

# SCOTTSDALE PLAZA



## NEC MARYLAND PKWY & EAST PEBBLE ROAD

LAS VEGAS, NEVADA 89123

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# SCOTTSDALE PLAZA

## PROPERTY DESCRIPTION

Scottsdale Plaza located at northeast corner on South Maryland Parkway and East Pebble Road, less than one mile from the I-215 beltway in the Silverado Ranch submarket.

## PROPERTY FEATURES

- Office space available from ±363 SF to ±1,208 SF
- Lease rates starting at \$2.00 PSF/Month on approved credit with a minimum 2 year lease term!
- Turn-key 2nd Generation Office Space Available for Immediate Lease
- Ample Parking
- Zoning: Office and Professional (C-P)
- Clark County jurisdiction
- Numerous amenities in the area
- Approximately one (1) mile from I-215 Beltway

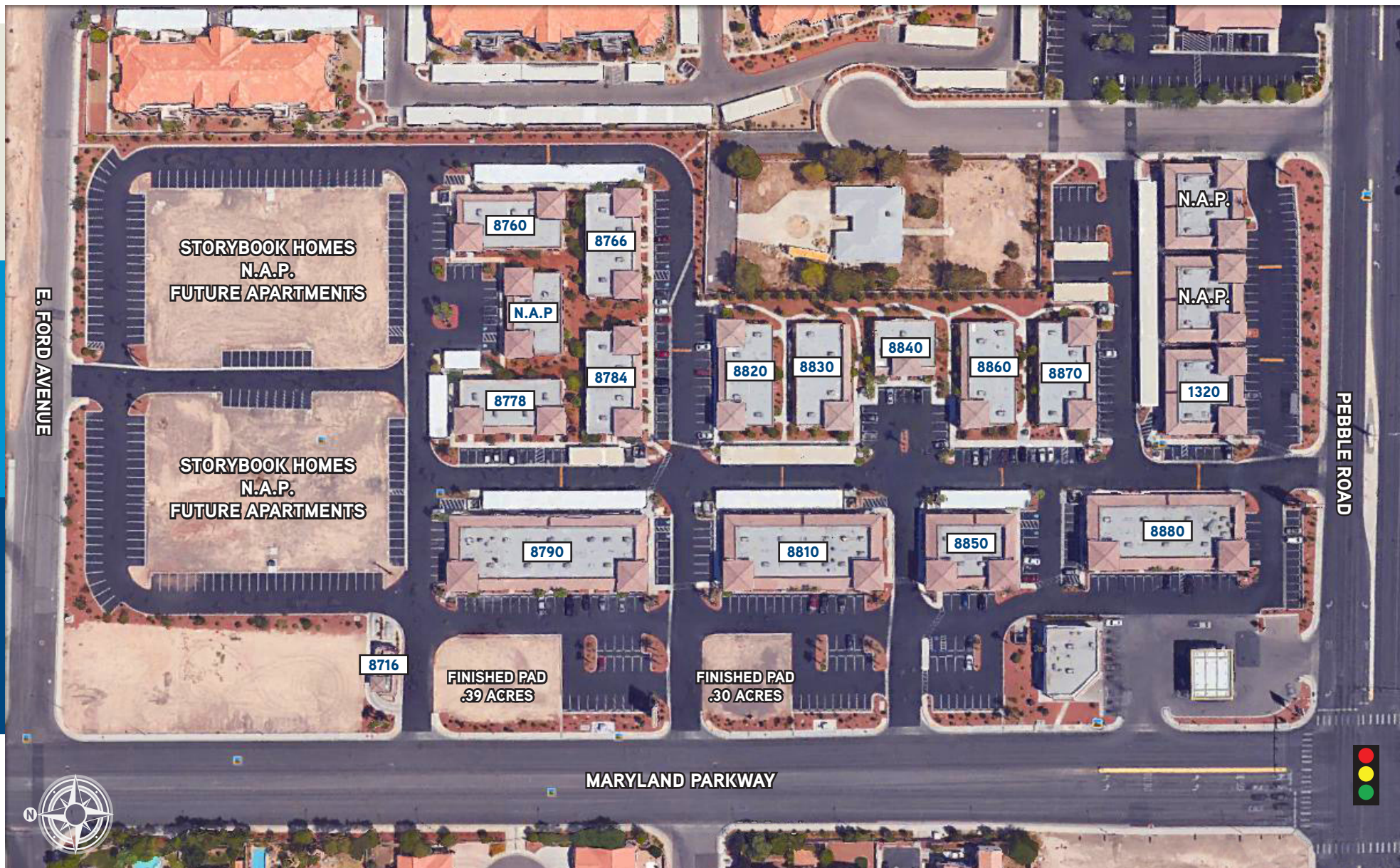


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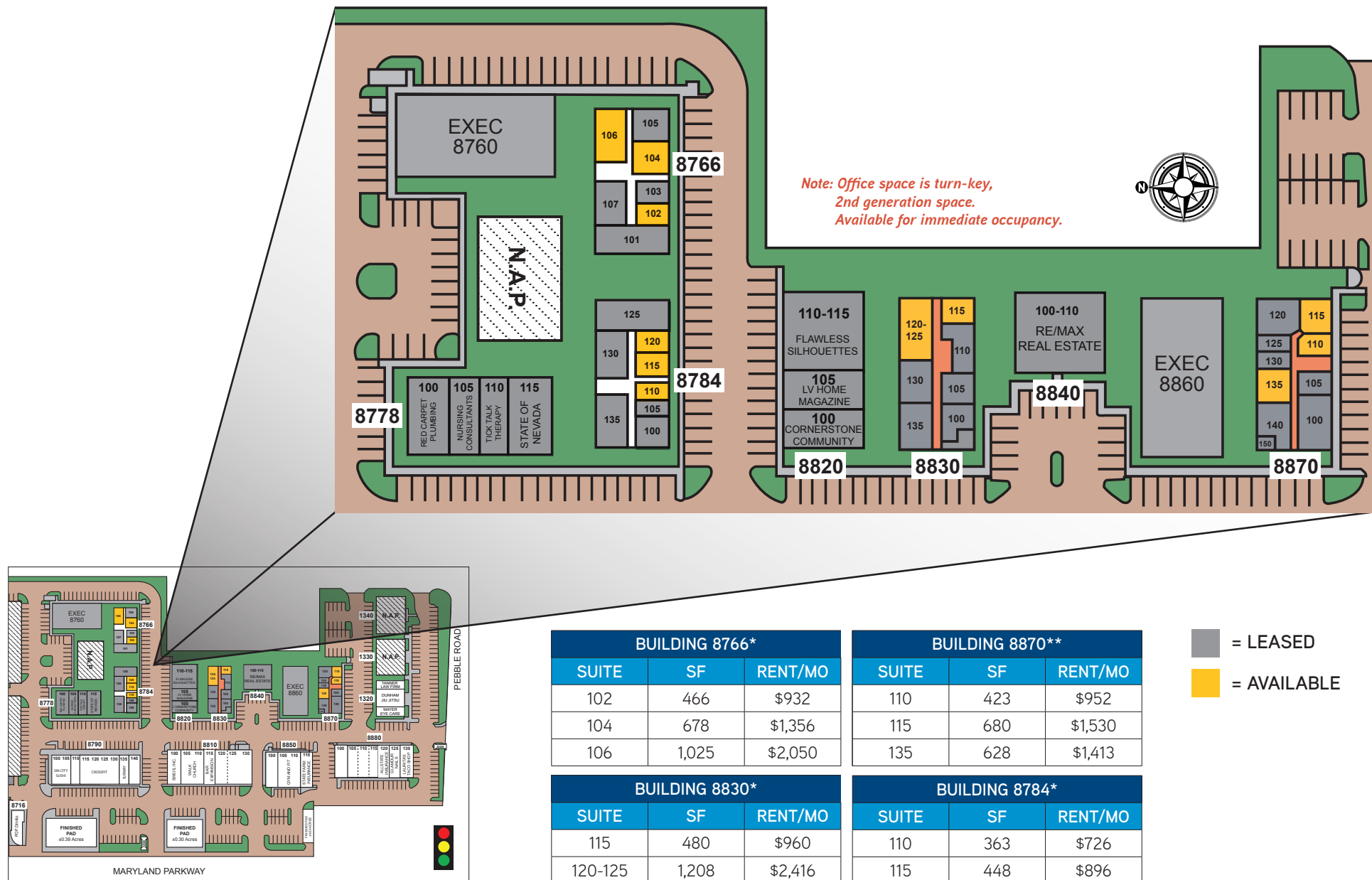
# Aerial

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# NOTE:

\*Buildings 8766, 8778, 8784, and 8830: Lease rate includes: Rent, CAM's, Utilities, HVAC Service and Repair, and 5 day Janitorial Services in the common areas. (Tenant responsible for phone, internet, and janitorial inside their suite).

