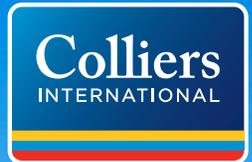


**FOR LEASE** – Unrivaled visibility from heavily traveled Summerlin Parkway

# THE PARKWAY

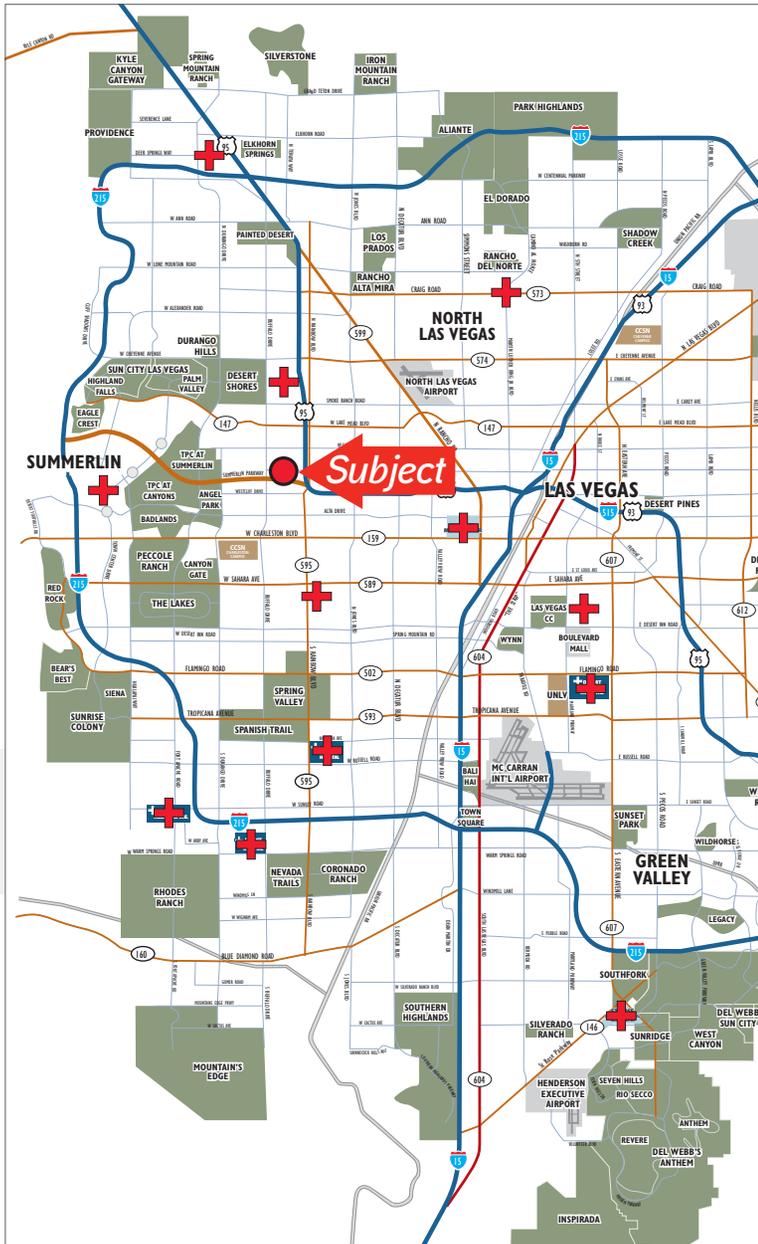
7455 W Washington Ave :: Las Vegas, NV 89128



**±128,762 SF FOUR-STORY**  
**CLASS "A" PROFESSIONAL &**  
**MEDICAL OFFICE BUILDING**



FOR MORE INFORMATION:  
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## FOR LEASE

# ±128,762 SF FOUR-STORY PROFESSIONAL AND MEDICAL OFFICE BUILDING

### Property Overview

The Parkway is a 128,762 Class A Professional and Medical office building advantageously located at the gateway to Summerlin. The building boasts unrivaled visibility from heavily traveled Summerlin Parkway and Buffalo Rd. The Tenant mix in the building is very impressive and includes well known regional and national corporations. One of the things that distinguish The Parkway from other assets is its geographic positioning. The Parkway sits just outside of the Summerlin medical radius restriction while still providing direct access to the residents of the master planned community. With the exterior improvements, the building is aesthetically pleasing and the common areas are very impressive.

