

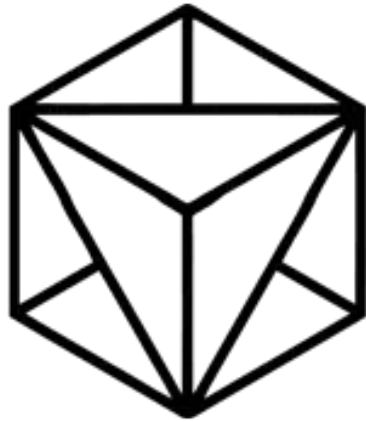


KINETIC[®]
Property Advisors
Energy Behind Every Deal

9890 S. Maryland Pkwy
Las Vegas, Nevada 89183

**Above the Retail.
Built for Business**





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POSITIONED ABOVE RETAIL ENERGY



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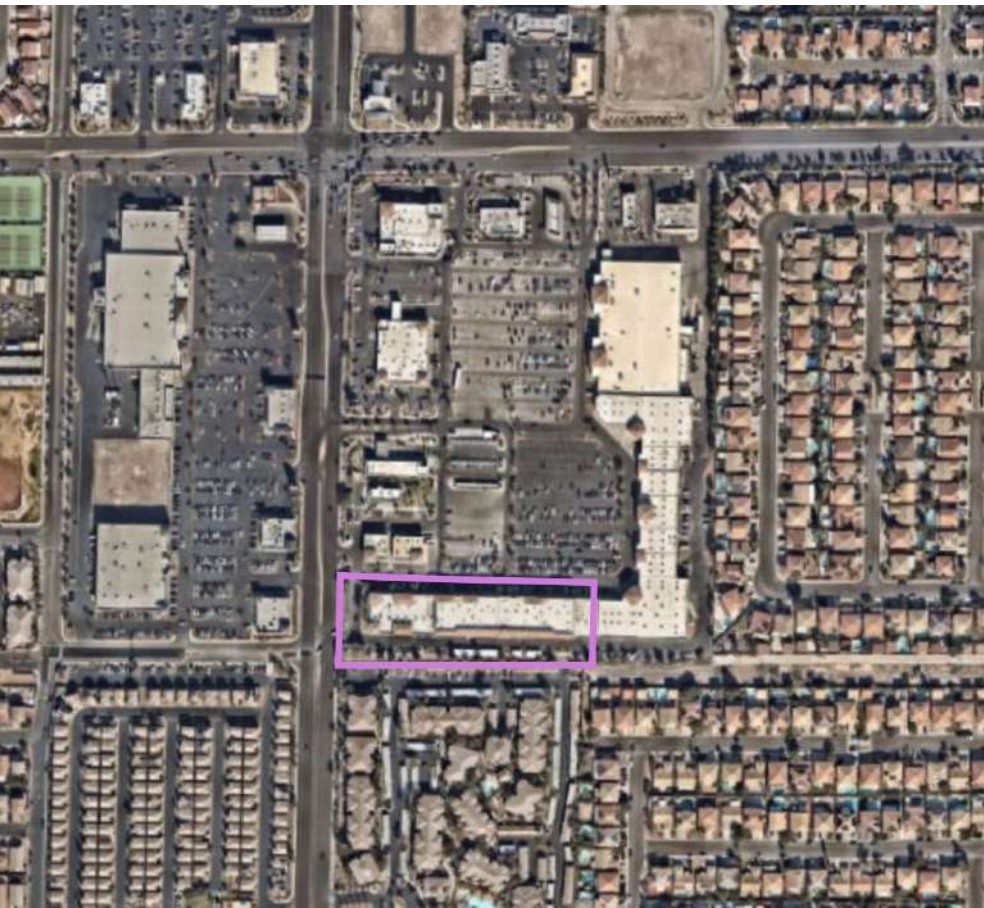


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Property Address	9890 S. Maryland Pkwy Las Vegas, NV 89183
Property Type	Professional Office
Parcel Number	177-26-112-015
Parcel Size	3.06 Acres
Rentable Sq. Ft.	+/-1,361
Zoning	Commercial General (CG)
Parking	Private/Covered
Parking Ratio	5:1000 SF
Year Built	2003



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OPPORTUNITY OVERVIEW



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Base Rent

\$1.75 PSF NNN

CAM

\$0.59 PSF

Size

1,361 SF

Product Type

Professional Office

Jurisdiction

Clark County

High-Image Office Space in a Highly-Active Corridor.

