

Second-floor Renovated Office

3227 Meade Ave, Unit 5B



OFIR BARASHY

(702) 325-9673 · ofir@barashy.com

Nevada Real Estate License #B.146149.LLC

SIZE

±1,000 SF

LEASE RATE

\$0.99 / SF

DISTANCE TO STRIP

±1 Mile

AVAILABLE

Immediately

THE OPPORTUNITY

Recently renovated office *with a private restroom.*

A fully finished workspace – updated throughout and ready for immediate occupancy.

Suite 5B delivers ±1,000 SF of renovated office space on the second floor of 3227 Meade Avenue, a well-maintained brick-and-steel building in the heart of the West Las Vegas industrial corridor.

The suite features two private rooms with updated flooring, paint, and lighting throughout – plus a private restroom included in the unit. An affordable, move-in ready option for professional or creative users seeking a stylish, functional workspace.

<p>AVAILABLE SF</p> <p>±1,000</p> <p>/ SF</p>	<p>LEASE RATE</p> <p>\$0.99</p> <p>+ 0.30 NNN</p>	<p>TOTAL RENT</p> <p>\$1,290</p> <p>per month</p>
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TOTAL UNIT SIZE	±1,000 SF
BASE RENT	\$0.99 / SF / Mo
NNN	\$0.30 / SF / Mo
CONFIGURATION	Second-floor Office
RESTROOM	Private, In-Unit
CONDITION	Recently Renovated
AVAILABILITY	Immediate

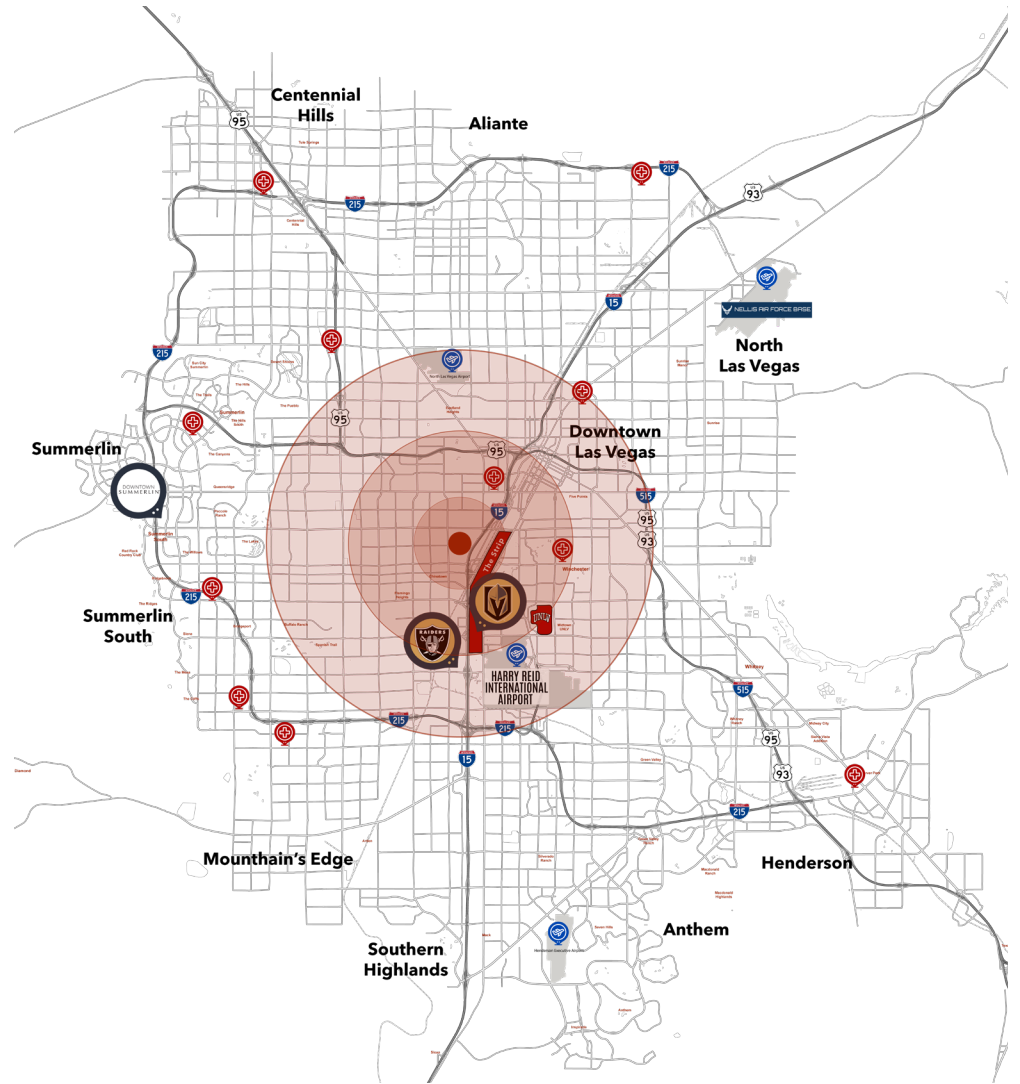


THE CORRIDOR

Central Las Vegas location, near AREA 15.

3227 Meade Avenue sits inside one of Las Vegas’s most established industrial pockets – bordered by Sahara Avenue to the north and the Strip resort corridor to the east.

Tenants benefit from direct access to I-15 and US-95, putting the entire Las Vegas Valley within a 20-minute drive. Suite 5B is especially well suited for creative professionals, consultants, and small businesses that need a polished, affordable workspace close to the energy of central Las Vegas without the overhead of premium corridors.



Demographics

Population	1-mile	3-mile	5-mile
2024 Population	17,975	146,088	445,324
Income	1-mile	3-mile	5-mile
2024 Average Household Income	\$66,888	\$76,836	\$75,740
Households	1-mile	3-mile	5-mile
2024 Total Households	7,378	63,573	176,169

The Las Vegas Strip	1.0 mi	Las Vegas Convention Center	1.5 mi
Resorts World Las Vegas	1.2 mi	Harry Reid Int'l Airport	4.5 mi
I-15 Freeway	0.5 mi	Downtown Las Vegas	3.0 mi

Ready when you are.
Available now.



CONTACT

Ofir Barashy

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THE PROPERTY

3227 Meade Ave. Unit 5B

Las Vegas, NV 89102

BROKERAGE

**BARASHY
GROUP**

3227 Meade Ave., Suite 3B

Las Vegas, NV 89102

Information deemed reliable but not guaranteed.