The building can accommodate large contiguous space as well as smaller suites and everything in between. The Parkway has a large parking structure that connects to the main building via breezeway providing occupants plenty over shade during the summer months or in instances of inclement weather. Expertly managed, many services are on site and any Tenant needs are addressed immediately. The ownership has the ability to move quickly and supply a generous Tenant Improvement Allowance.

### ±1,500 to ±8,872 Square Feet Available Just Outside of the Summerlin Medical Radius Restriction

- *Outside of the Summerlin Medical Radius Restriction*
- *Unrivaled Visibility From Summerlin Parkway*
- *Direct Access to Summerlin Parkway Via Buffalo*
- *Adjacent to Amenity Rich Shopping Centers*
- *Parking Structure Connected by Breezeway*
- *Security is On-Site*
- *Large Contiguous Space Available*
- *Generous Tenant Improvement Allowance Available*
- *Impressive Common Areas*
- *Very High End Existing Tenant Mix*

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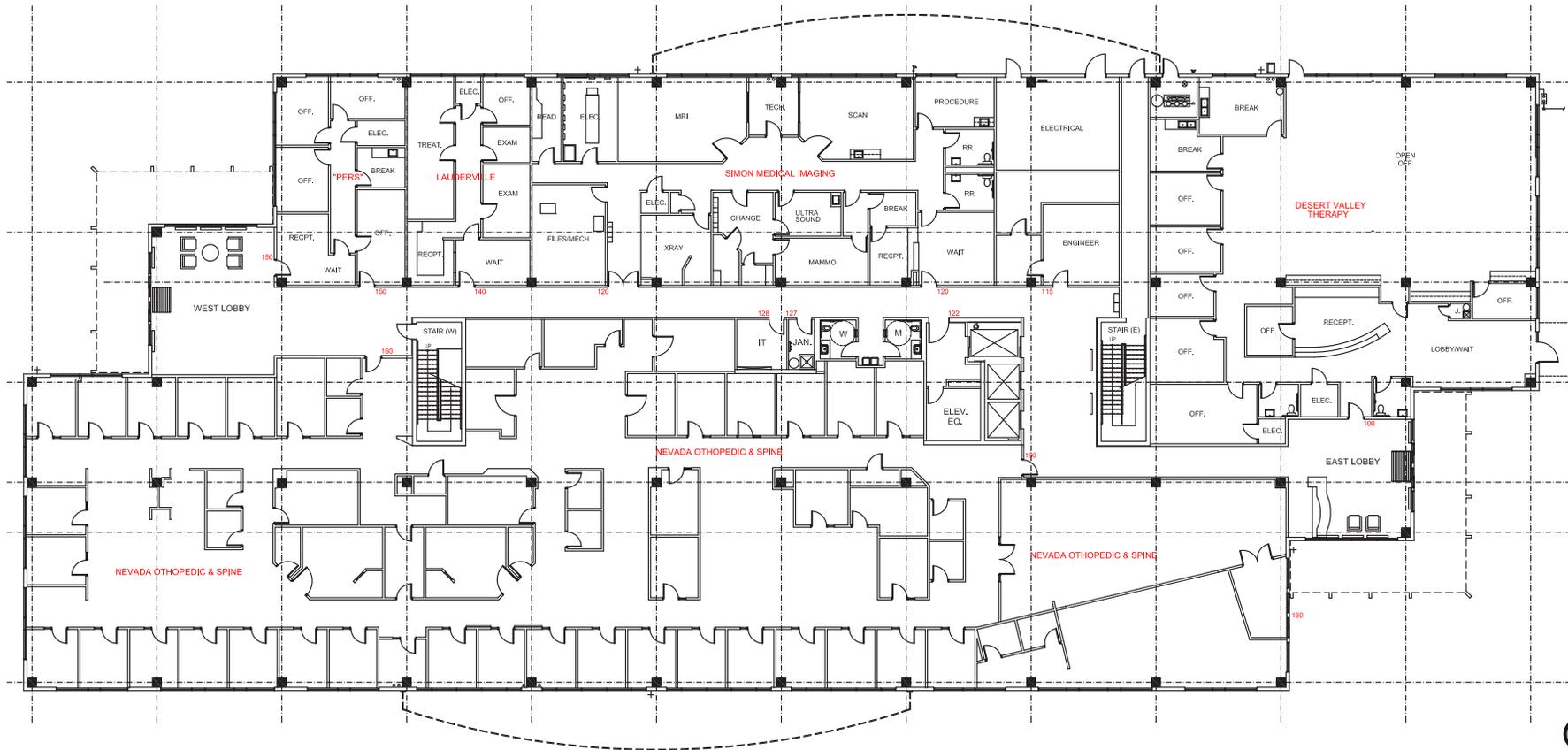


