

UNIVERSITY GATEWAY

4700 SOUTH MARYLAND PARKWAY, LAS VEGAS, NV 89119



FOR LEASE: \$3.75 - \$4.25 PSF (NNN \$0.42)

Brett Rather
+1 702 575 1645
brett.rather@colliers.com
License # NV-S.0174245.LLC

Steve Neiger, CCIM
+1 702 592 7187
steve.neiger@colliers.com
License # NV-S.0078706.LLC

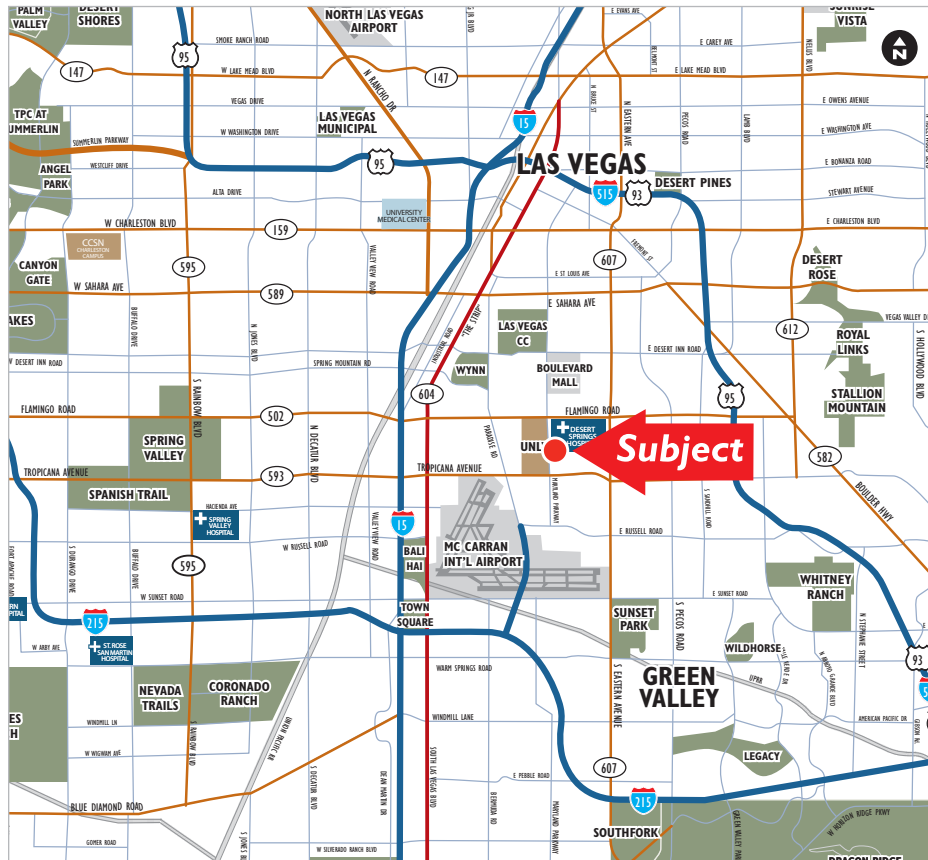
Chris Clifford
+1 702 836 3746
chris.clifford@colliers.com
License # NV-S.0067842.PC

 **Developed By:**
CAPITAL DEVELOPMENT
CAPITAL • DEVELOPMENT • INVESTMENTS

FOR LEASE: \$3.75 - \$4.25 PSF (NNN \$0.42)



UNIVERSITY GATEWAY



±19,183 SF of Retail Space that is part of a mixed-use development with ±400,000 total SF of Retail, Professional Office, and Multi-family Residential Space, adjoining a ±820 space parking structure and ±10,000 SF UNLV Police Headquarters.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	28,958	125,531	431,773
INCOME	\$44,899	\$61,816	\$59,760
HOUSEHOLDS	18,239	71,982	234,206

Claritas 2019

For More Information, Please Contact:

Brett Rather
+1 702 575 1645
brett.rather@colliers.com
License # NV-S.0174245.LLC

Steve Neiger, CCIM
+1 702 592 7187
steve.neiger@colliers.com
License # NV-S.0078706.LLC

Chris Clifford
+1 702 836 3746
chris.clifford@colliers.com
License # NV-S.0067842.PC



