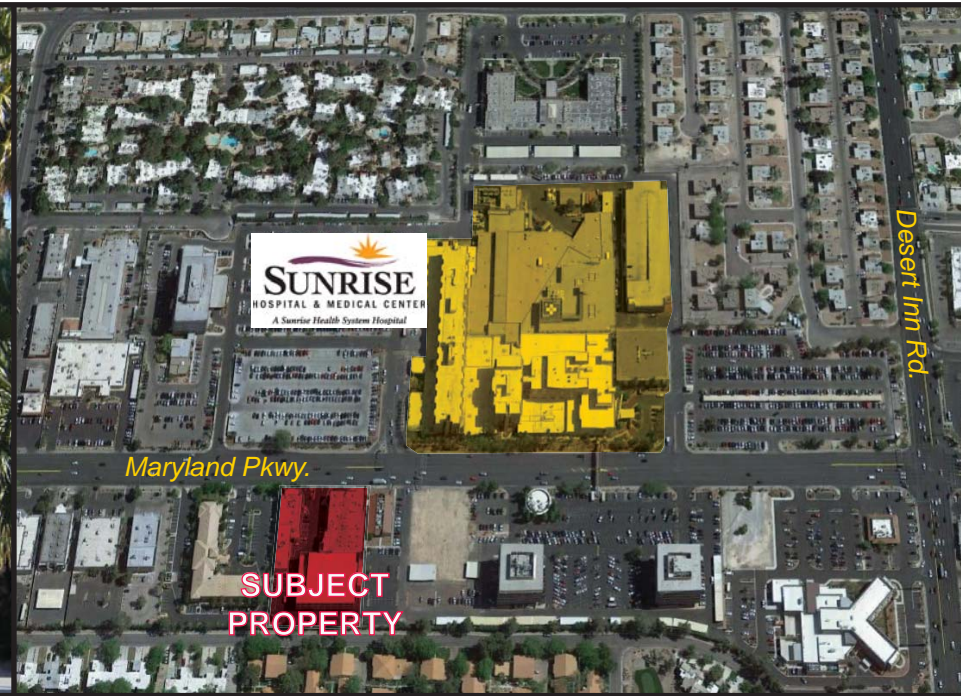


# For Lease Medical Office Building

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

Located Directly Across From Sunrise Hospital



## Snapshot

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

## Property Highlights

- **SINGLE TENANT OPPORTUNITY**
- 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:**  
 Newmark Grubb Knight Frank  
 3930 Howard Hughes Parkway, Suite 180  
 Las Vegas, NV 89169  
 702.733.7500 main 702.862.8242 fax

