

# TUSCANO PROFESSIONAL PARC

5715 - 5795 S SANDHILL ROAD | FOR LEASE



LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE # B.0146492.LLC

## DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

## NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

# TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120



**\$1.30 PSF NNN**

Lease rate



**±1,508 - 4,460 SF**

Available Square Footage

## PROPERTY HIGHLIGHTS

- CAM: \$0.40 PSF/ Mo.
- Zoned C-P (Office and Professional)
- Beautiful Italian style architecture
- Ample parking
- Many suites are turn-key condition
- Build-to-suit suites available for qualified tenants
- Surrounded by dense residential area
- Located within the airport submarket

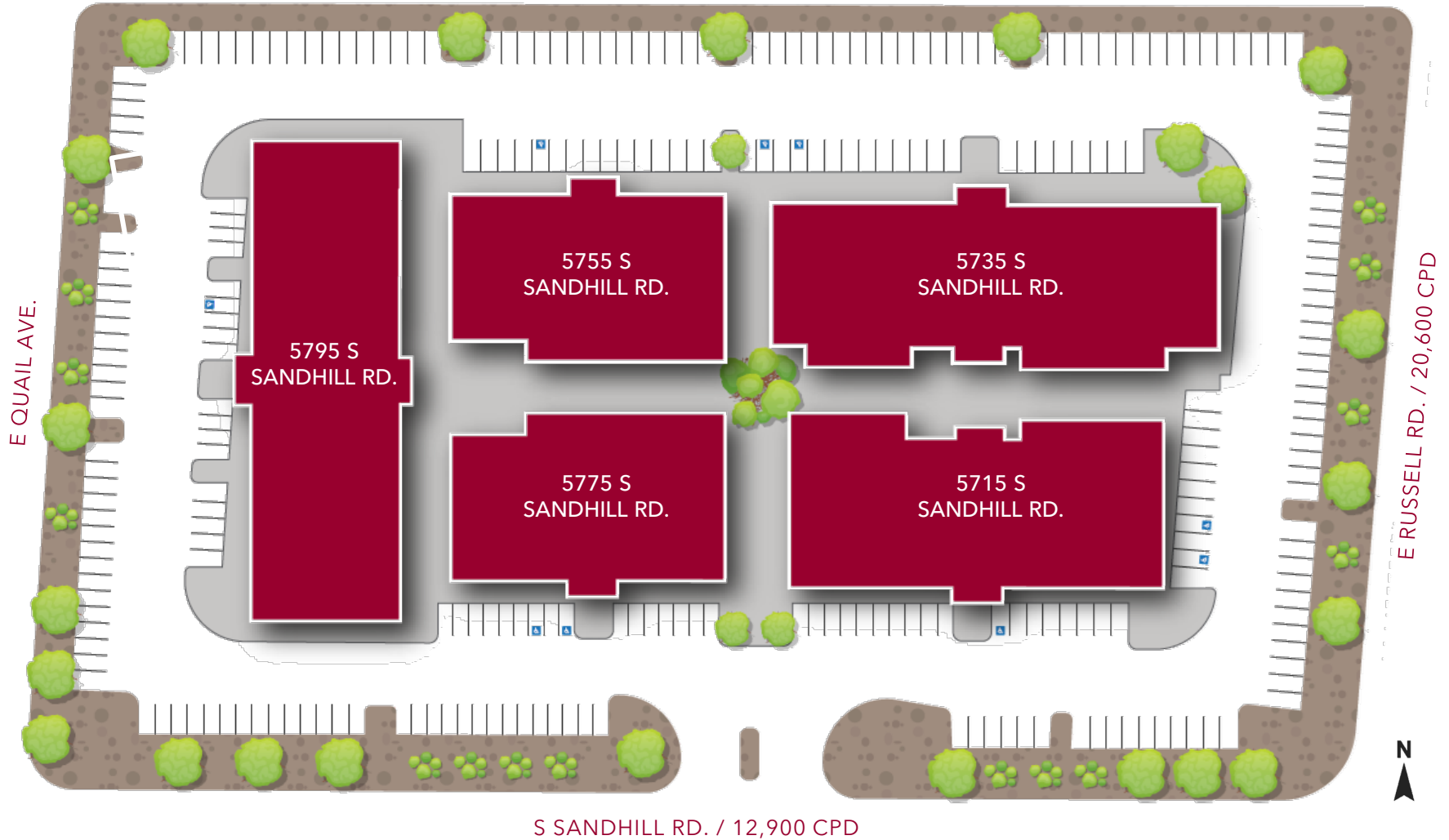


## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	13,759	162,424	413,303
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$94,055	\$84,601	\$86,387
<b>2024 TOTAL HOUSEHOLDS</b>	5,538	65,641	167,563

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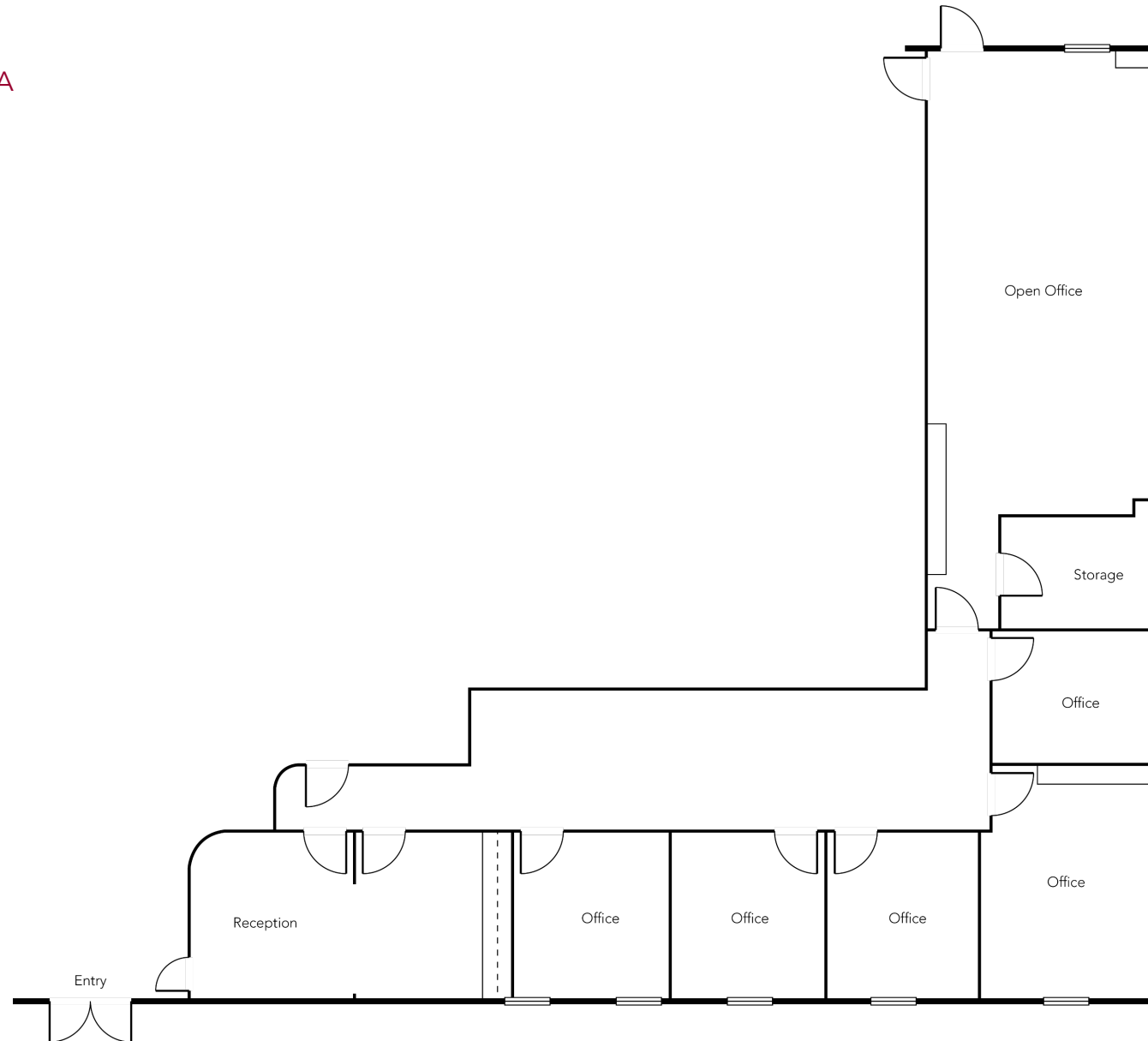


# TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

## BUILDING 5715 - SUITE A

- ±2,350 SF
- \$1.30 PSF NNN
- \$0.40 PSF/MO. CAM

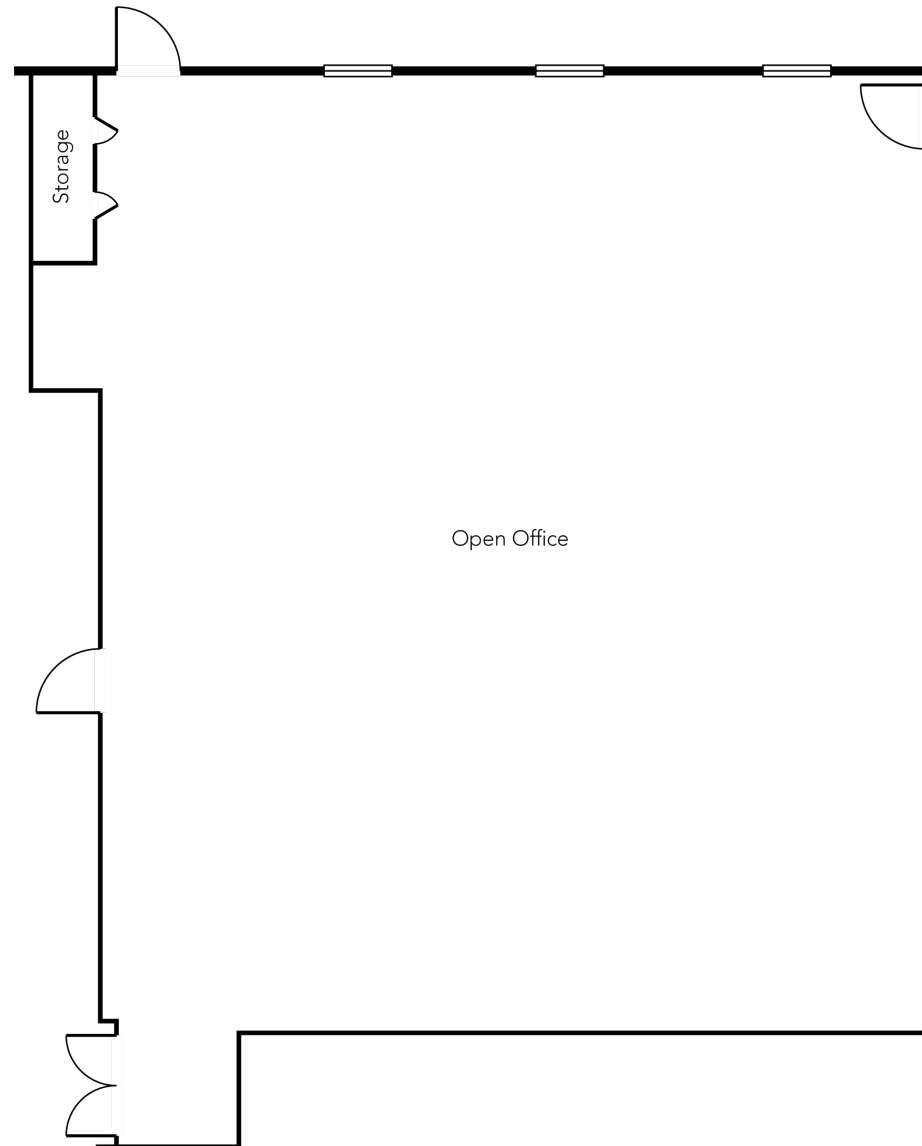


# TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

## BUILDING 5715 - SUITE C

- $\pm 2,110$  SF
