

UNIVERSITY GATEWAY

FOR
LEASE

4700 SOUTH MARYLAND PARKWAY LAS VEGAS, NEVADA 89119



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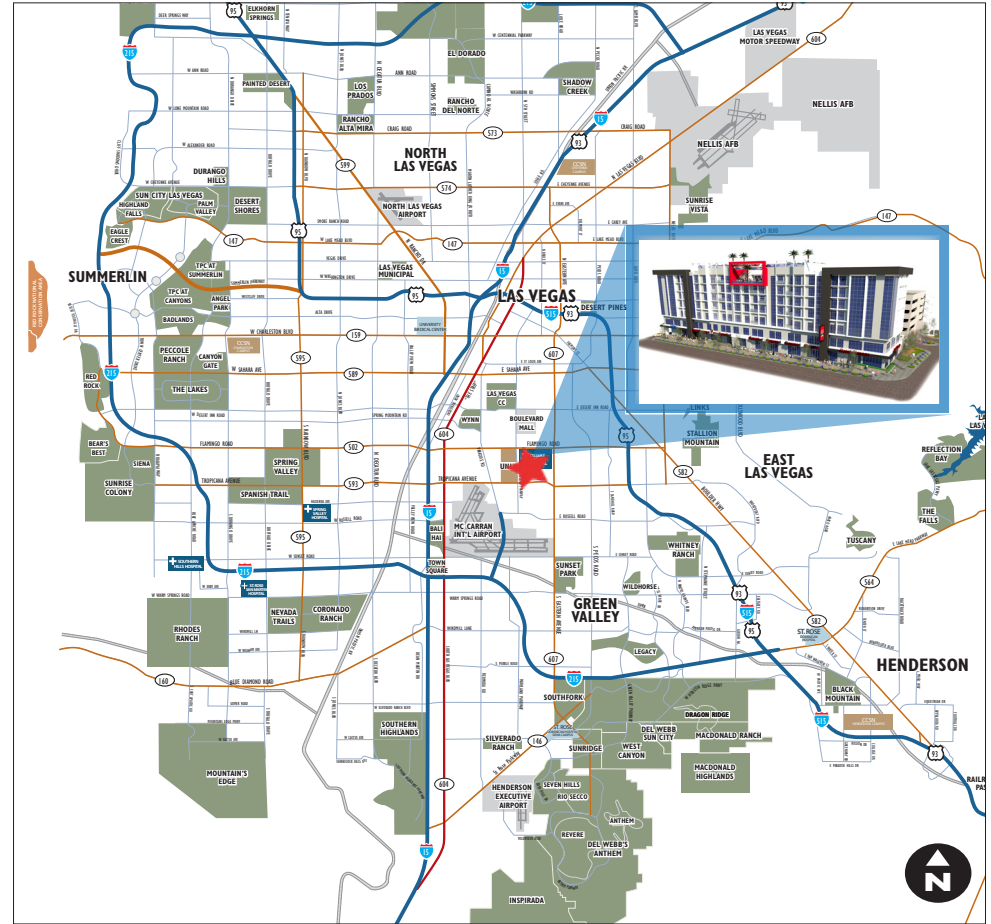
±19,124 SF of Retail Space that is part of a mixed-use development with ±400,000 total SF of Retail, Professional Office, and Multi-family Residential Space, adjoining a ±820 space parking structure and ±10,000 SF UNLV Police Headquarters

PROPERTY DESCRIPTION

Located at the Northeast corner of Maryland Parkway and Dorothy Avenue, between Tropicana Avenue and Harmon Avenue, University Gateway is a mixed-use development. The project consists of retail space on the first level, professional office for UNLV administration on the second level, residential studio apartments on the third level and above, and is shared with UNLV Police Headquarters and a ±820 space parking structure with the majority of the spaces leased to UNLV for student and staff parking.