**Jason Brooks**  
 Director  
 702.733.7500 main  
 jason.brooks@ngkf.com

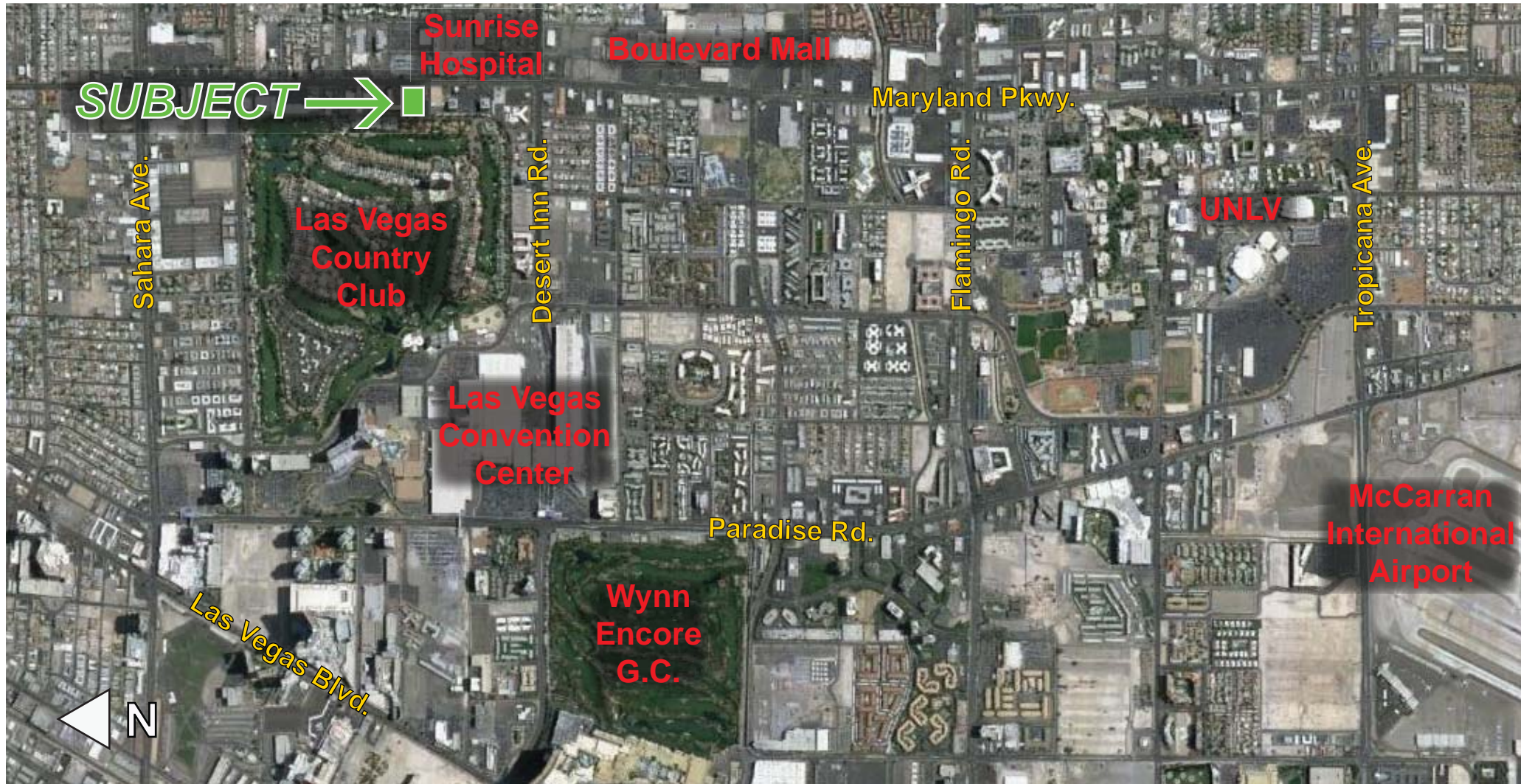
**JC Yeh**  
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 702.733.7500 main  
 jc.yeh@ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# For Lease Medical Office Building

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## Area Amenities



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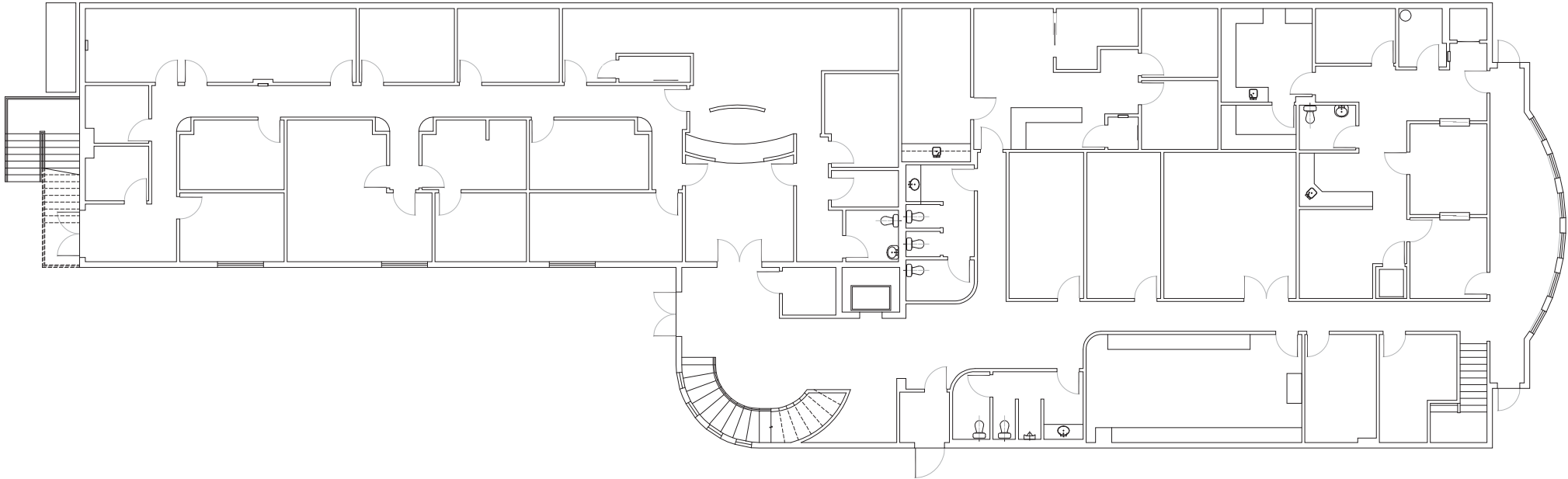
# For Lease