- \$1.30 PSF NNN
- \$0.40 PSF/MO. CAM

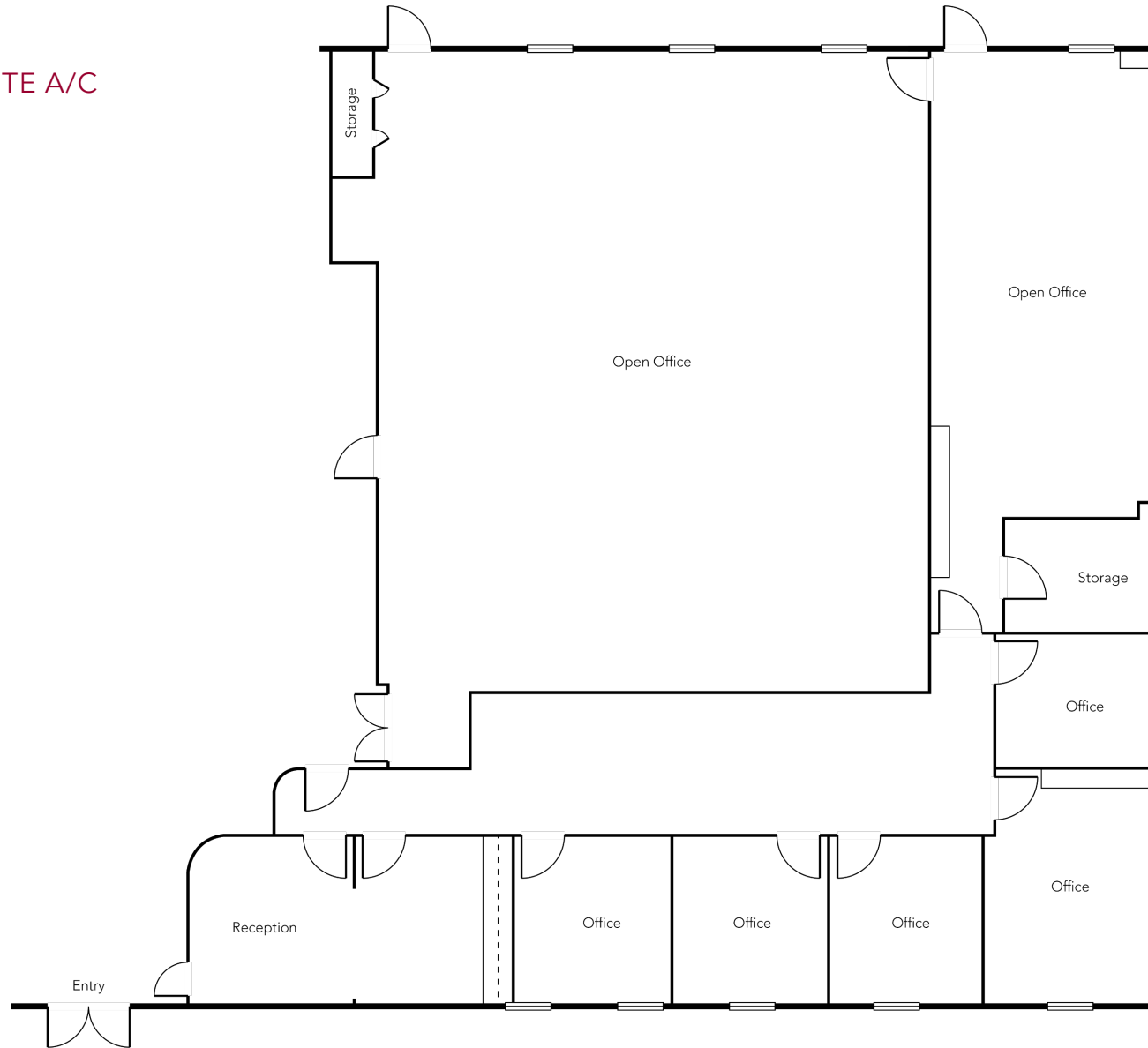


# TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

## BUILDING 5715 - SUITE A/C

- ±4,460 SF
- \$1.30 PSF NNN
- \$0.40 PSF/ MO. CAM

