

1100 E. BRIDGER AVE.

Las Vegas, NV 89101

AVAILABLE
For Lease

Introductory Rate \$1.65 PSF FS



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Leasing Details



\$1.65 PSF FS

Introductory Lease Rate



±130 - ±21,859 SF

Square Footage



Downtown

Submarket

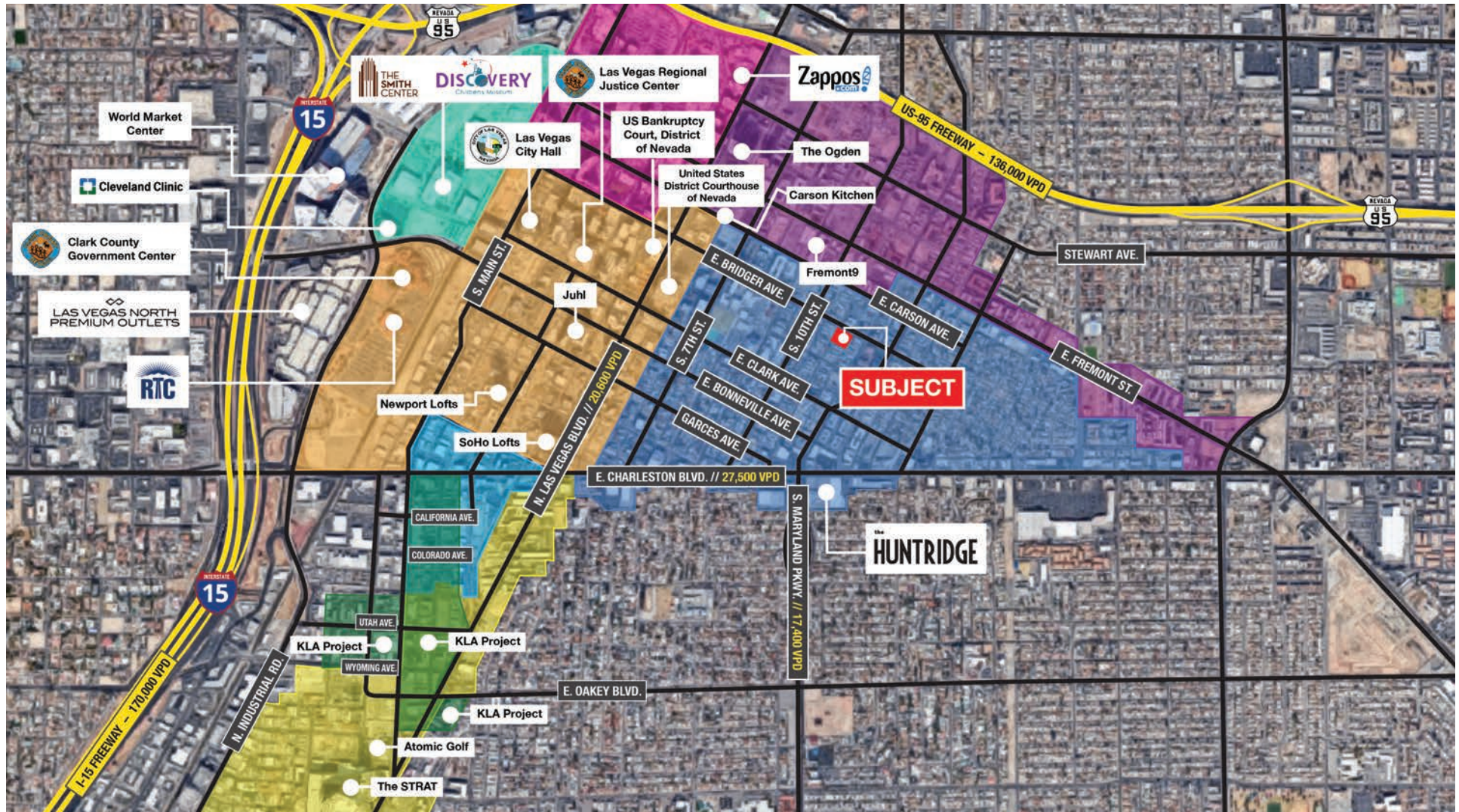
Demographics

	1 mile	3 miles	5 miles
Population			
2023 Population	23,397	191,012	534,530
Average Household Income			
2023 Average Household Income	\$52,116	\$58,234	\$60,012