**FOR LEASE** - Unrivaled visibility from heavily traveled Summerlin Parkway

# THE PARKWAY

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**FIRST FLOOR**  
100% Leased



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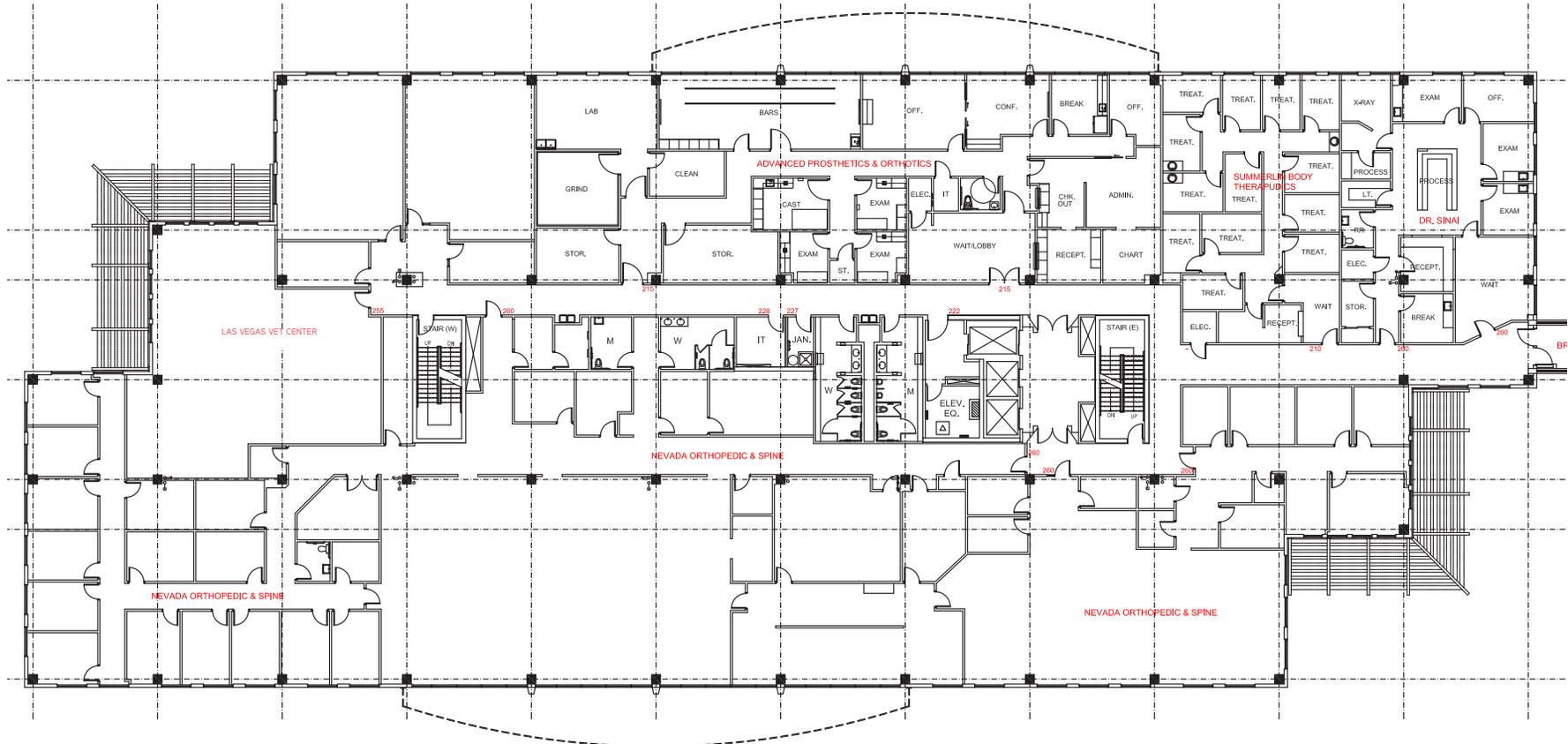