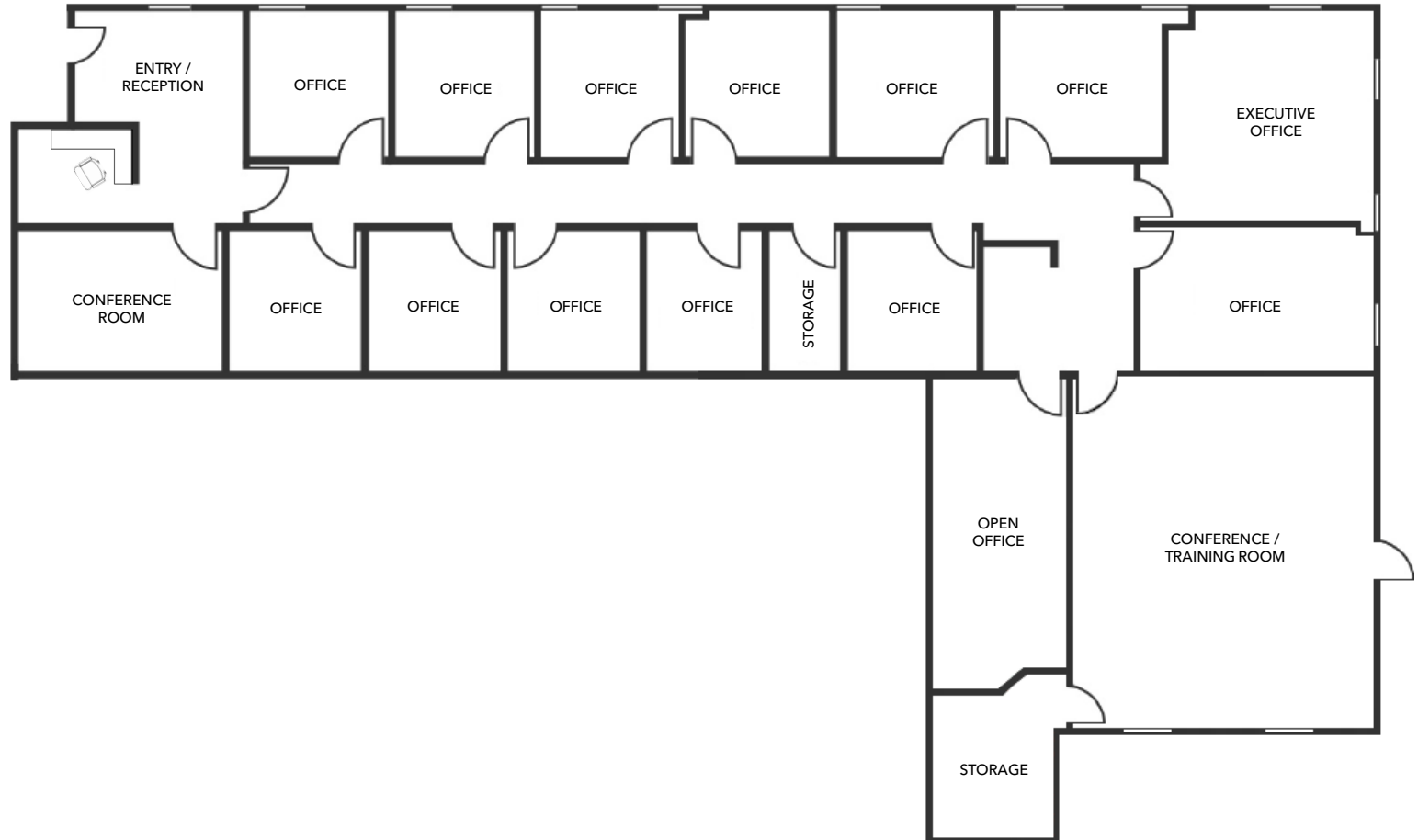


# TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

## BUILDING 5735 - SUITE A

- ±4,264 SF
- \$1.30 PSF NNN
- \$0.40 PSF/MO. CAM

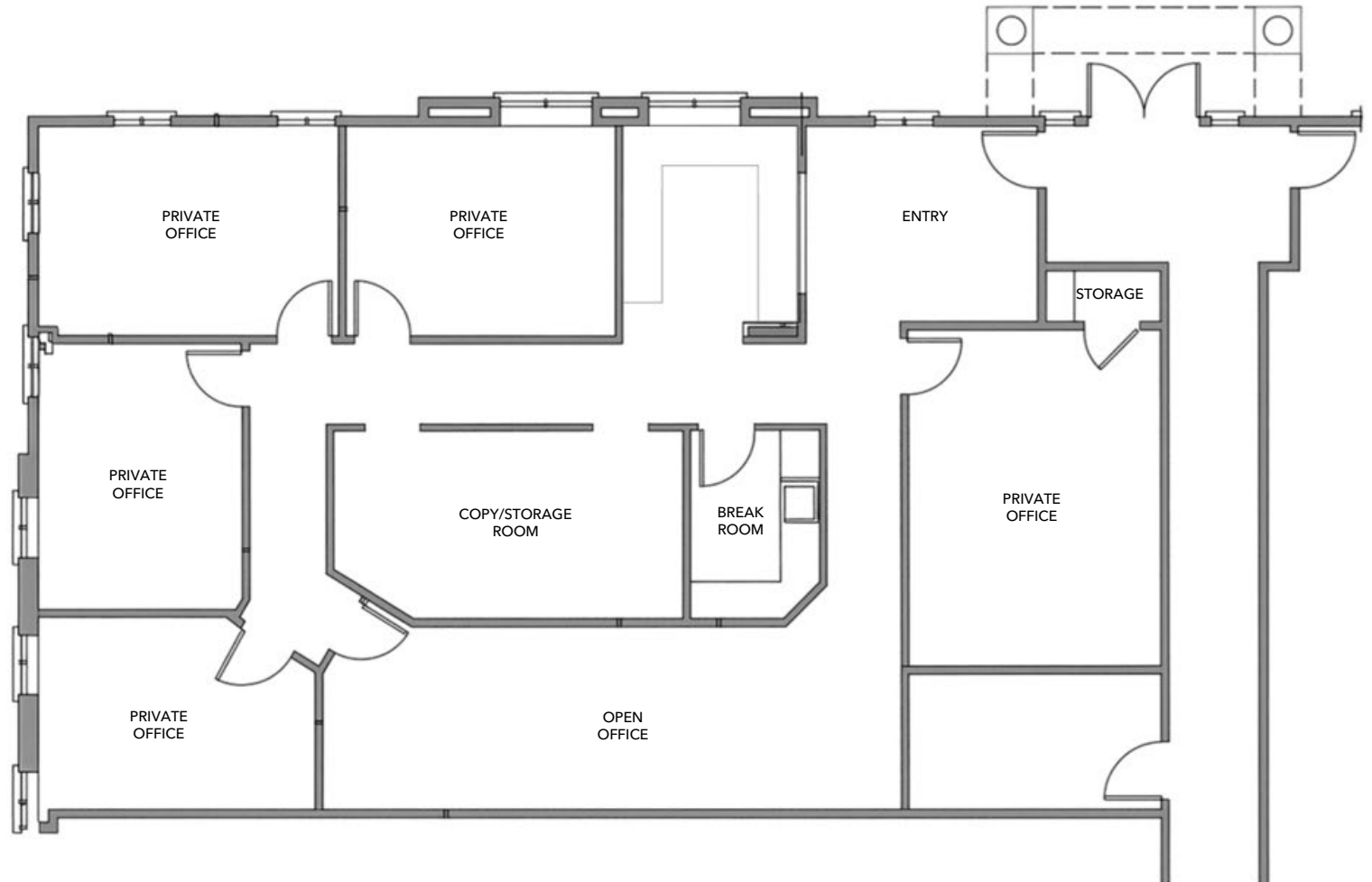