\*\*Building 8870: Lease rate includes: Rent, CAMs, Utilities, Phone, Internet, HVAC Service and Repair, and 5 day Janitorial Services in the common areas. (Tenant responsible for janitorial inside their suite).

| BUILDING 8766* |       |         |
|----------------|-------|---------|
| SUITE          | SF    | RENT/MO |
| 102            | 466   | \$932   |
| 104            | 678   | \$1,356 |
| 106            | 1,025 | \$2,050 |

| BUILDING 8830* |       |         |
|----------------|-------|---------|
| SUITE          | SF    | RENT/MO |
| 115            | 480   | \$960   |
| 120-125        | 1,208 | \$2,416 |

| BUILDING 8870** |     |         |
|-----------------|-----|---------|
| SUITE           | SF  | RENT/MO |
| 110             | 423 | \$952   |
| 115             | 680 | \$1,530 |
| 135             | 628 | \$1,413 |

| BUILDING 8784* |     |         |
|----------------|-----|---------|
| SUITE          | SF  | RENT/MO |
| 110            | 363 | \$726   |
| 115            | 448 | \$896   |
| 120            | 488 | \$976   |

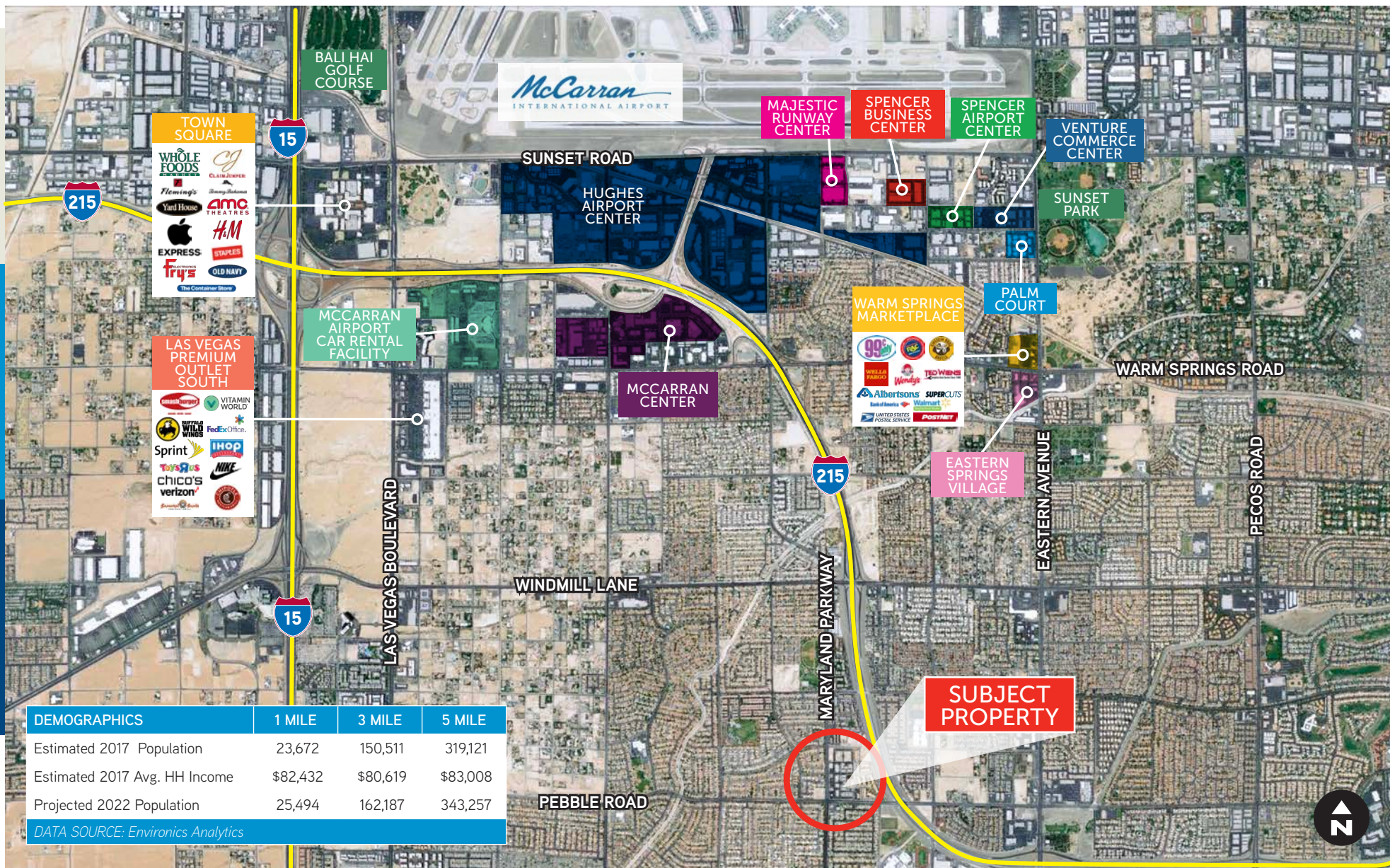
# Site Plan

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# Aerial Overview

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