

**FOR LEASE**  
**± 1,000 - 2,050 SF**

**TWO UNITS AVAILABLE:**

- FLEX WAREHOUSE/OFFICE SUITE
- TWO-STORY RENOVATED OFFICE

**3227 Meade Ave.**  
**Suites 3A & 5B**  
Las Vegas, NV

**OFIR BARASHY**  
(702) 325-9673  
ofir@barashy.com  
License # BS.146149

# Property Snapshot



**\$0.20 / SF**  
CAM

## Suite 3A:



**± 2,050 SF**  
Available SF



**\$1.20 / SF**  
Lease Rate

## Suite 5B:



**± 1,000 SF**  
Available SF



**\$1.00 / SF**  
Lease Rate

## Property Highlights

- **SUITE 3A** (Warehouse/Office)
  - ±1,350 SF warehouse, ±700 SF office + restroom
  - 18'+ clear height with 10'x10' roll-up door
  - Yard available; ideal for light M-1 industrial use
- **SUITE 5B** (Two-Story Office)
  - Renovated ±1,000 SF two-story office + restroom
  - Updated flooring, paint, and lighting
  - Affordable, professional space

 **BARASHY GROUP**

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

## Suite 3A



Suite 3A, a warehouse/office combo, and Suite 5B, a two-story office. Private restrooms in both units. Optional yard available.

## Suite 5B



**VIDEO TOUR**

# Vicinity Map

## Two Versatile Spaces for Lease - Ideal for Light Industrial or Professional Use

**Suite 3A** offers  $\pm 2,050$  SF of flexible space, including  $\pm 1,350$  SF of warehouse and  $\pm 700$  SF of office with a private restroom. Features include 18'+ clear height, a 10'x10' roll-up door, and M-1 zoning—ideal for warehousing, light assembly, or creative industrial use. A private yard is available for \$450/month. This building has single-phase power; no automotive, granite, or woodshops are permitted.

**Suite 5B** is a fully renovated  $\pm 1,000$  SF two-story office space with updated flooring, paint, and lighting throughout. Affordable and move-in ready, it's an excellent fit for professional or creative users looking for a functional and stylish workspace.

## Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



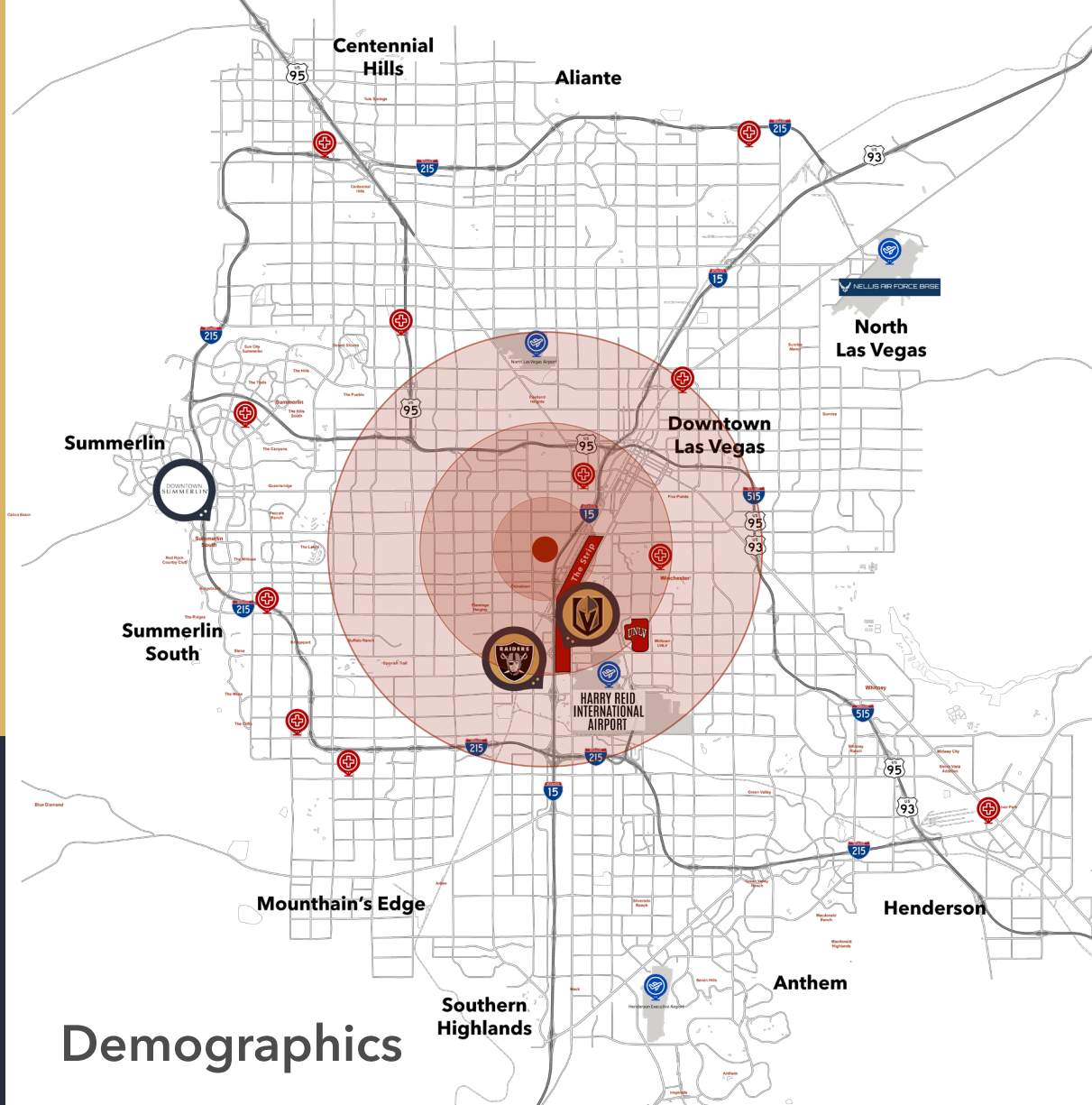
UNLV



Valley Hospital



Harry Reid International Airport



## Demographics

Population	1-mile	3-mile	5-mile
2023 Population	18,262	146,498	446,713
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$66,146	\$73,721	\$73,300
Households	1-mile	3-mile	5-mile
2023 Total Households	7,316	63,903	175,736



**Ofir Barashy**  
**(702) 325-9673**  
[ofir@barashy.com](mailto:ofir@barashy.com)

**3227**  
**Meade Ave.**  
**Suites 3A & 5B**  
Las Vegas, NV 89102

