

**3035 S. Maryland Parkway
Las Vegas, Nevada 89109**

PROPERTY DETAILS

944 to 3,285 square feet of office space available on the Second Floor

Signage available on large pylon and building facade

Generous Tenant Improvement Allowance available for qualified Tenants; Owner will build to suit

Located directly across Maryland Parkway from Sunrise Hospital

Completely redeveloped building - all new interiors including HVAC and roof



CORNERSTONE

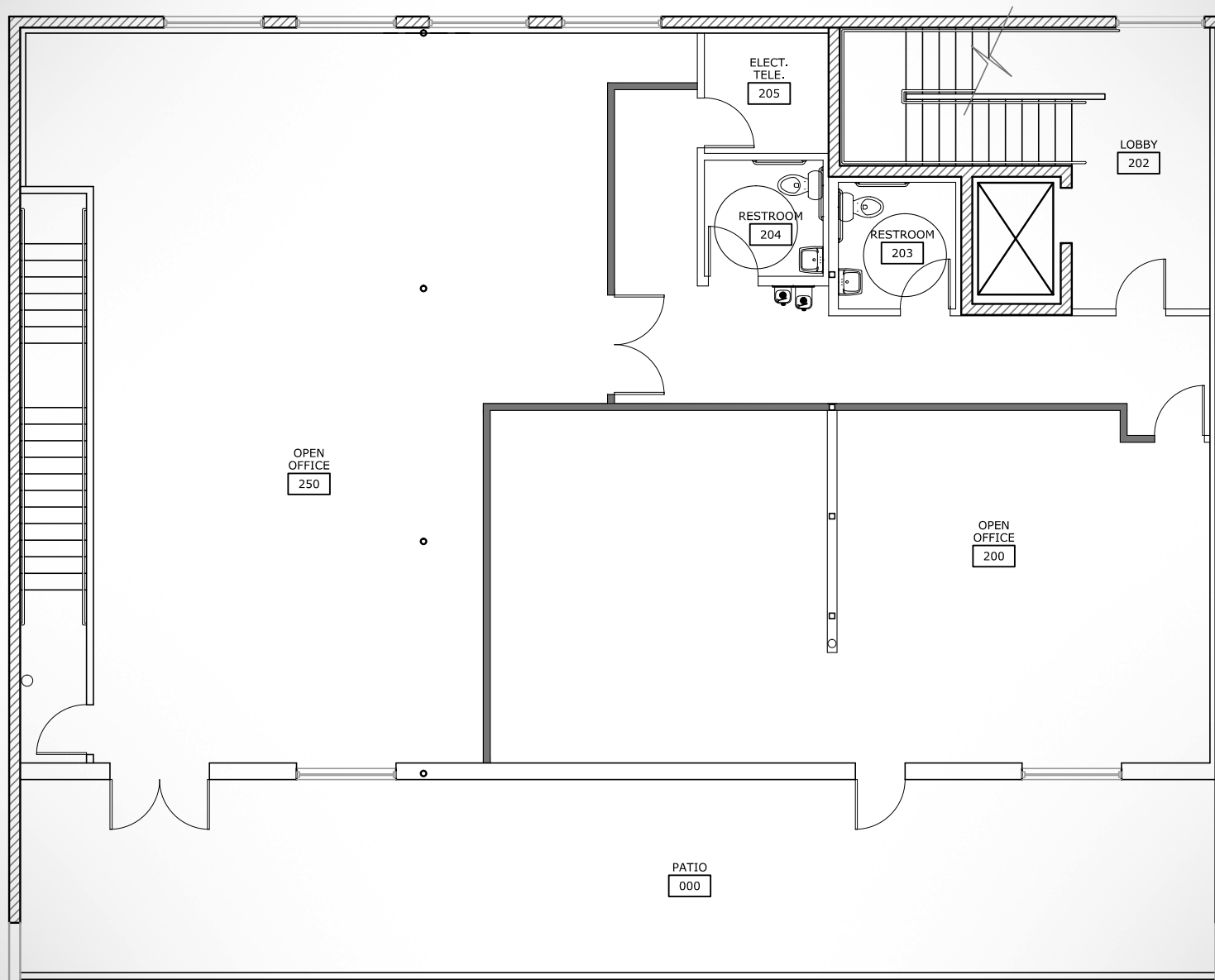
COMMERCIAL REAL ESTATE SERVICES

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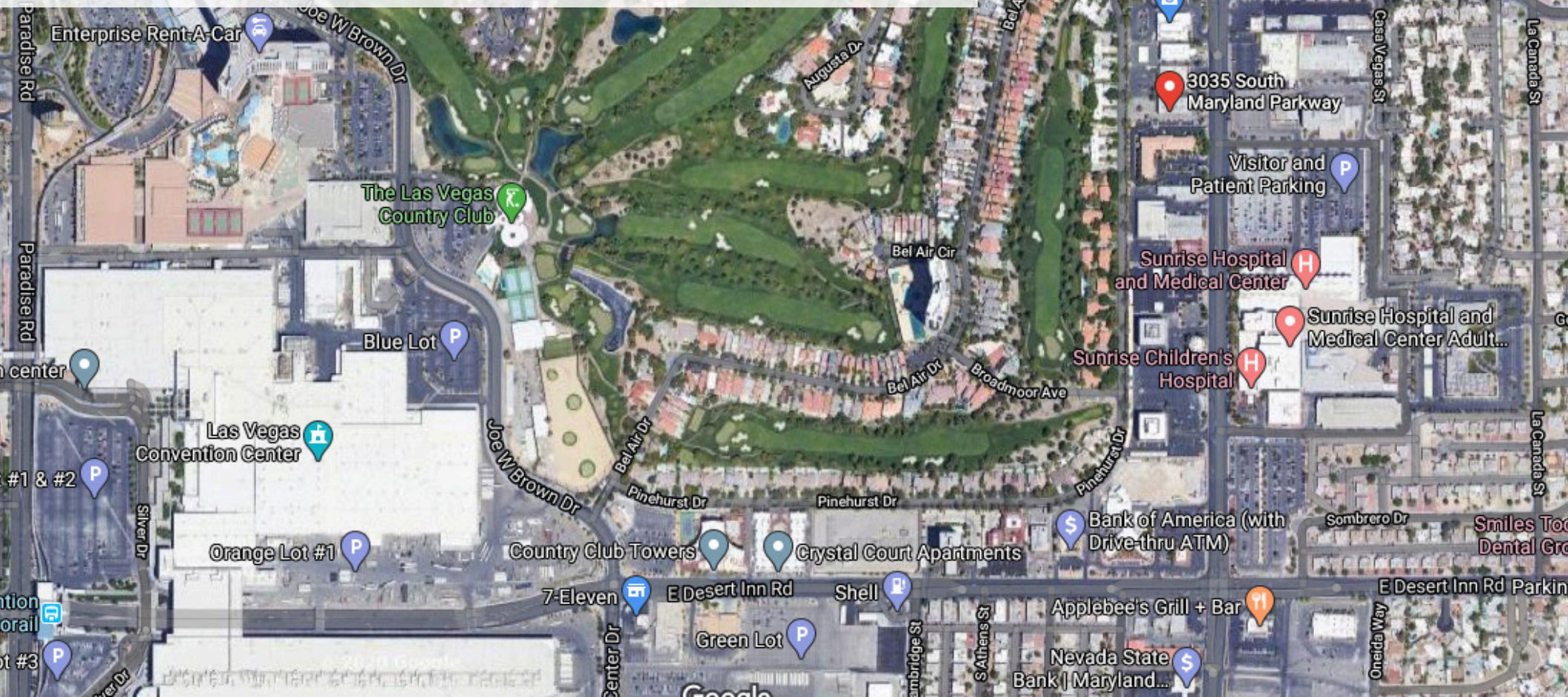
FLOOR PLAN



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ABOUT THE PROPERTY

This building is located north of the NWC of Maryland Parkway & Desert Inn Road and is ideal for an office or medical office tenant. This highly visible location is located directly across from Sunrise Hospital & Medical Center and is minutes away from the Boulevard Mall and the Las Vegas Convention Center, and is centrally located and in the heart of a mature, densely populated area of the Las Vegas Market. The building has been completely renovated, featuring all new interiors including the HVAC and roof. Ample parking in both the front and rear of premises and signage available on large pylon sign and building facade. Plenty of parking in the rear of premises with private entry and elevator access to the suite.



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