



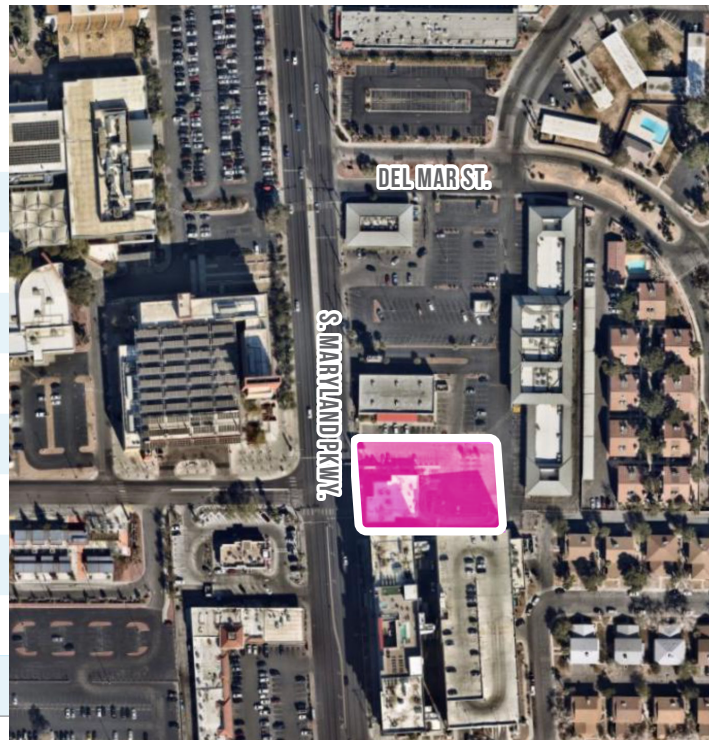
RESTAURANT FOR SUB-LEASE

UNIVERSITY GARDENS
4680 S. MARYLAND PKWY. • #300

Las Vegas, NV 89119

HIGHLIGHTS

SIZE:	+/- 1,600 SF
LEASE:	4+ YEARS
OPTION:	ONE, 5 YEAR OPTION
BASE RENT:	\$6,000. 00 or \$3.75 per SF/MO
NNN/CAM:	\$1,216.00 or \$0.76 per SF/MO
TOTAL RENT:	\$7,216.00
DEPOSIT:	\$6,262.05*
IMPROVEMENTS:	In Ground Grease Interceptor
HOOD:	10' HOOD (Approximate)
MISC.	DRIVE THRU



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

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

P. 702 825 2125

E. jamesh@northcap.com

License: NV BS.0144720.LLC

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