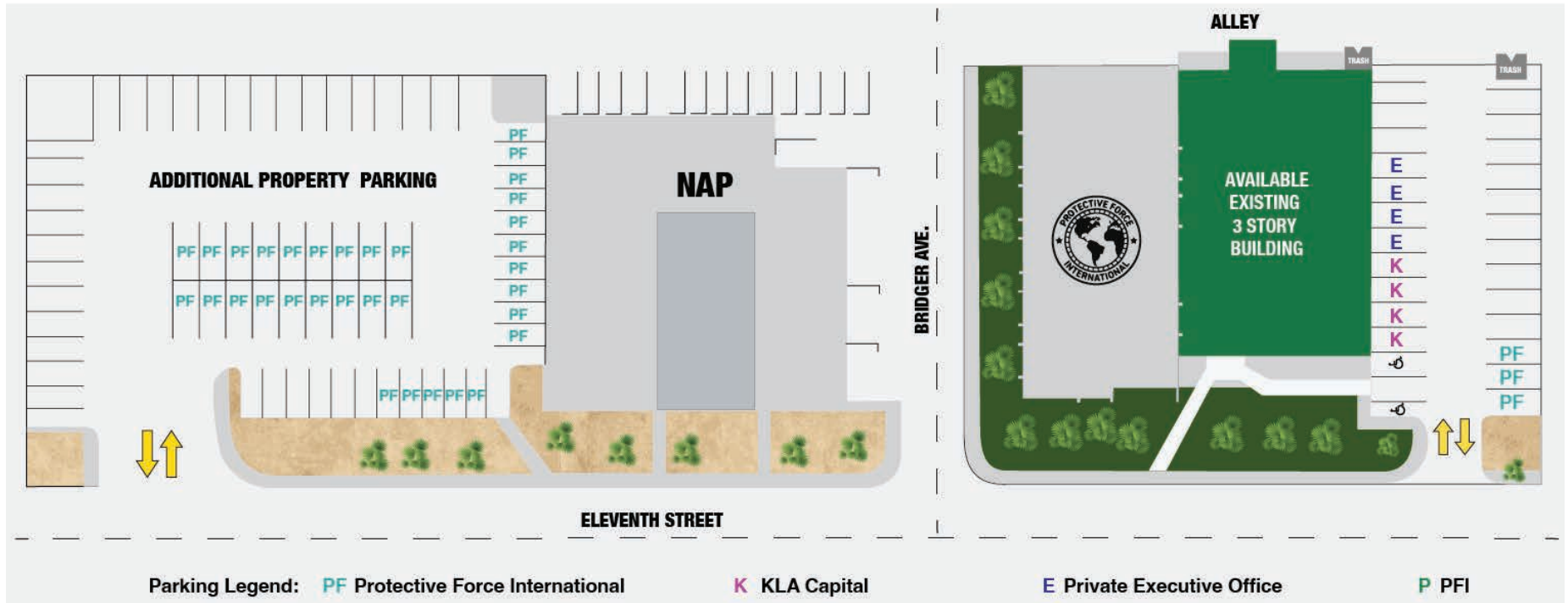
Property Highlights

- Entire floor available (2nd and 3rd floor) each 7,228 SF – Maximum contiguous space available 21,859 SF (entire building)
- Ample parking with over 40 assigned spaces still available – Two parking lots (2.42/1,000)
- Tenant improvements available, property owner is a licensed contractor and developer
- Join tenants Protective Force International Security and KLA Capital
- Secure building with on-site security, key fob entry, and the largest security force in Las Vegas as a co-tenant
- PR (Professional Office) Zoning, City of Las Vegas
- Close proximity to Clark County Justice Court, Federal Courthouse, US District Court, Supreme Court of Nevada, and US Bankruptcy Court
- Easy access to the I-15 and I-11 Freeways

- Brewery Row
- Art District
- Nothern Strip Gateway
- Fremont East Entertainment
- Downtown Resorts & Casinos
- Civic & Business Center







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.