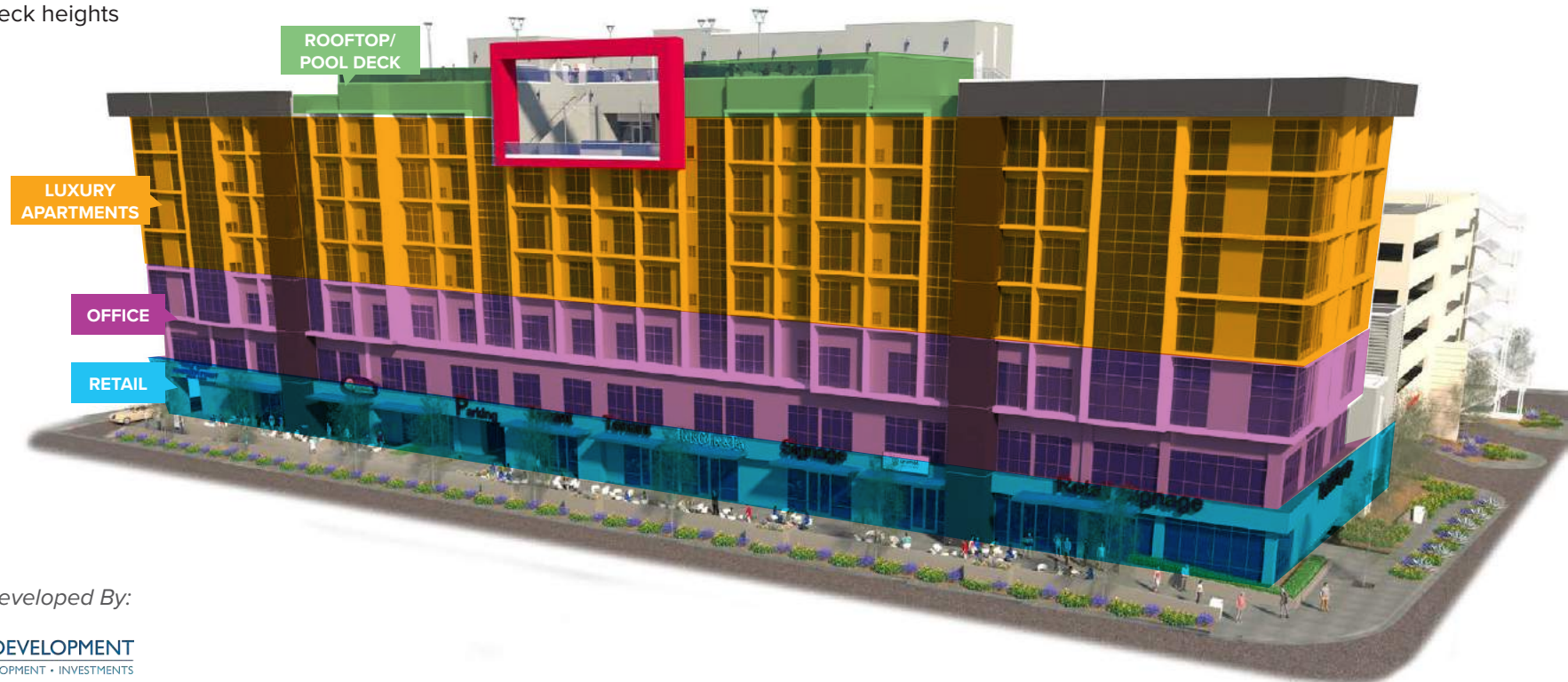
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

FOR LEASE: \$3.75 - \$4.25 PSF (NNN \$0.42)