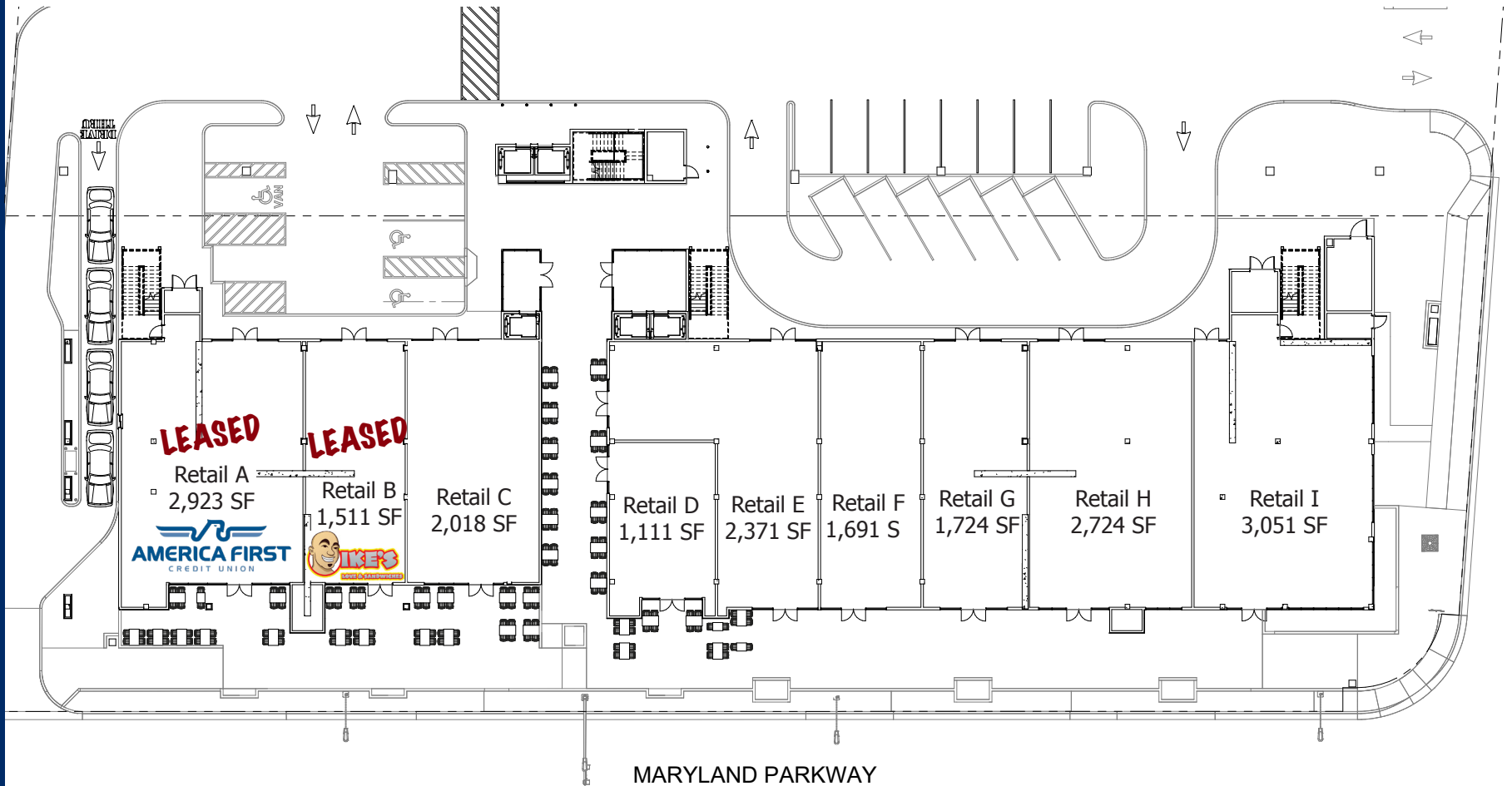
PROPERTY FEATURES

- Excellent visibility with all uses having direct frontage along Maryland Parkway
- Professional office for UNLV administration on the entire second level
- Built in customer traffic via ±820 space parking structure, majority leased to UNLV
- Modern design with steel construction, ±16 deck heights
- Ample parking for all uses
- Outdoor dining
- Directly adjacent to campus core
- Great tenant improvement allowance
- Landlord will consider build-to-suit (Turn-key)
- High traffic corridor
- Tenant delivery planned Q4 2018