Suite #	Tenant	SF	Floor	Use/Lease Rate	Parking
100 & 200	Protective Force International	14,071	1st & 2nd	Private Security Company	36 (PF)
101	KLA Capital	7,403	1st	Construction & Developer	4 (K)
101	Executive Suites	130 - 240	1st	\$520 - \$960/Mo. FS	1 per suite (E)
201	Vacant	7,228	2nd	Intro Rate \$1.65 PSF FS, then \$2.15 PSF FS	18
300	Vacant	7,228	3rd	Intro Rate \$1.65 PSF FS, then \$2.15 PSF FS	18

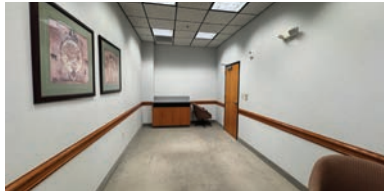
Executive Office 2

- + Total SF: ±240
- + Monthly Rent: \$960/M FS



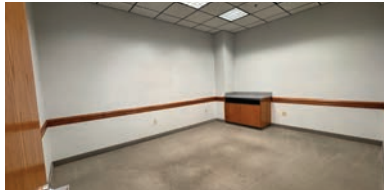
Executive Office 3

- + Total SF: ±190
- + Monthly Rent: \$760/M FS



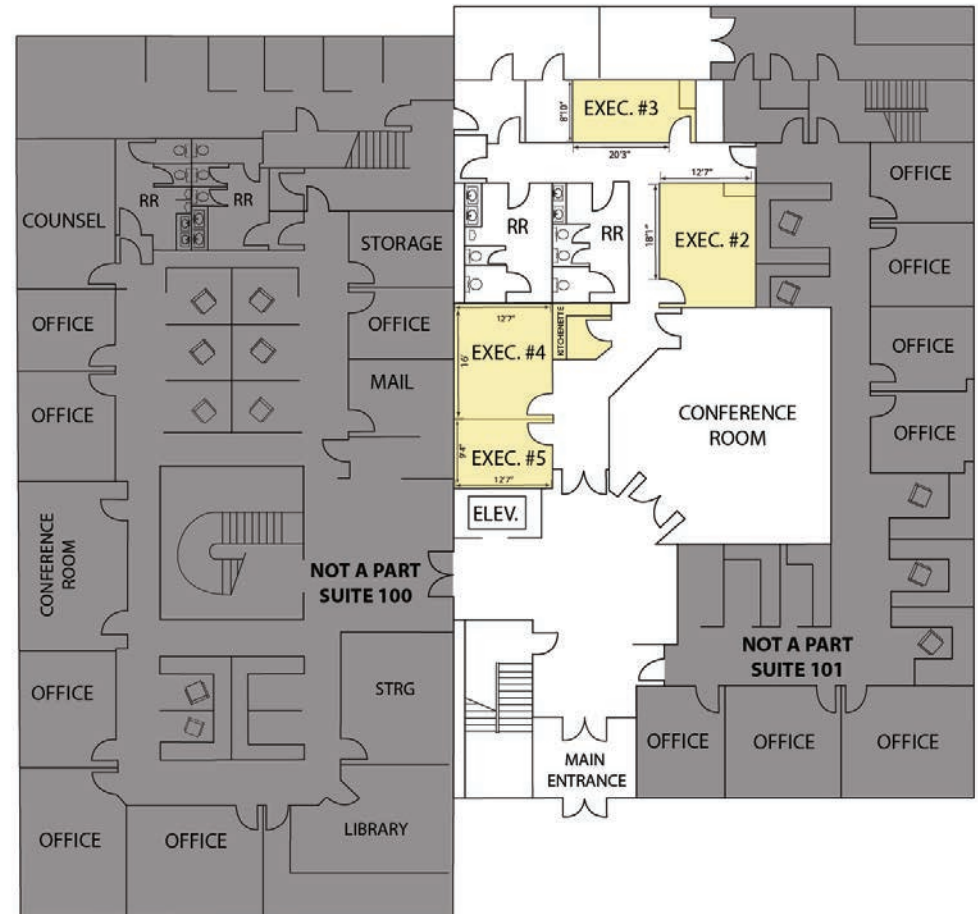
Executive Office 4

- + Total SF: ±215
- + Monthly Rent: \$860/M FS



Executive Office 5

- + Total SF: ±130
- + Monthly Rent: \$520/M FS



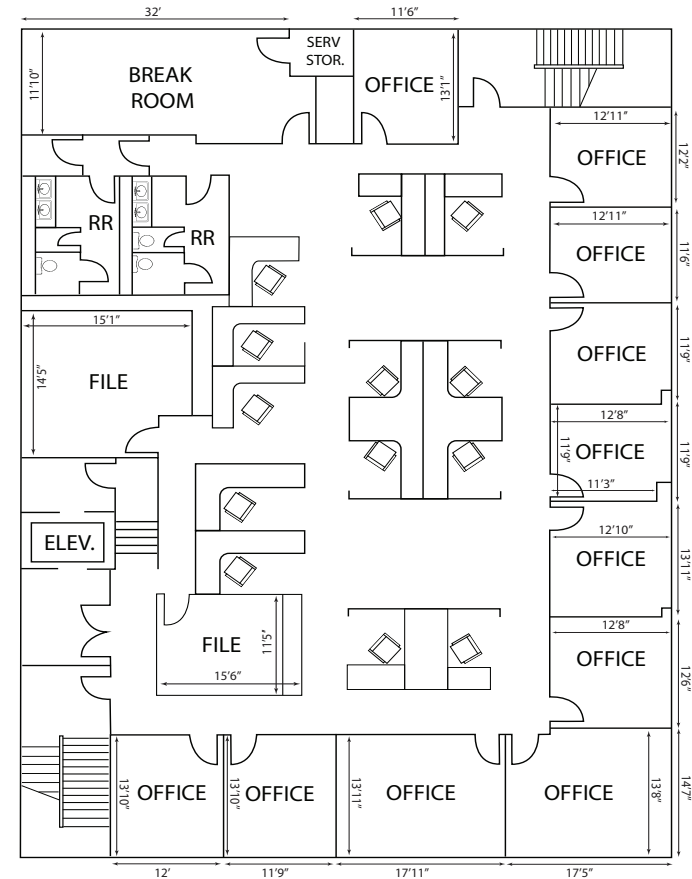
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Suite 201

- + Total SF:** ±7,228 SF (can be combined with 2nd floor for approx. ±14,456 SF or tenant can take the entire building ±21,859 SF)
- + Lease Rate:** \$1.65 PSF FS Introductory rate for the first (6) months then \$2.15 PSF FS
- + Offices:** 11
