

Scottsdale Plaza

FOR LEASE
RETAIL AND
OFFICE SPACE

NEC SOUTH MARYLAND PARKWAY AND
EAST PEBBLE ROAD

LAS VEGAS, NEVADA 89123

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Scottsdale Plaza

FOR LEASE: RETAIL AND OFFICE SPACE AVAILABLE

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 ± 288 SF to $\pm 5,220$ SF
 - Lease rates at \$1.20 PSF/Month NNN
 - Turn-key 2nd Generation Office Space Available for Immediate Lease
- Retail space available from $\pm 1,200$ SF to $\pm 4,930$ SF
 - Lease rates at \$1.35 PSF/Month NNN
 - Grey shell and 2nd generation space available
- CAMs at \$.38 PSF/Month
- Approximately one (1) mile from I-215 Beltway
- Zoned Clark County Office and Professional (C-P)
- Retail pads available for BTS or Sale

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population:	23,852	88,748	149,793
AVG. HH. Income:	\$67,305	\$68,816	\$71,047
Claritas 2015			



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AVAILABLE RETAIL SPACE

Building	Suite	SF
A	110	1,200
A	140	1,500
B	100	1,600
D	120	1,200
E	115	1,788
F	100	1,240
F	105	1,225
F	110	1,225
F	115	1,240
G	100	1,240
G	105	1,225
G	110	1,225
G	115	1,240

AVAILABLE OFFICE SPACE

Building	Suite	SF
H	101	1,298
H	102	438
H	103	374
H	104	635
H	105	662
H	106	973
H	107	840
J	100	662
J	105	288
J	110	344
J	120	443
J	125	1,298
J	130	839



Note: Office Space is Turn-Key 2nd Generation Space - Available for Immediate Occupancy

SITE PLAN

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AERIAL OVERVIEW

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