**FOR LEASE** - Unrivalled visibility from heavily traveled Summerlin Parkway

# THE PARKWAY

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**SECOND FLOOR**  
100% Leased



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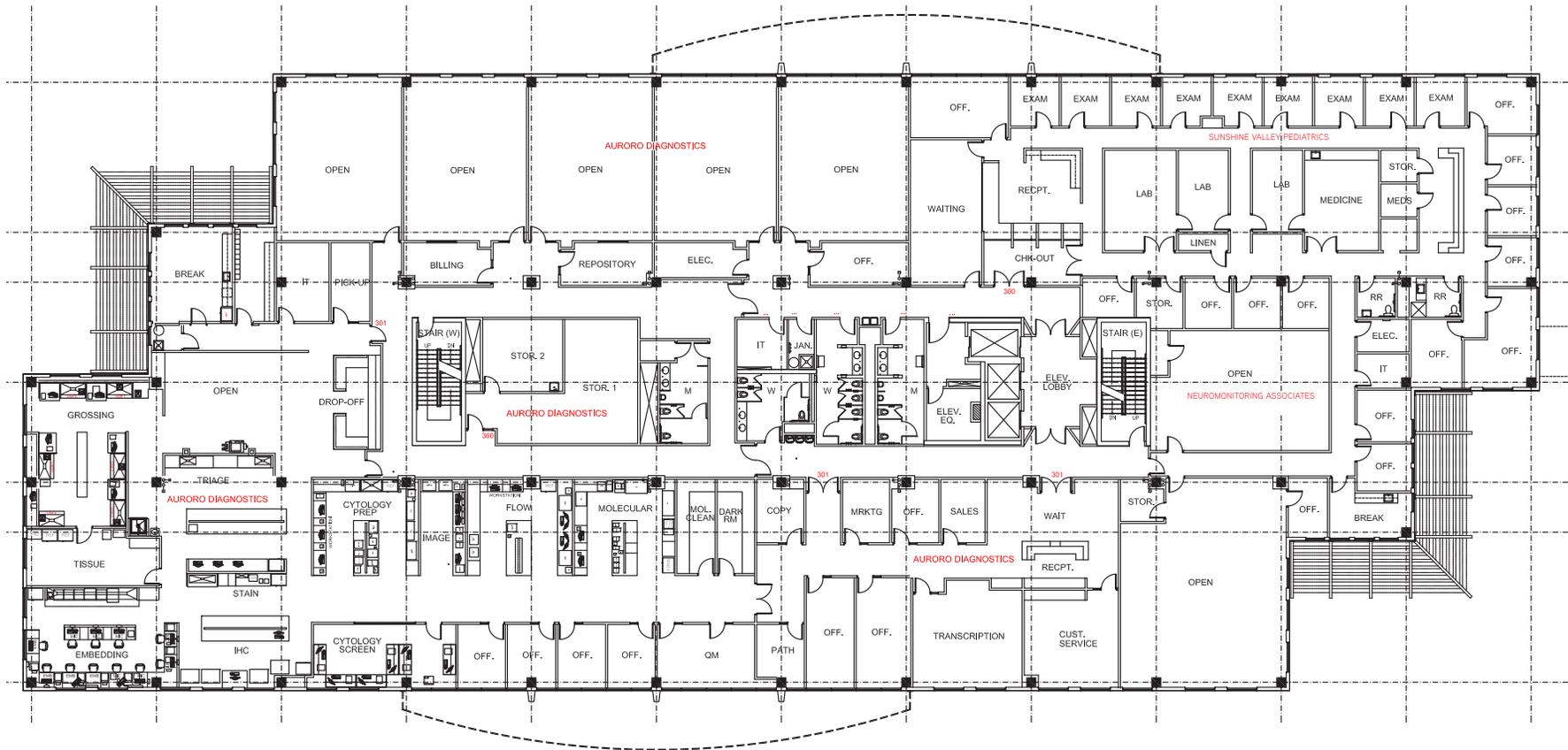


**FOR LEASE** - Unrivalled visibility from heavily traveled Summerlin Parkway

# THE PARKWAY

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**THIRD FLOOR**  
100% Leased



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**FOR LEASE** – Unrivaled visibility from heavily traveled Summerlin Parkway

# THE PARKWAY

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**FOR LEASE** - Unrivaled visibility from heavily traveled Summerlin Parkway