- + Cubicles:** Yes
- + Conference Room:** Shared Common Area
- + Restroom:** Men - 2 stalls
Women - 2 stalls
- + Bull Pen:** Yes
- + Breakroom:** Yes
- + Server Room:** No
- + File Room:** 2
- + Reception:** Shared Common Area
- + Available:** Immediately



Partially furnished with full cubical farm



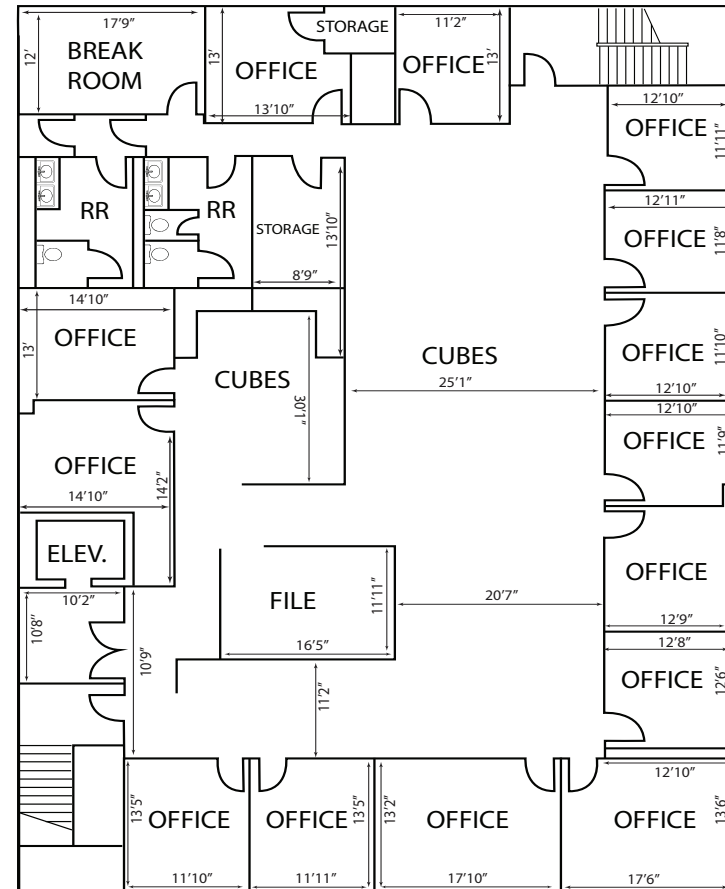
32'7" Column Spacing

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Suite 300

- + Total SF:** ±7,228 SF (can be combined with 2nd floor for approx. ±14,456 SF or tenant can take the entire building ±21,859 SF)
- + Lease Rate:** \$1.65 PSF FS Introductory rate for the first (6) months then \$2.15 PSF FS
- + Offices:** 15
- + Cubicles:** Yes
- + Conference Room:** Shared Common Area
- + Restroom:** Men - 2 stalls
Women - 2 stalls
- + Bull Pen:** Yes
- + Breakroom:** Yes
- + Server Room:** Yes
- + File Room:** 2
- + Reception:** Shared Common Area
- + Available:** Immediately

Partially furnished with full cubical farm



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Clark County Nevada


Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 11th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government.

