

FOR LEASE – SOUTHWEST SUBMARKET

LOCATED IN CORPORATE CENTER

8905 WEST POST ROAD

LAS VEGAS, NV 89148



FOR MORE INFORMATION:

ANDREW KILDUFF

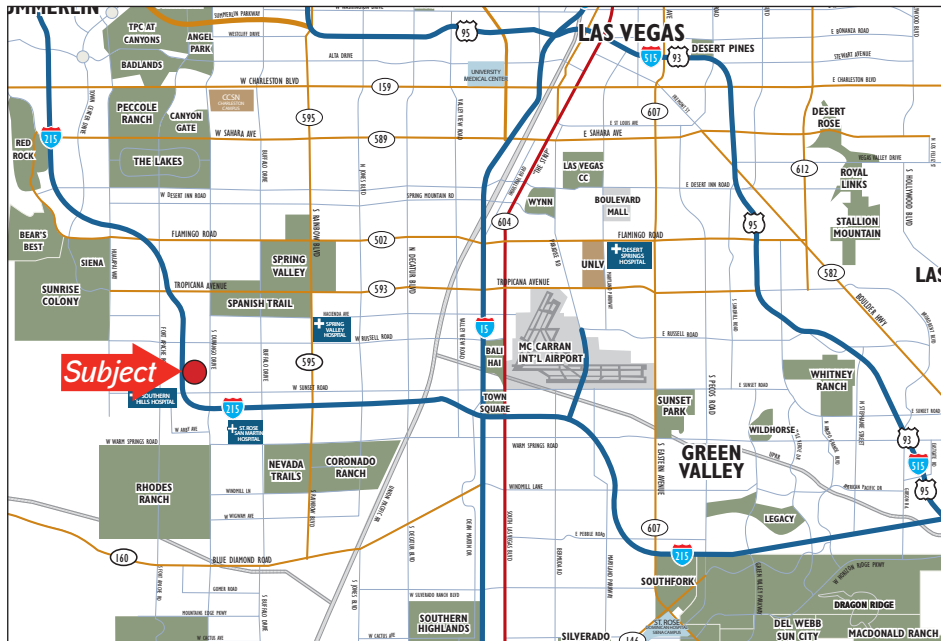
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FOR LEASE – SOUTHWEST LAS VEGAS

8905 WEST POST ROAD

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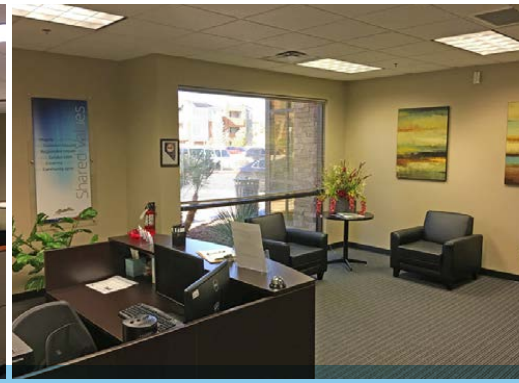
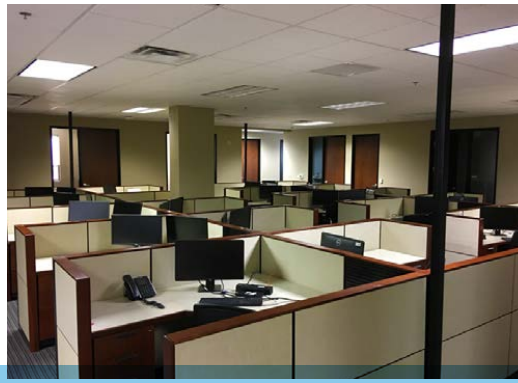


PROPERTY OVERVIEW

8905 W Post Rd. is located within the prestigious 16 acre medical and office project fronting Sunset Road with freeway visibility and immediate access to the 215 Beltway. Corporate Center is located within the West Village, Las Vegas' newest master planned urban community and consists of several multi-story buildings. The Property is strategically situated in the Southwest Las Vegas submarket with convenient access to McCarran International Airport, The Strip, and major hospitals (including Southern Hills, St. Rose Dominican - San Martin Campus, and Summerlin Hospital).

