

Professional Office Space for Lease

3471 Oquendo Rd. Las Vegas, NV 89118



Summary

This three-story professional office building has a great Strip view, central elevator, 2 sets of stairs and sprinklers throughout. The exterior balcony wraps around two sides of the building showing clients a fantastic view of the Strip, not to mention a great break area. Covered Parking available. These suites will be a perfect fit for any type of office user.



Property Features

- **\$1.00 psf MG**
- +/- 979 SF Available
- Great Strip Views
- Close proximity to I-15 & I-215
- Perfect for any office user
- Exterior Balcony
- Covered Parking Available

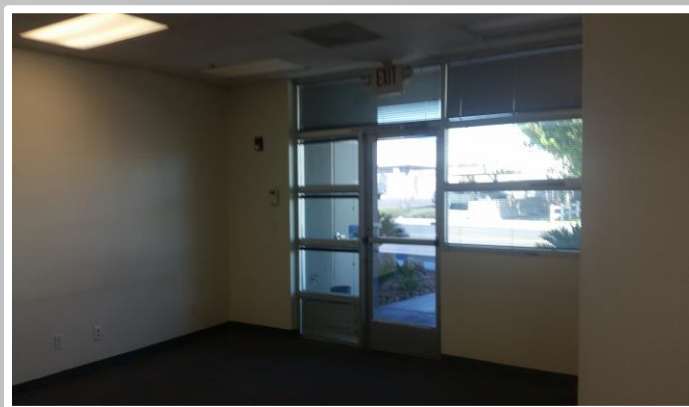
Property Demographics

	1 mile	3 miles	5 miles
Population	18	78,063	340,140
Avg. Household Income	\$34,999	\$40,817	\$46,116
Total Housing Units	8	33,849	139,652

Traffic Counts	
W. Russell Rd	28,729 CPD
Polaris Ave.	19,839 CPD
Dean Martin Dr.	14,262 CPD

Available Space

Suite	Square Feet	Description
102	979	Four private offices, reception, and storage



For More Information, Contact:

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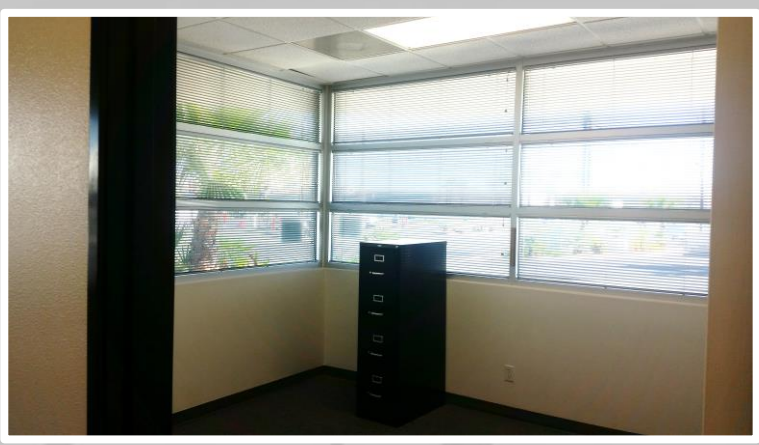
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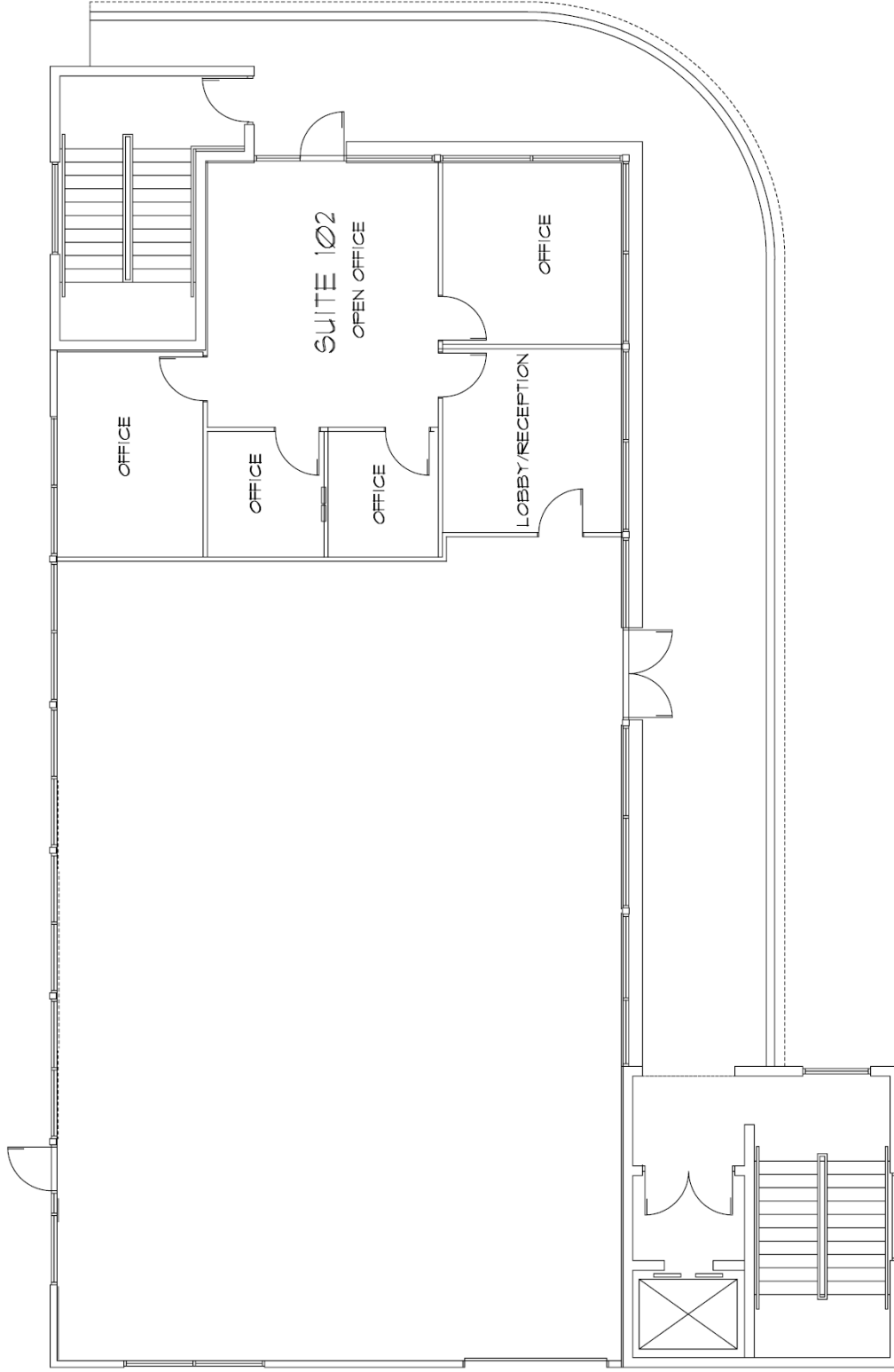
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Disclaimer: No warranty or representation, expressed or implied, is made as to the accuracy of the information stated within this marketing piece – an independent due diligence study should be conducted.

EXHIBIT 'A'



① SUITE 102 (969 S.F.)

NO SCALE

3471 W. OQUEENDO ROAD, LAS VEGAS, NV. 89118