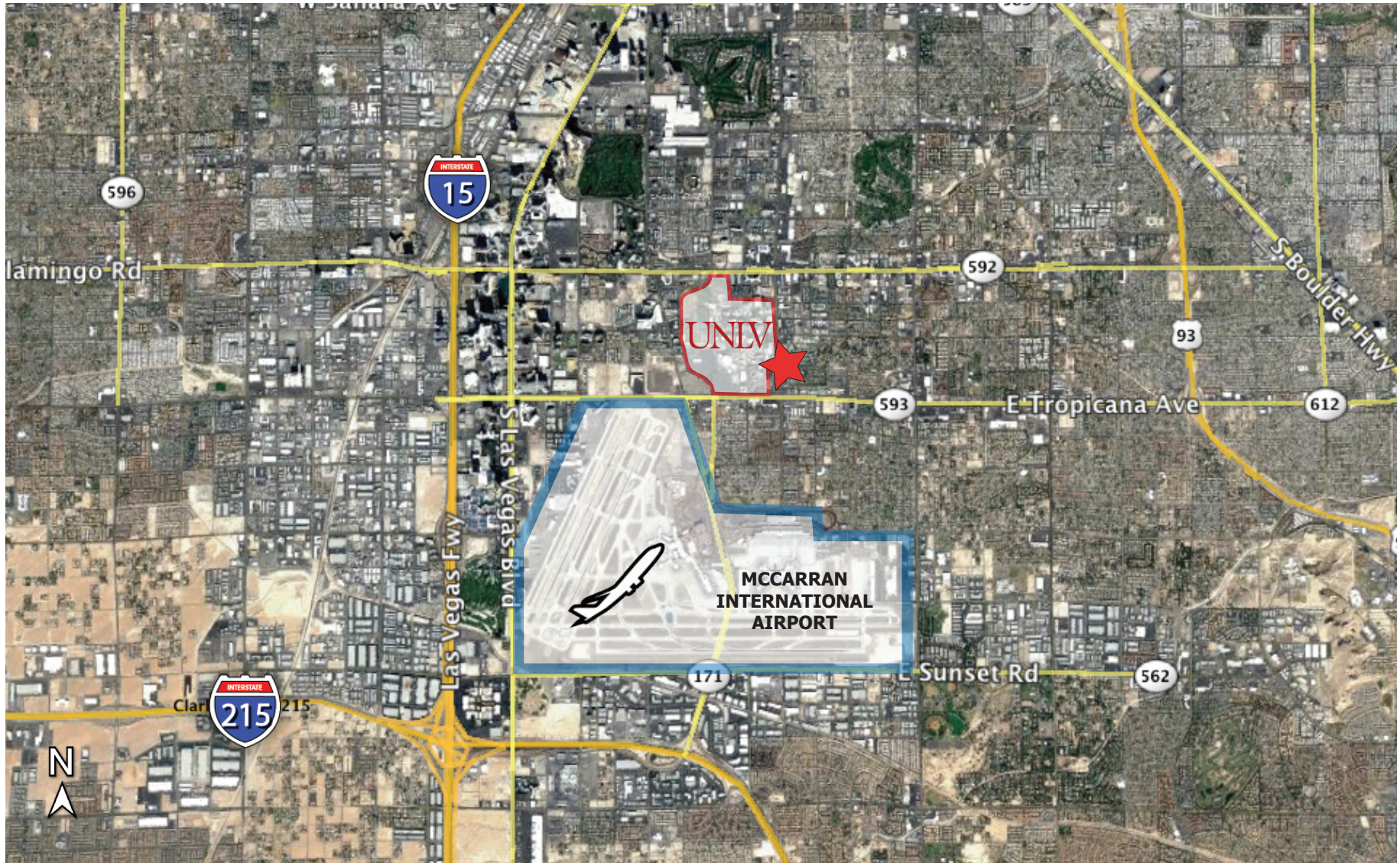
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RETAIL SPACE SITE PLAN