The building is within minutes of Downtown Summerlin and adjacent to several retail and restaurant amenities. The space itself is highly upgraded, beautifully appointed and advantageously located off of the first floor lobby. Reserved covered parking and exterior building signage add further benefit to this phenomenal office opportunity.

±9,469 RSF AVAILABLE



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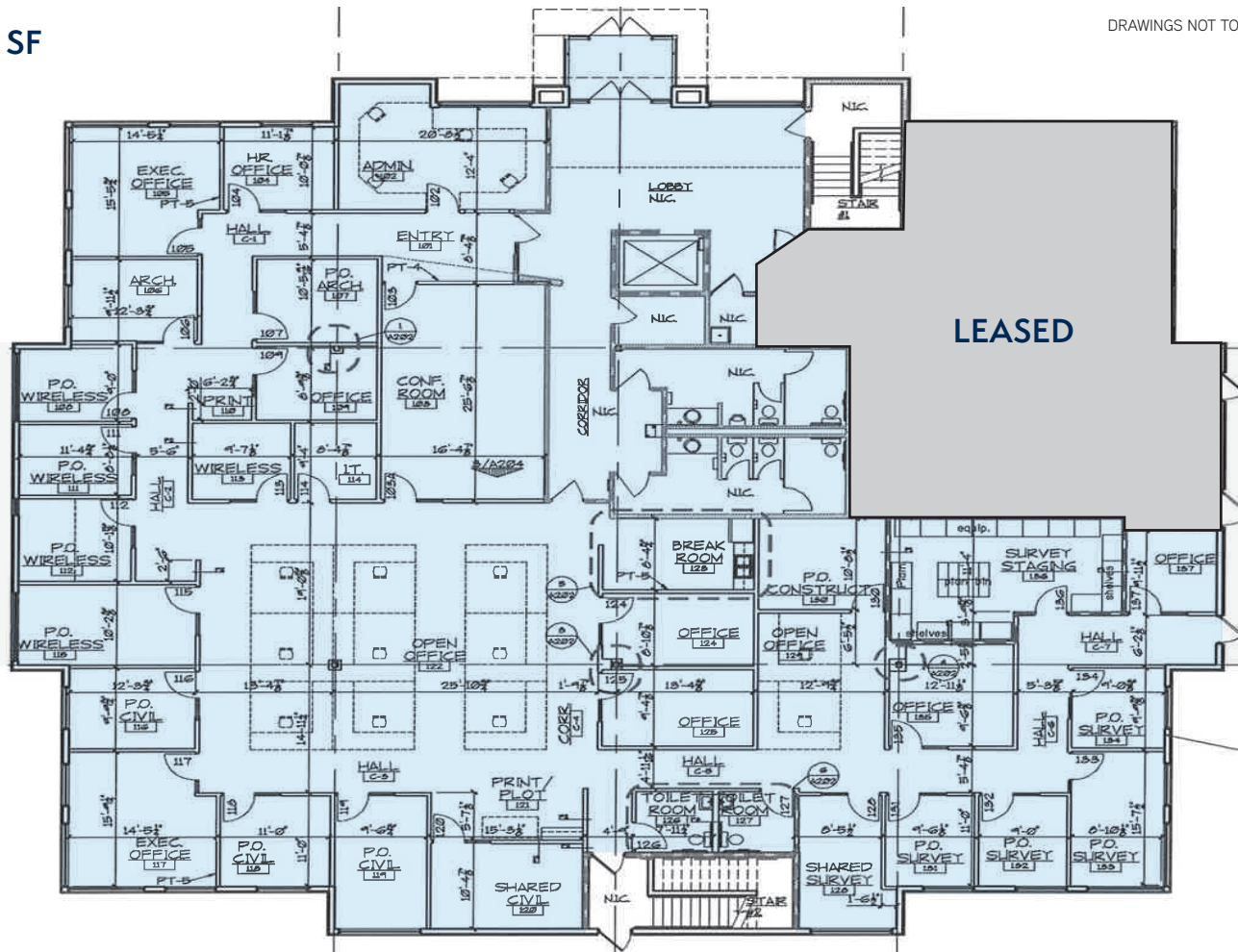
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SUITE 100: ±9,469 SF
Office Space