# Medical Office Building

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

## First Floor Plan

**FIRST FLOOR**  
Total Square Footage  
+/- 9,676 rsf



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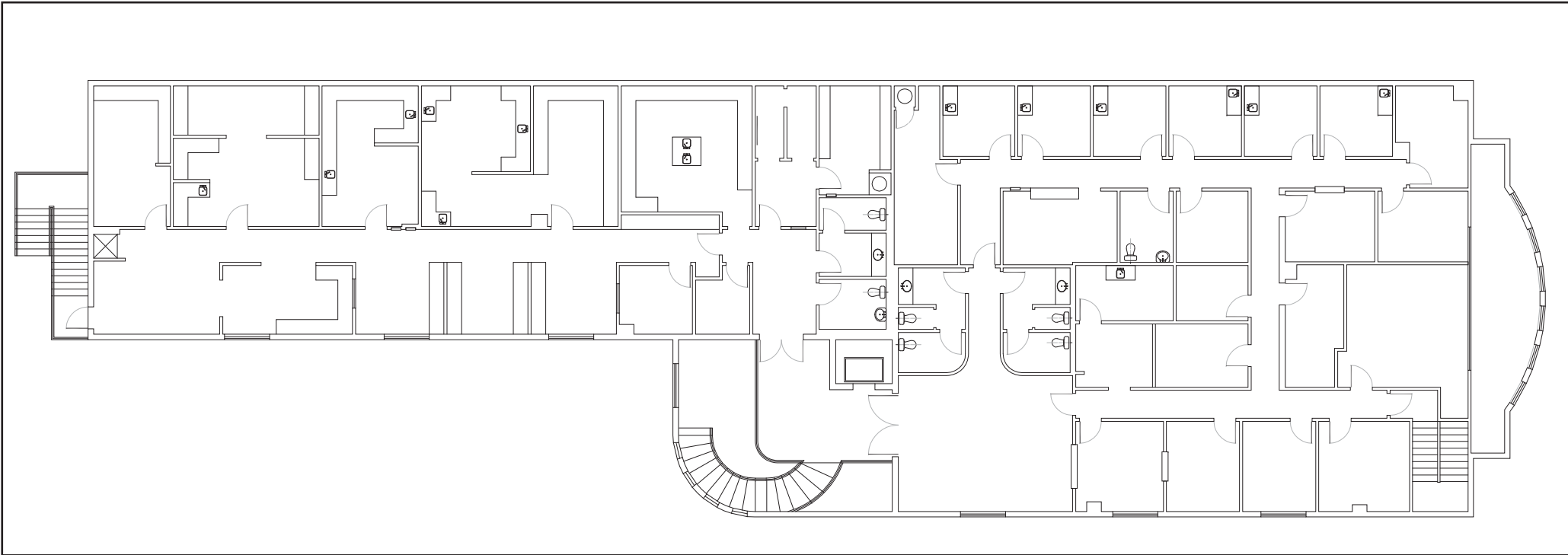
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# For Lease Medical Office Building

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## Second Floor Plan

**SECOND FLOOR**  
Total Square Footage  
+/- 8,830 rsf



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