

FOR LEASE

± 1,000 SF AVAILABLE

TWO-STORY RENOVATED OFFICE

3227 Meade Ave
Suite 5B

Las Vegas, NV 89102

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

Property Snapshot



± 1,000 SF
Available SF



\$1.00 / SF
Lease Rate



\$0.20 / SF
CAM



Suite 5B is a two-story office space in a central industrial location. This unit is newly renovated and includes a private restroom.

Property Highlights

- ±1,000 SF two story office
- Private restroom included
- Updated flooring, paint, and lighting
- Affordable, professional space



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.



VIDEO TOUR

Vicinity Map

3227 Meade Ave. Suite 5B is a fully renovated $\pm 1,000$ SF two-story office space with two rooms, updated flooring, paint, and lighting throughout. Prime location near AREA 15 in Las Vegas, this unit is 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



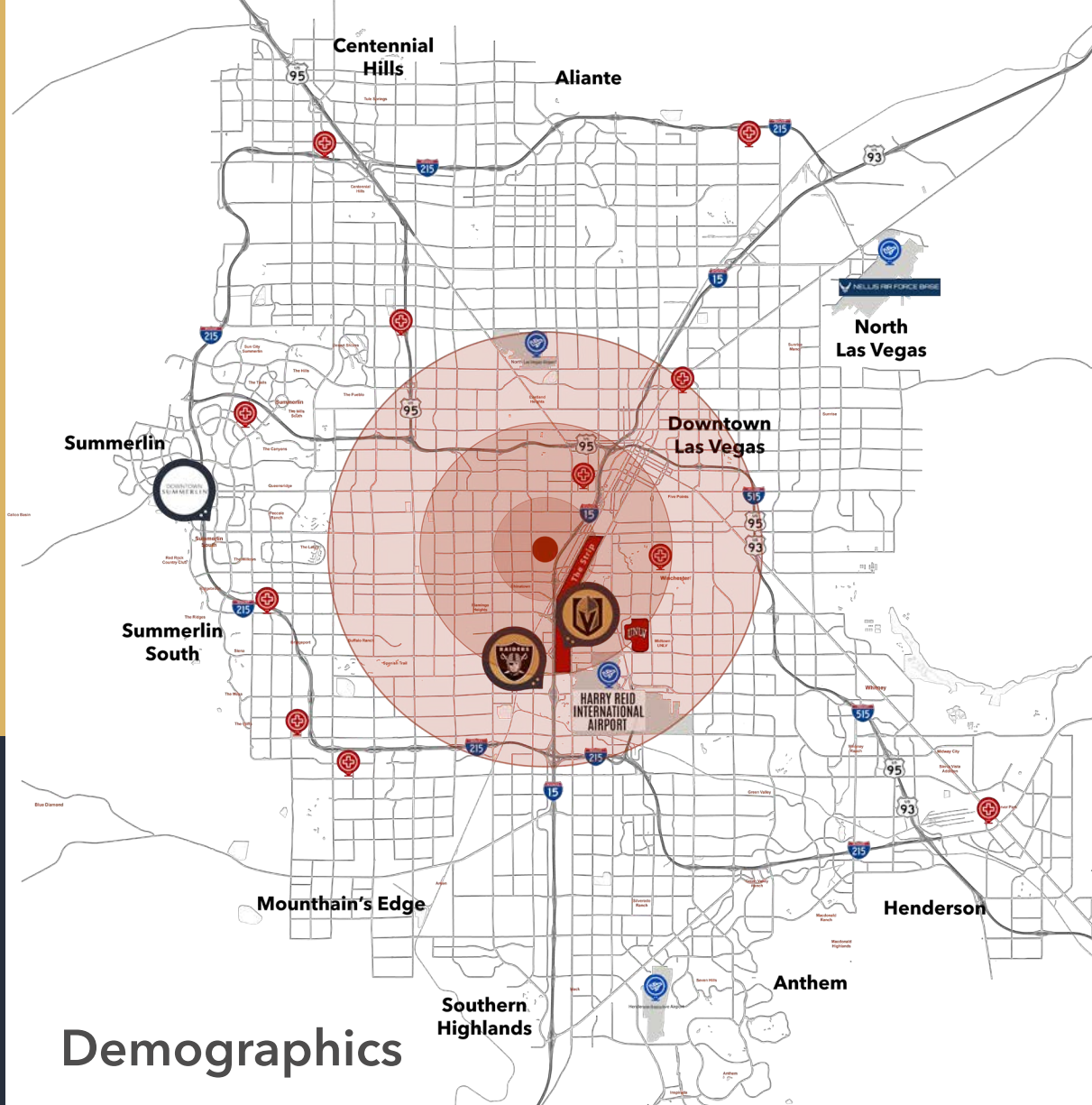
UNLV



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



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