

For Lease Medical Office Building

3059 Maryland Parkway, Las Vegas, NV 89109 (Near Maryland Parkway and Desert Inn)

Located Directly Across From Sunrise Hospital

5% COMMISSION TO OUTSIDE BROKERS



Snapshot

Building Square Feet +/- 18,506 rsf
Available Square Feet	... +/- 13,719 rsf
Lease Rate \$1.50 psf
Lease Type Modified Gross
Zoning C2 - General Comm.
Parking +/- 4.5:1,000

Property Highlights

- **SINGLE TENANT OPPORTUNITY**
- **5% COMMISSION TO OUTSIDE BROKERS**
- Opportunity for a single building identity
- Robust public transportation along Maryland Parkway
- Building signage available with direct visibility to Maryland Parkway
- Adjacent to Sunrise Hospital
- Restaurants and business services within minutes
- Medical or professional uses possible

Area Highlights

Excellent opportunity to be located immediately adjacent to one of the leading hospitals in Las Vegas, Sunrise Hospital. The building is located near Maryland Parkway and Desert Inn Road with direct street frontage and signage to Maryland Parkway. The property has access to the I-15 via Sahara and is within minutes of the Desert Inn arterial. The property also is in proximity to UNLV, McCarran International Airport, Las Vegas Convention Center and the Las Vegas Strip.

To learn more, please contact:
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