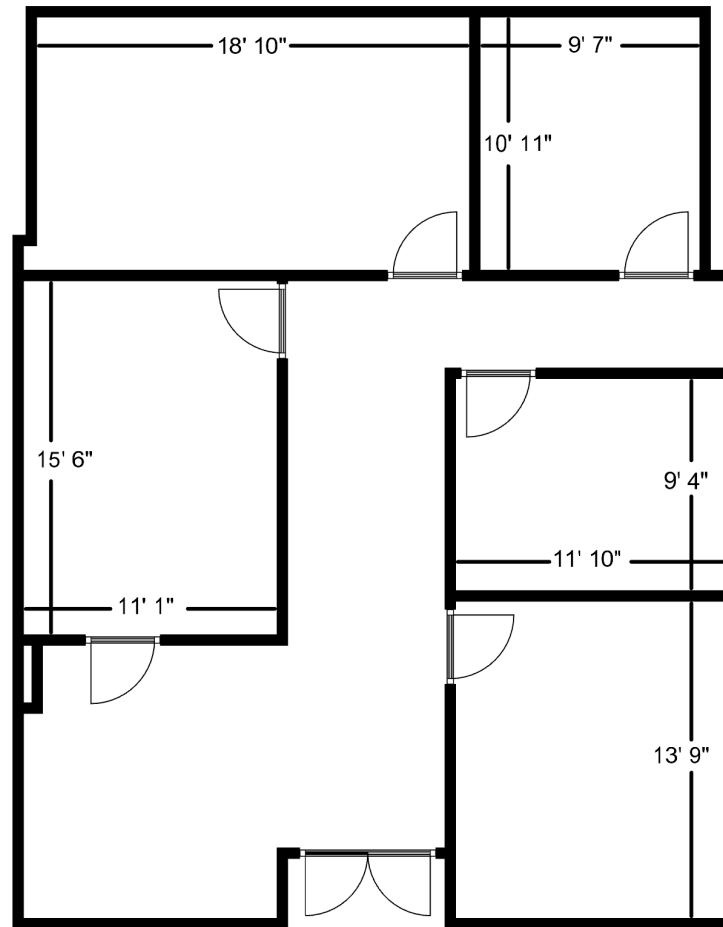
- ±1,361 SF second-floor professional office suite located above established retail within Silverado Ranch Place, offering a professional environment with convenient access to on-site amenities and services.
- Positioned within a Smith's-anchored shopping center with strong daily consumer traffic, providing tenants with built-in convenience and consistent activity throughout the property.
- Tenants benefit from access to shared conference rooms, common area restrooms, and a professionally maintained breakroom designed to support day-to-day business operations.
- Covered and private parking available on-site, providing added convenience and comfort for both employees and visitors year-round.
- Efficient office layout suitable for a variety of professional users including medical, administrative, legal, consulting, insurance, and service-oriented businesses.
- Located in the highly active Southeast Las Vegas submarket with convenient connectivity to Silverado Ranch Blvd, Eastern Avenue, St. Rose Parkway, and Interstate 15.



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Suite 220: 1,361 SF

FLOORPLAN





Professional Transaction Management

-  *Full-service representation from initial tour through lease execution, ensuring a streamlined and efficient process.*
-  *Advisory on layout functionality, growth planning, and alignment of the space with operational needs.*
-  *Clear breakdown of lease economics, including rent structure, operating expenses, and long-term occupancy costs.*
-  *Strategic positioning of LOIs and lease terms to protect tenant interests and optimize deal outcomes.*
-  *Direct interface with ownership to manage communication, approvals, and deal momentum.*
-  *Guidance on tenant improvements, contractor coordination, and delivery timelines.*



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DEMOGRAPHIC HIGHLIGHTS

		1 Mile	3 Mile	5 Mile	
population		2025 Projection	22,087	144,238	357,485
		2019 Estimate	18,782	124,713	320,311
		2010 Census	10,766	87,548	255,560
		Growth 2019 - 2024	3.29%	2.95%	2.22%
			6.20%	3.90%	2.47%
households		2025 Projection	7,945	54,951	146,705
		2019 Estimate	6,818	47,782	123,374
		22010 Census	3,993	34,287	100,480
		Growth 2019 - 2024	3.11%	2.84%	2.07%
household income		2025 Average Household Income	\$72,787	\$88,325	\$86,469
businesses		# of Businesses	749	4,323	9,658
		# of Employees	8,281	42,331	91,762



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Kinetic Deal Acceleration System[™]