Quick Facts

 **±435**
Size (Sq. Mi.)

 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov,
www.wikipedia.com

Downtown Las Vegas

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Pkwy. on the east and Sahara Ave. on the south. The downtown area is made up of 8 districts: the Fremont East Entertainment District, Arts District, Symphony Park, Las Vegas Medical District, Civic & Business District, Founders District, Downtown Casino & Resort District, and Market Corridor.

Source: www.wikipedia.com



Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only teams playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Service you deserve. People you trust.

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Nevada Tax Advantages

Synopsis

Nevada has always been a popular state for businesses. One of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

Nevada Tax System:

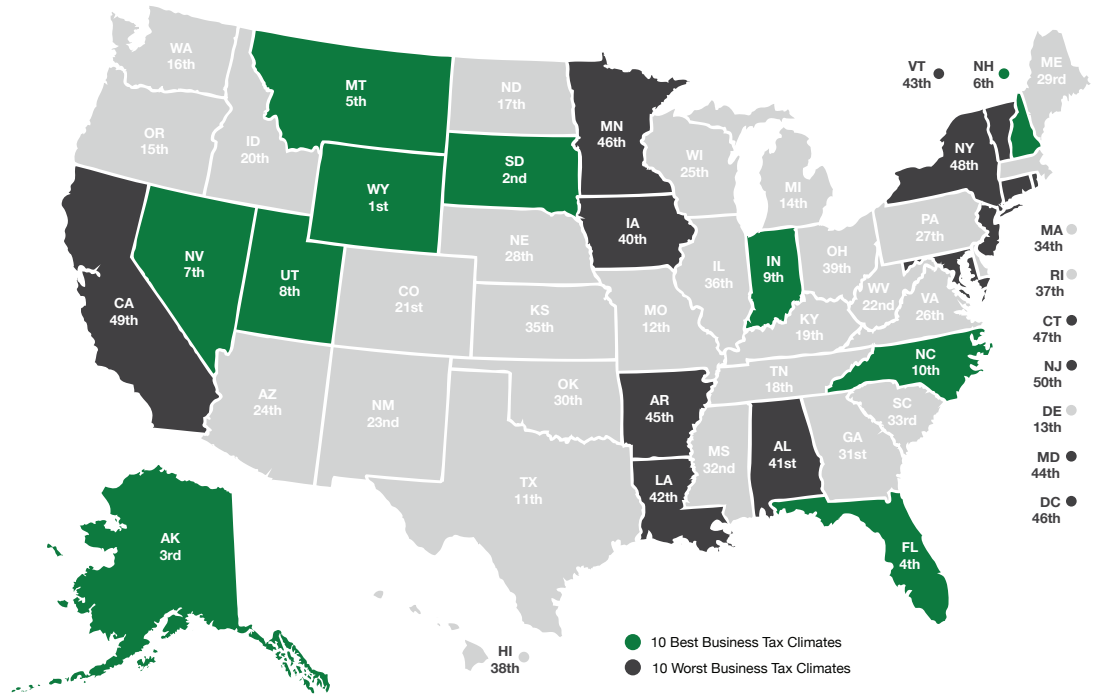
Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Nevada takes it seriously with attracting new businesses because of taxes. There are plenty of taxes you must pay in other states, but not in Nevada. **Here are the main tax advantages:**

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2022 State Business Tax Climate Index



Road Transportation

Las Vegas and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers, as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

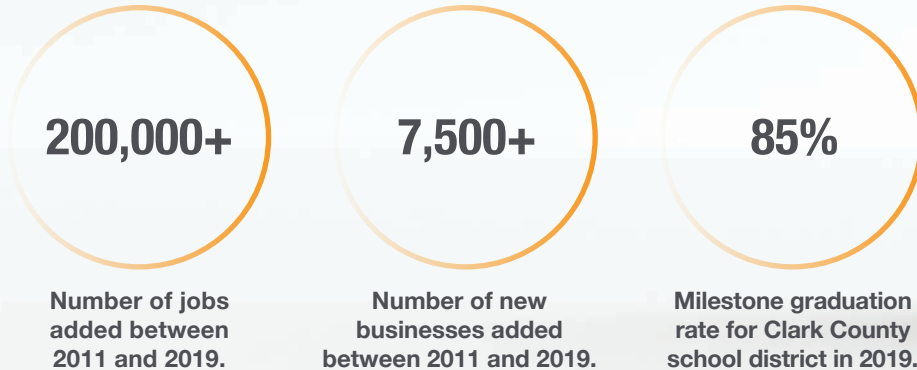
Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million residents and handling more than 189 million pounds of cargo.