# TUSCANO PROFESSIONAL PARC

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## BUILDING 5755 - SUITE B

- ±2,512 SF
- \$1.30 PSF NNN
- \$0.38 PSF/MO. CAM

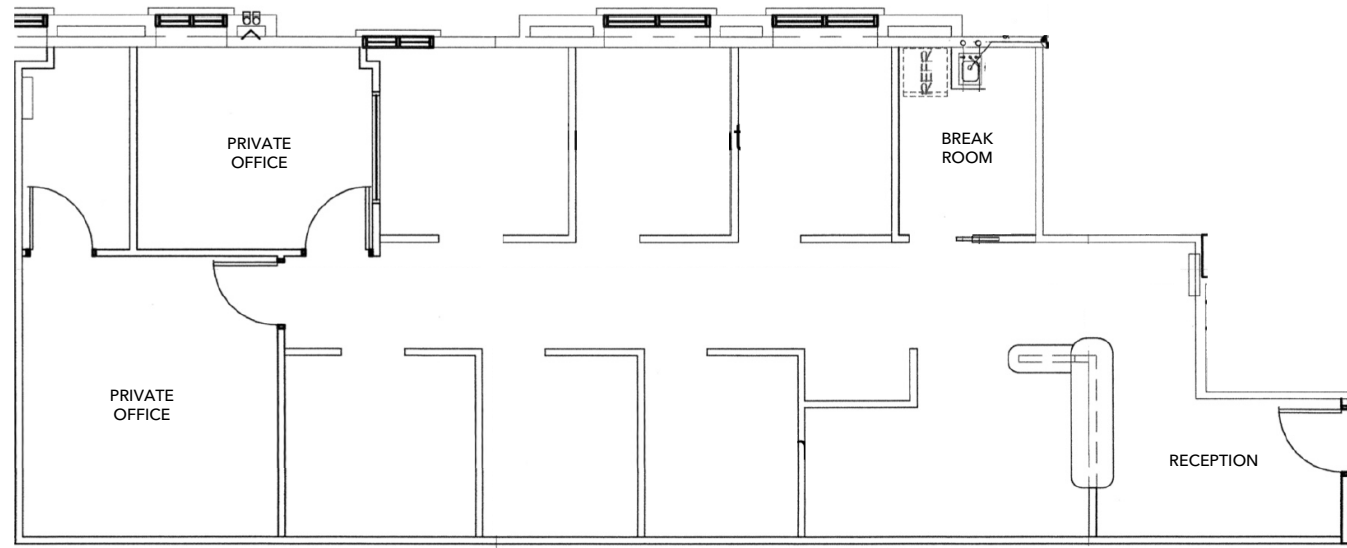


# TUSCANO PROFESSIONAL PARC

5715-5795 S SANDHILL ROAD | LAS VEGAS, NV 89120

## BUILDING 5795 - SUITE D

- ±1,508 SF
- \$1.30 PSF NNN
- \$0.40 PSF/MO. CAM





**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | B.0146492.LLC | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

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