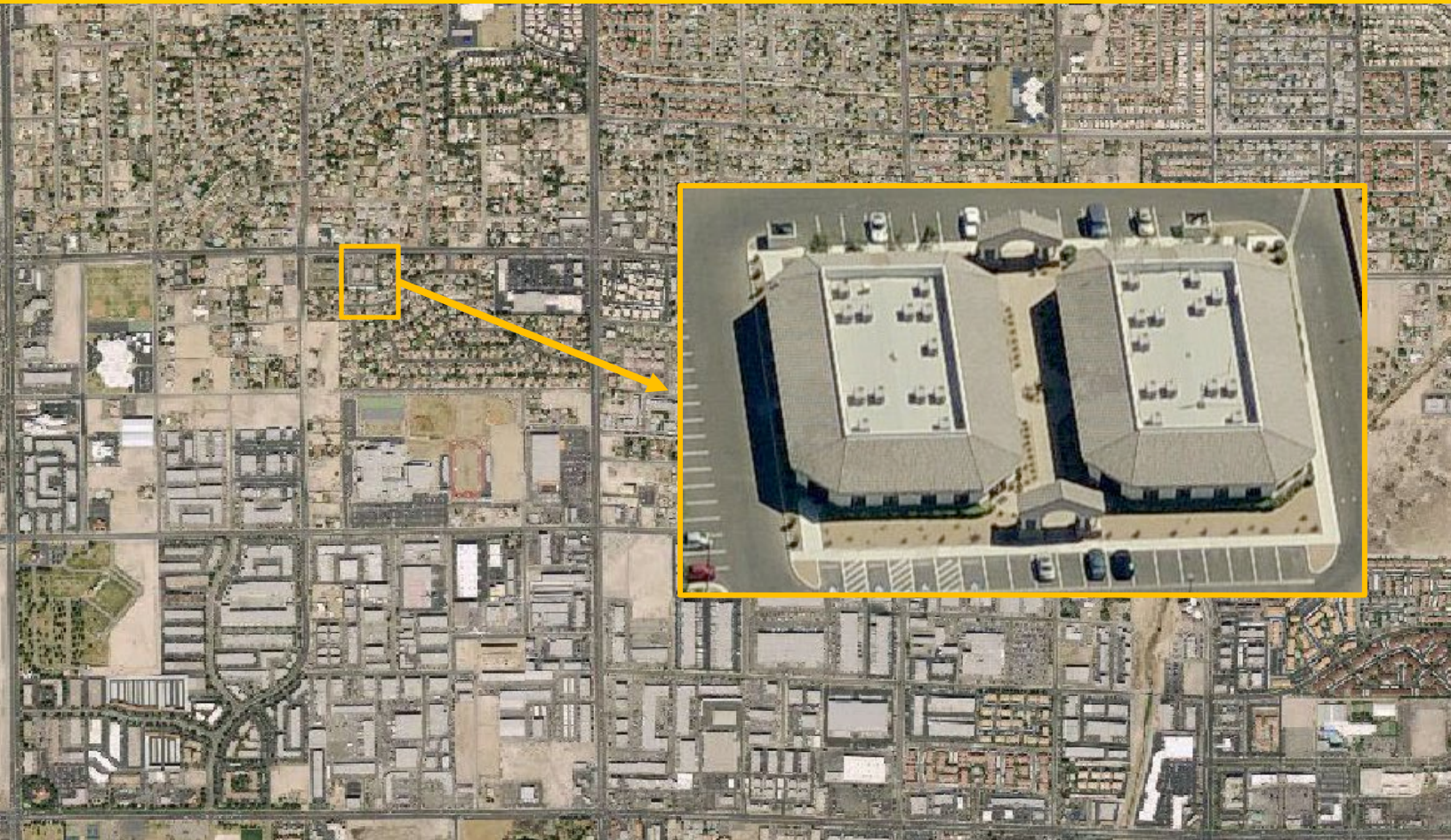


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<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>10 Min</b>
Population	10,483	139,968	331,527
Median Household Income	\$63,750	\$56,918	\$53,396
Households	4,391	55,654	135,467

<b>Traffic Counts</b>		
S. Pecos Rd	E. Russell Rd S	30,599 VPD
S. Pecos Rd	E. Patrick Ln S	24,370 VPD
S. Eastern Ave	Callahan Ave S	37,549 VPD

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