



PINES PROFESSIONAL CENTER

3910 Pecos-McLeod B-100-B-140, Las Vegas, NV 89121
UP TO SF OF OFFICE SPACE

An Office Investment Opportunity



PREMIER REALTY

FOR LEASE

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FOR LEASE



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	4,200 SF
Available SF:	Fully Leased
Lot Size:	1.67 Acres
Number Of Units:	4
Year Built:	1985
Renovated:	2012
Zoning:	C-P
Market:	Las Vegas
Submarket:	Central East Las Vegas Submarket

PROPERTY OVERVIEW

3500 SF OF UPGRADED OFFICE WITH MULTIPLE OFFICE AND BREAK-ROOM ALL VERY TASTEFULLY DONE.
BUILDING B 100-140

PROPERTY HIGHLIGHTS

PINES PROFESSIONAL CENTER | LAS VEGAS, NV

AVAILABLE SPACES

FOR LEASE

LEASE TYPE

| -

TOTAL SPACE | Fully Leased

LEASE TERM | Negotiable

LEASE RATE | N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3910 PECOS-MCLEOD	70 LIMITED,LLC	3,500 SF	Modified Gross	\$1.25 SF/month	3500 SF OF PROFESSIONAL OFFICE SPACE

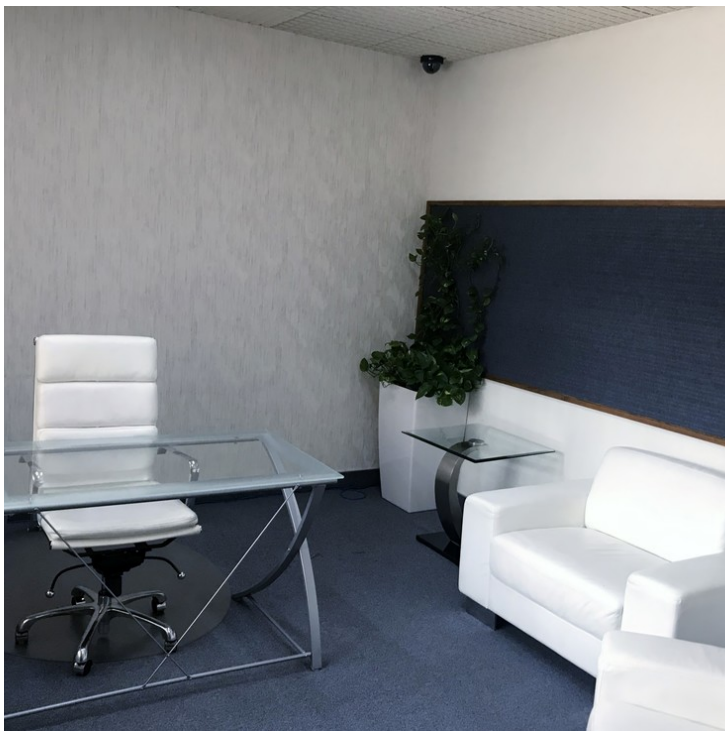
FOR LEASE





PINES PROFESSIONAL CENTER | LAS VEGAS, NV
ADDITIONAL PHOTOS

FOR LEASE



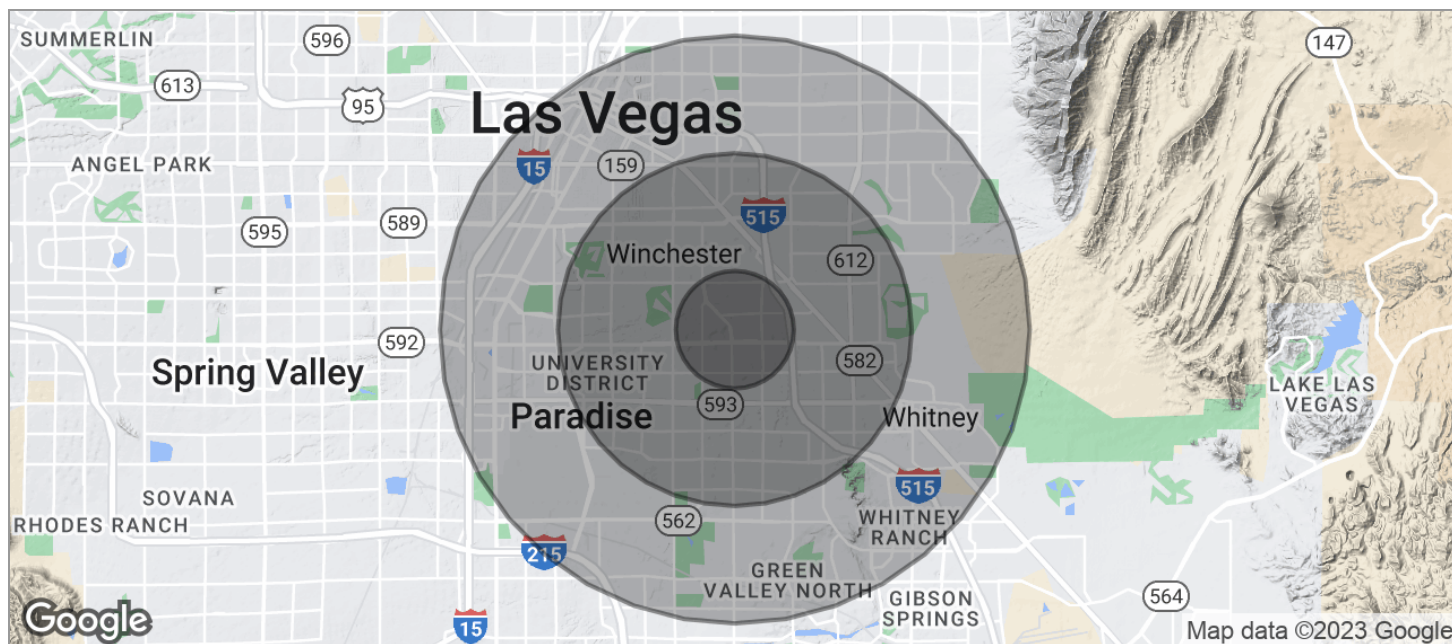
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PINES PROFESSIONAL CENTER | LAS VEGAS, NV

DEMOGRAPHICS MAP

FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,369	191,313	483,479
MEDIAN AGE	45.8	38.7	35.2
MEDIAN AGE (MALE)	43.5	38.0	34.6
MEDIAN AGE (FEMALE)	47.8	39.3	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,919	76,736	181,537
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$69,933	\$51,610	\$53,340
AVERAGE HOUSE VALUE	\$240,233	\$198,534	\$219,093
RACE	1 MILE	3 MILES	5 MILES
% WHITE	72.2%	71.4%	68.3%
% BLACK	10.7%	9.6%	10.1%
% ASIAN	6.2%	5.6%	6.5%
% HAWAIIAN	0.1%	0.6%	0.6%
% INDIAN	0.8%	0.8%	0.7%
% OTHER	5.0%	9.4%	10.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	23.6%	38.7%	42.3%

* Demographic data derived from 2020 ACS - US Census



PREMIER REALTY