DRAWINGS NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



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Demographics

POPULATION

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2023 Projection	12,791	130,672	337,487
2018 Estimate	11,506	118,131	309,848
2010 Census	8,072	94,068	258,390
2000 Census	1,170	29,877	131,712
Projected Growth 2018 - 2023	11.17%	10.62%	8.92%
Estimated Growth 2010 - 2018	42.54%	25.58%	19.91%
Growth 2000 - 2010	589.91%	214.85%	96.18%

HOUSEHOLDS

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2023 Projection	4,724	49,089	129,689
2018 Estimate	4,297	44,787	119,781
2010 Census	3,118	36,696	102,165
2000 Census	444	11,993	53,622
Projected Growth 2018 - 2023	9.94%	9.61%	8.27%
Estimated Growth 2010 - 2018	37.81%	22.05%	17.24%
Growth 2000 - 2010	602.25%	205.98%	90.53%

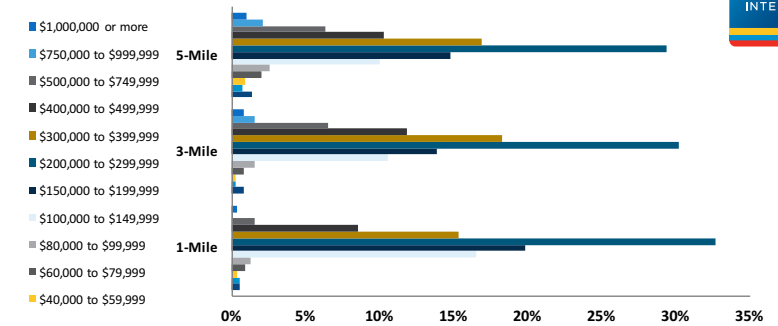
FAMILY HOUSEHOLDS

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2023 Projection	2,947	30,903	80,151
2018 Estimate	2,681	28,199	74,022
2010 Census	1,929	23,079	62,966
2000 Census	319	7,937	34,109
Growth 2018 - 2023	9.92%	9.59%	8.28%
Growth 2010 - 2018	38.98%	22.18%	17.56%
Growth 2000 - 2010	504.70%	190.78%	84.60%

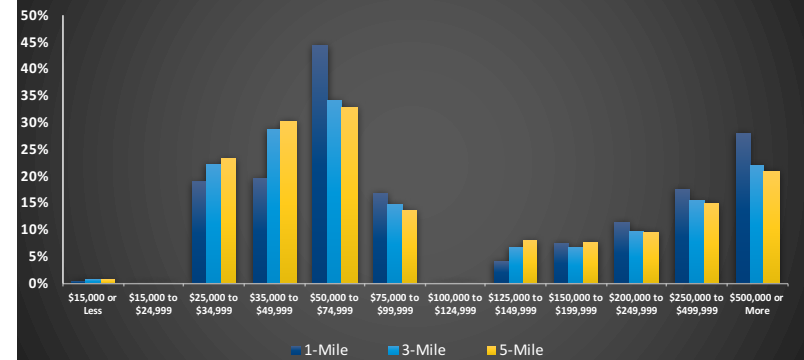
2017 EST. HOUSEHOLDS BY HH INCOME

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Per Capita Income	\$26,220	\$28,276	\$28,792
Est. Average Household Income	\$67,949	\$81,452	\$79,463
Est. Median Household Income	\$57,763	\$61,912	\$60,730

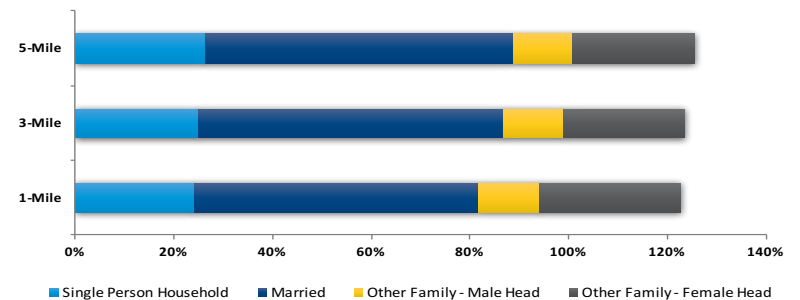
Est Owner Occupied Property Values



Estimated Households By Income



Estimated Households By Type



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