Southern Nevada Growth



Education & Workforce Development

Southern Nevada’s post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

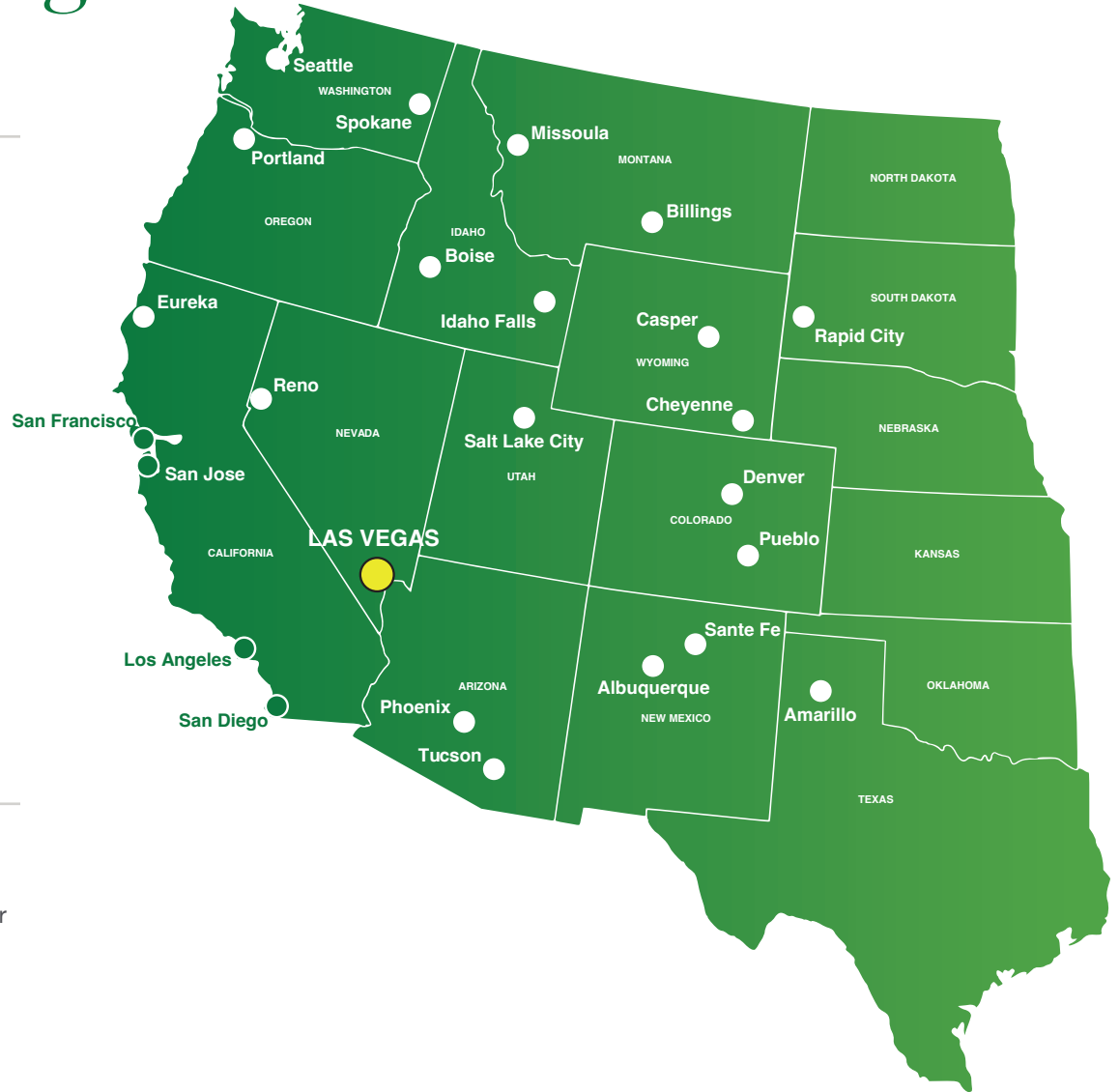
In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services

UPS	FedEx	UNITED STATES POSTAL SERVICE
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--