# THE PARKWAY

7455 W Washington Ave :: Las Vegas, NV 89128

**±2,198 to ±31,429 Square Feet**  
Just Outside of the Summerlin  
Medical Radius Restriction



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# Demographics

## POPULATION

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2016 Daytime Business	6,391	78,700	190,272
2021 Projection	25,986	178,897	485,677
2016 Estimate	25,144	173,193	464,018
2010 Census	24,518	168,928	441,993
2000 Census	25,117	169,469	398,174
Projected Growth 2016 - 2021	3.35%	3.29%	4.67%
Estimated Growth 2010 - 2016	2.55%	2.52%	4.98%
Growth 2000 - 2010	-2.38%	-0.32%	11.00%

## HOUSEHOLDS

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2021 Projection	10,722	70,130	187,512
2016 Estimate	10,240	67,186	178,403
2010 Census	9,708	64,120	168,580
2000 Census	10,034	64,815	152,291
Projected Growth 2016 - 2021	4.71%	4.38%	5.11%
Estimated Growth 2010 - 2016	5.48%	4.78%	5.83%
Growth 2000 - 2010	-3.25%	-1.07%	10.70%

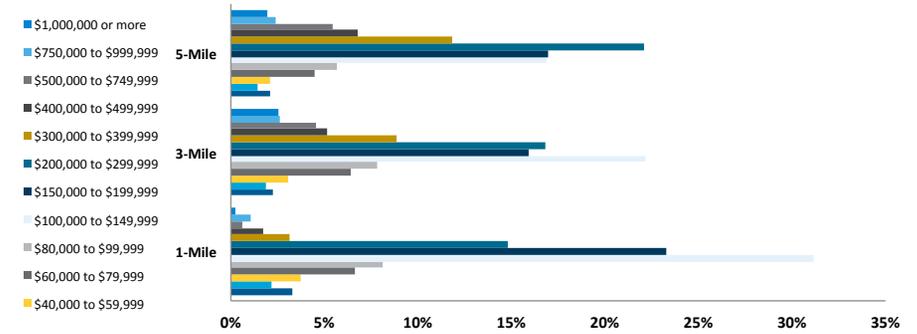
## 2016 EST. POPULATION BY SINGLE-CLASSIFICATION RACE

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	25,144	173,193	464,018
White Alone	57.17%	59.91%	59.92%
Black or African American Alone	13.32%	11.23%	11.00%
Amer. Indian and Alaska Native Alone	1.00%	0.78%	0.71%
Asian Alone	6.69%	6.42%	8.63%
Native Hawaiian and Other Pac. Isl. Alone	0.91%	0.74%	0.66%
Some Other Race Alone	14.36%	15.21%	13.66%
Two or More Races	6.55%	5.71%	5.42%
Not Hispanic or Latino	67.25%	65.56%	69.61%
Hispanic or Latino	32.75%	34.44%	30.39%

## 2016 EST. HOUSEHOLDS BY HH INCOME

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total Households	10,240	67,186	178,403
2016 Est. Average Household Income	\$59,568	\$67,056	\$72,120
2016 Est. Median Household Income	\$48,376	\$48,012	\$52,369

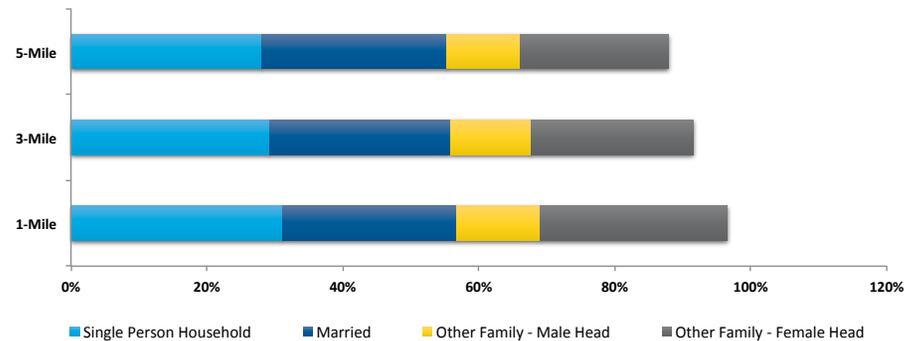
## Est Owner Occupied Property Values



## Estimated Households By Income



## Estimated Households By Type



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