

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

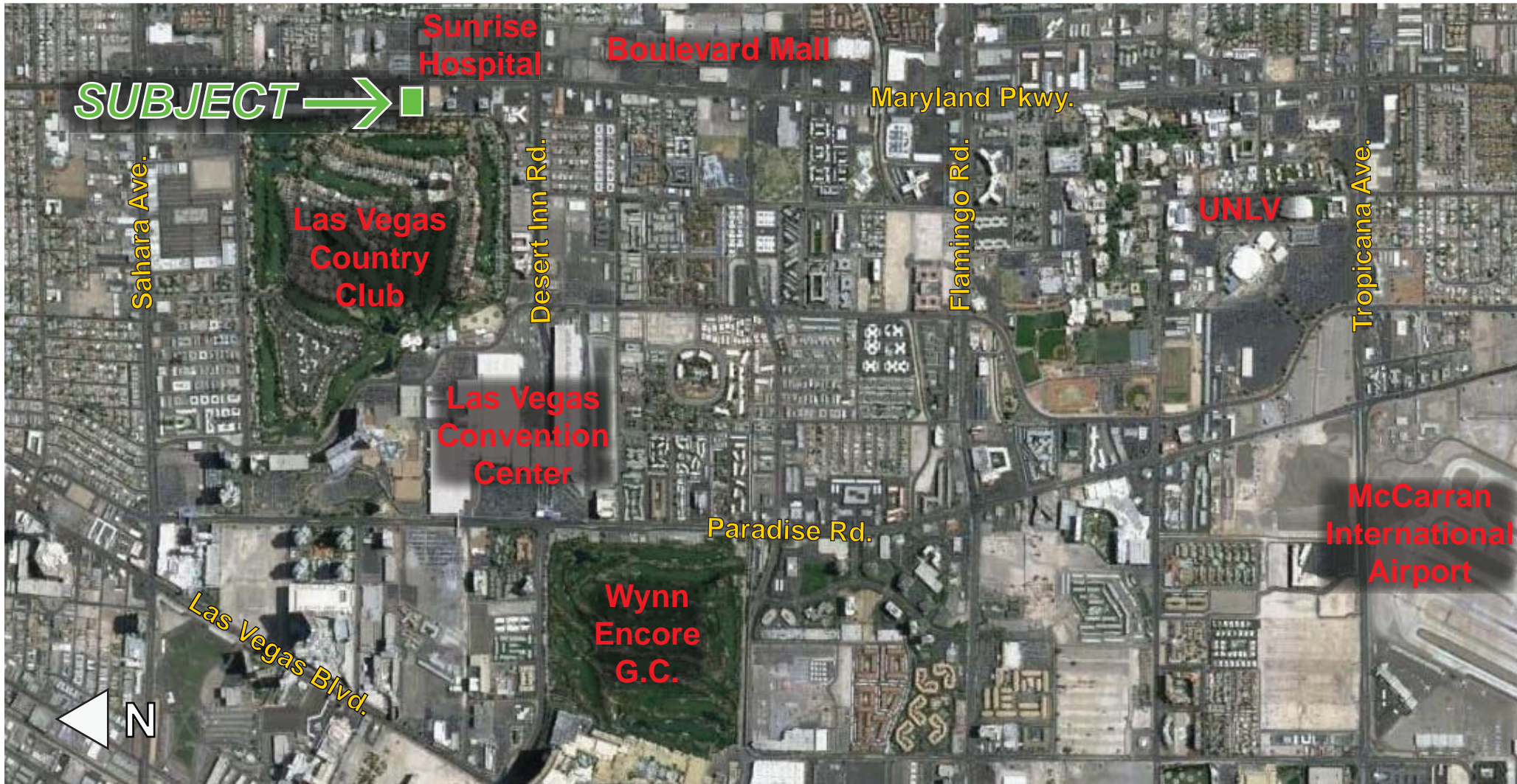
JC Yeh
Associate
702.733.7500 main
jc.yeh@ngkf.com

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.

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Area Amenities



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Sample Landlord TI Allowance Work