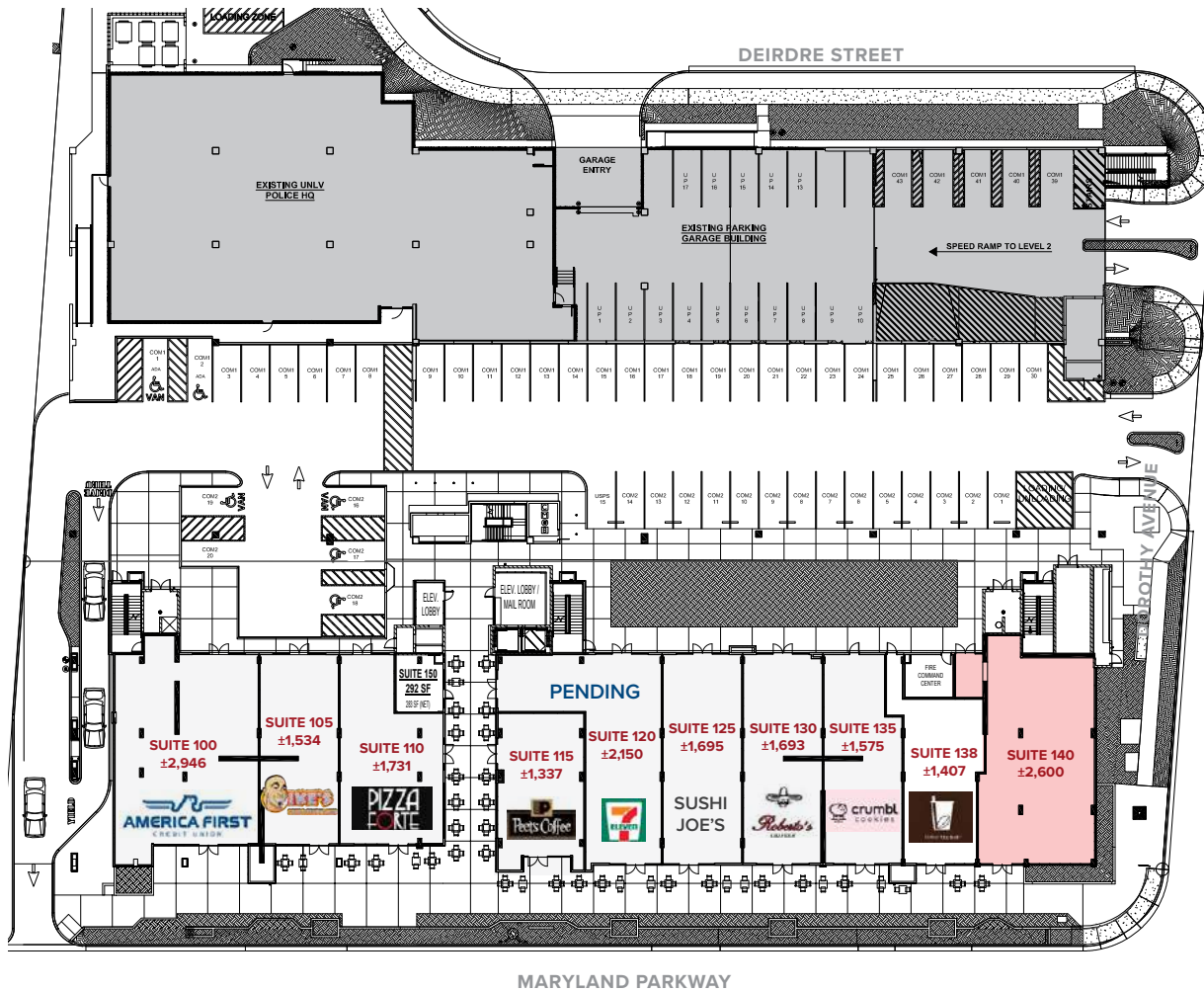
UNIVERSITY GATEWAY

- Excellent visibility with all uses having direct frontage along Maryland Parkway
- 2nd & 3rd Floors 100% Leased to UNLV Administration including Classrooms, and Professional Space
- High customer foot traffic via ±820 space parking structure, majority leased to UNLV
- Modern design with concrete & steel construction, ±16 deck heights
- Ample parking for all uses
- UNLV Employee Counts 2018 (3,900)
- UNLV Fall 2018 Enrollment (30,457)
- Directly adjacent to campus core including New UNLV Police ±10,000 SF Headquarters
- Great tenant improvement allowance
- Landlord will consider build-to-suit (Turn-key)
- High traffic corridor 80,000 CPD at Intersection
- Tenant delivery planned Q2 2019
- Outdoor dining
- Shared Grease Interceptor Already Installed



Developed By:

UNIVERSITY GATEWAY

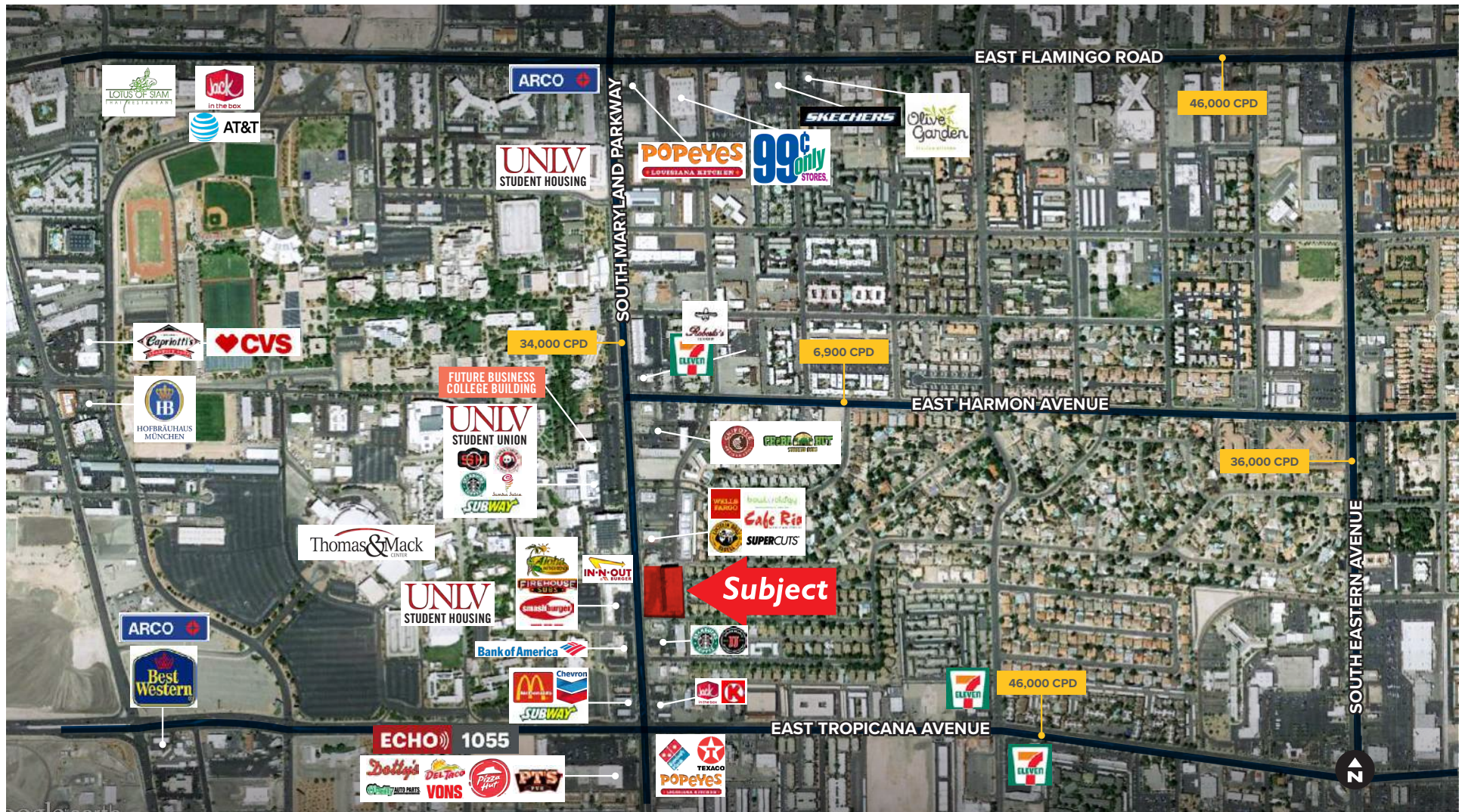
A photograph of a modern, multi-story apartment building with a prominent red 'LIVING' sign on its facade. The building features large glass windows and a dark, angular roofline. It is situated in an urban environment with other buildings and streetlights visible in the background.

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

FOR LEASE: \$3.75 - \$4.25 PSF (NNN \$0.42)



UNIVERSITY GATEWAY



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

FOR LEASE: \$3.75 - \$4.25 PSF (NNN \$0.42)



UNIVERSITY GATEWAY



4247 Claymont Street
Las Vegas, Nevada 89119



- Recently renovated 360 bedroom apartments on campus.



4505 South Maryland Parkway
Las Vegas, Nevada 89154



- Newly constructed resort style apartments with 760 bedrooms on located on campus in The U District.

ECHO 1055

1055 East Tropicana Avenue
Las Vegas, Nevada 89119



- New mixed use project with 600+ units made exclusively for additional UNLV student housing.
- Directly across from UNLV's primary dormitory housing on Tropicana Avenue.

For More Information, Please Contact:

Brett Rather
+1 702 575 1645
brett.rather@colliers.com
License # NV-S.0174245.LLC

Steve Neiger, CCIM
+1 702 592 7187
steve.neiger@colliers.com
License # NV-S.0078706.LLC

Chris Clifford
+1 702 836 3746
chris.clifford@colliers.com
License # NV-S.0067842.PC



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.