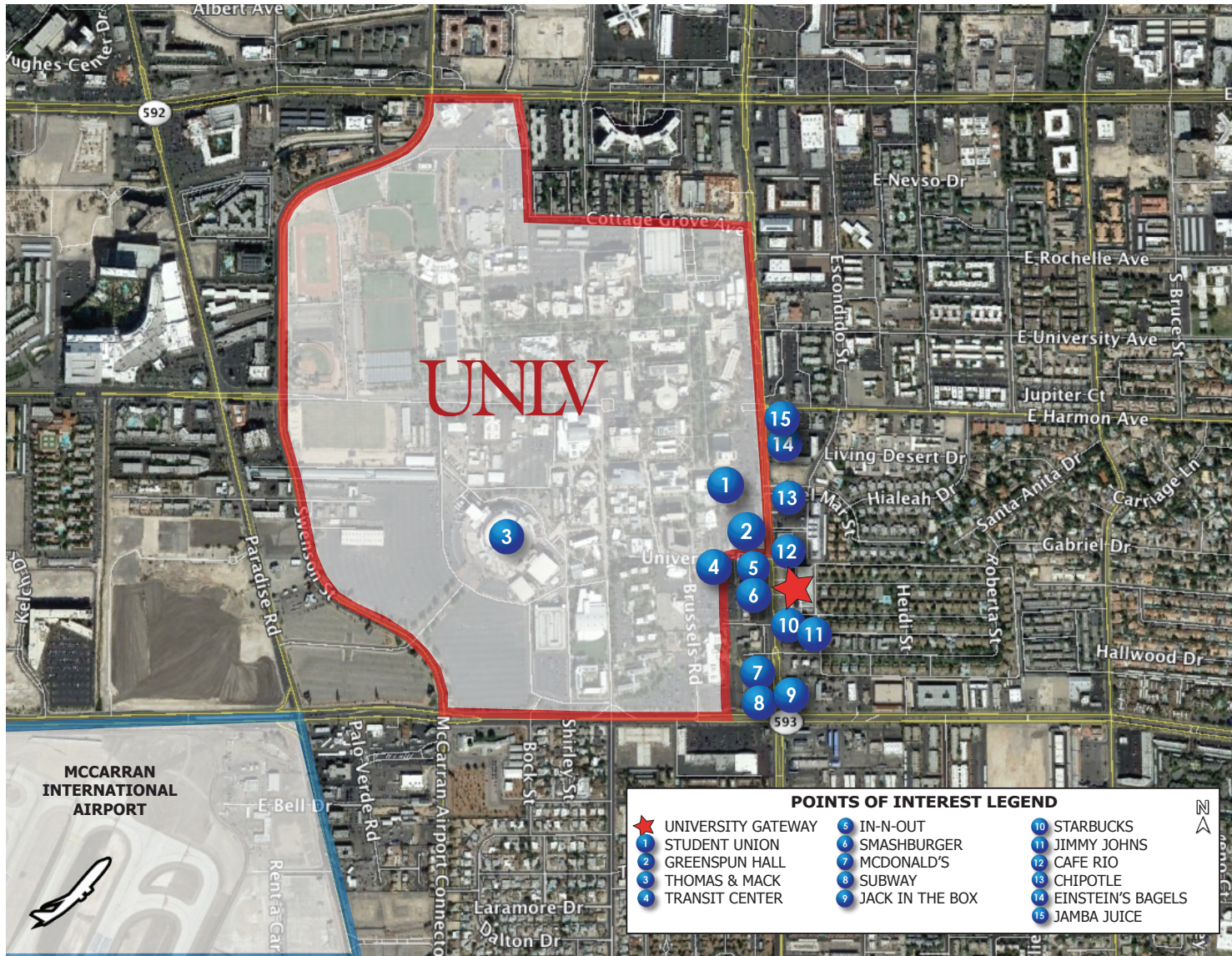
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AREA MAP



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AERIAL VIEW



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