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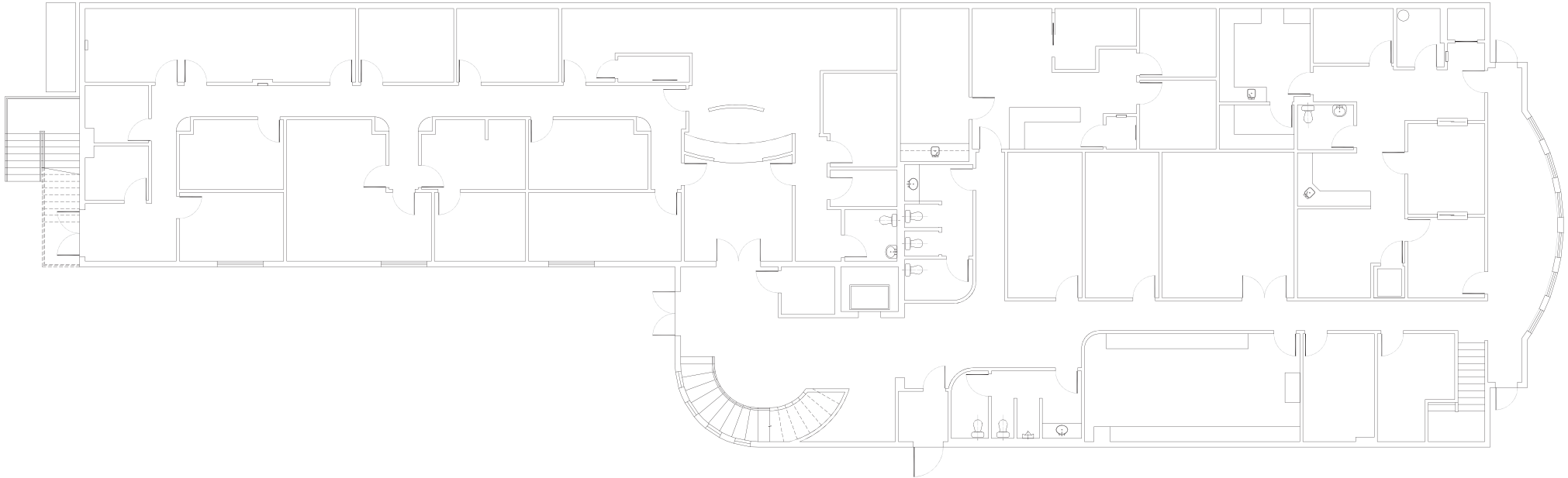
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First Floor Plan

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



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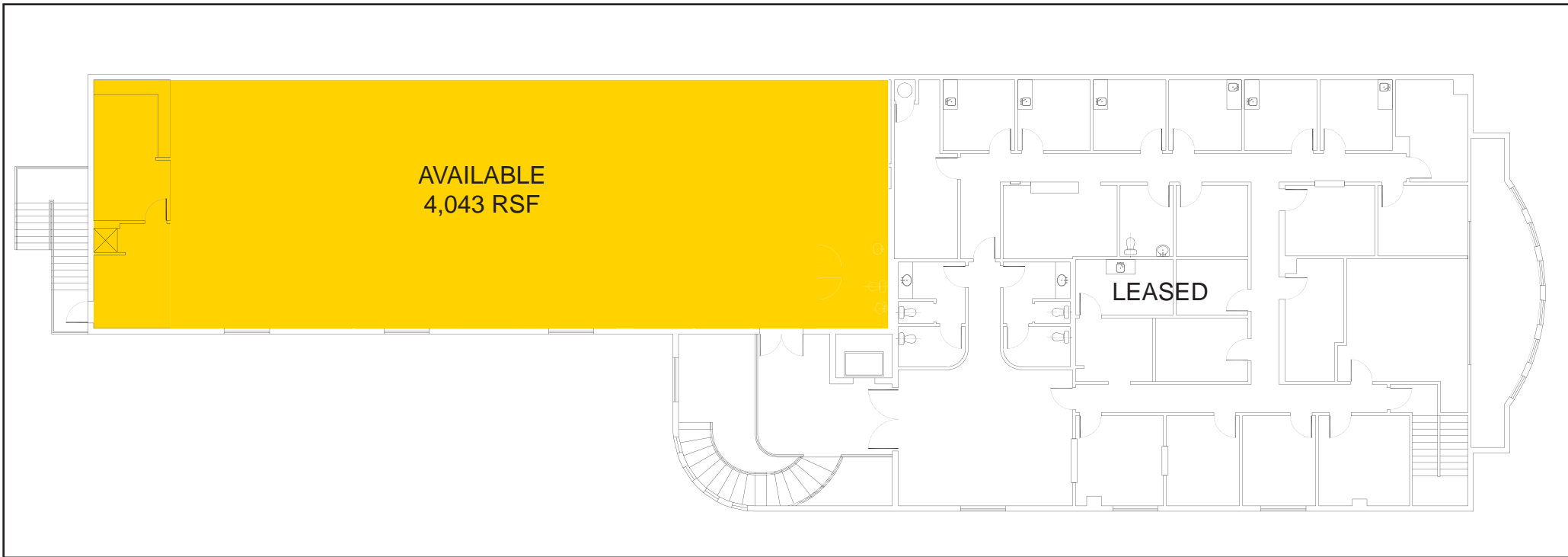
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Second Floor Plan

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



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