

FIRST COMMERCIAL

FOR LEASE

Marbeya Business Park

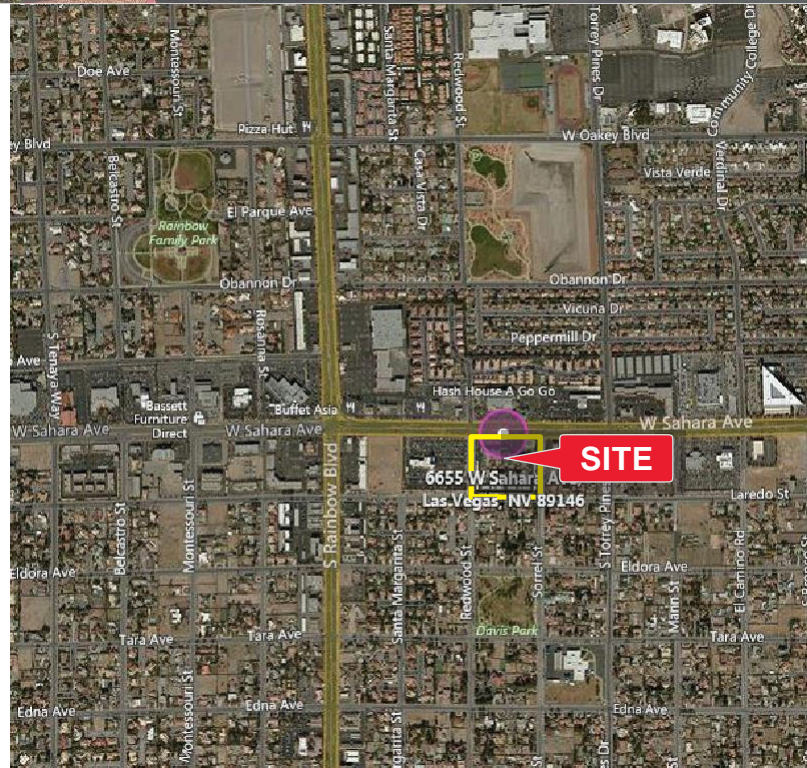
6655 W. Sahara Ave. / Las Vegas, NV 89146



Property Highlights

Well maintained Mediterranean architecture office complex consists of four 2-story buildings and a single story office/retail pad. Located along the busy West Sahara corridor, Marbeya Business Park is surrounded by numerous amenities and is situated along the RTC Transit route, "Sahara Express." Marbeya Business Park is centrally located on the west side of the valley with excellent visibility on W. Sahara Ave. Most suites in the main building face out to a beautifully landscaped courtyard with outdoor eating areas with umbrellas. Marbeya Business Park features stable ownership, onsite property management, security and leasing.

- New Media Center
- West Sahara frontage
- Numerous amenities nearby
- On site management, leasing and security
- Aggressive/stable ownership
- 2nd generation space for quick move in
- Spec suites available
- Ample parking
- Beautifully maintained common areas
- Starting rates at \$1.45/SF/Month, Modified Gross (MG)



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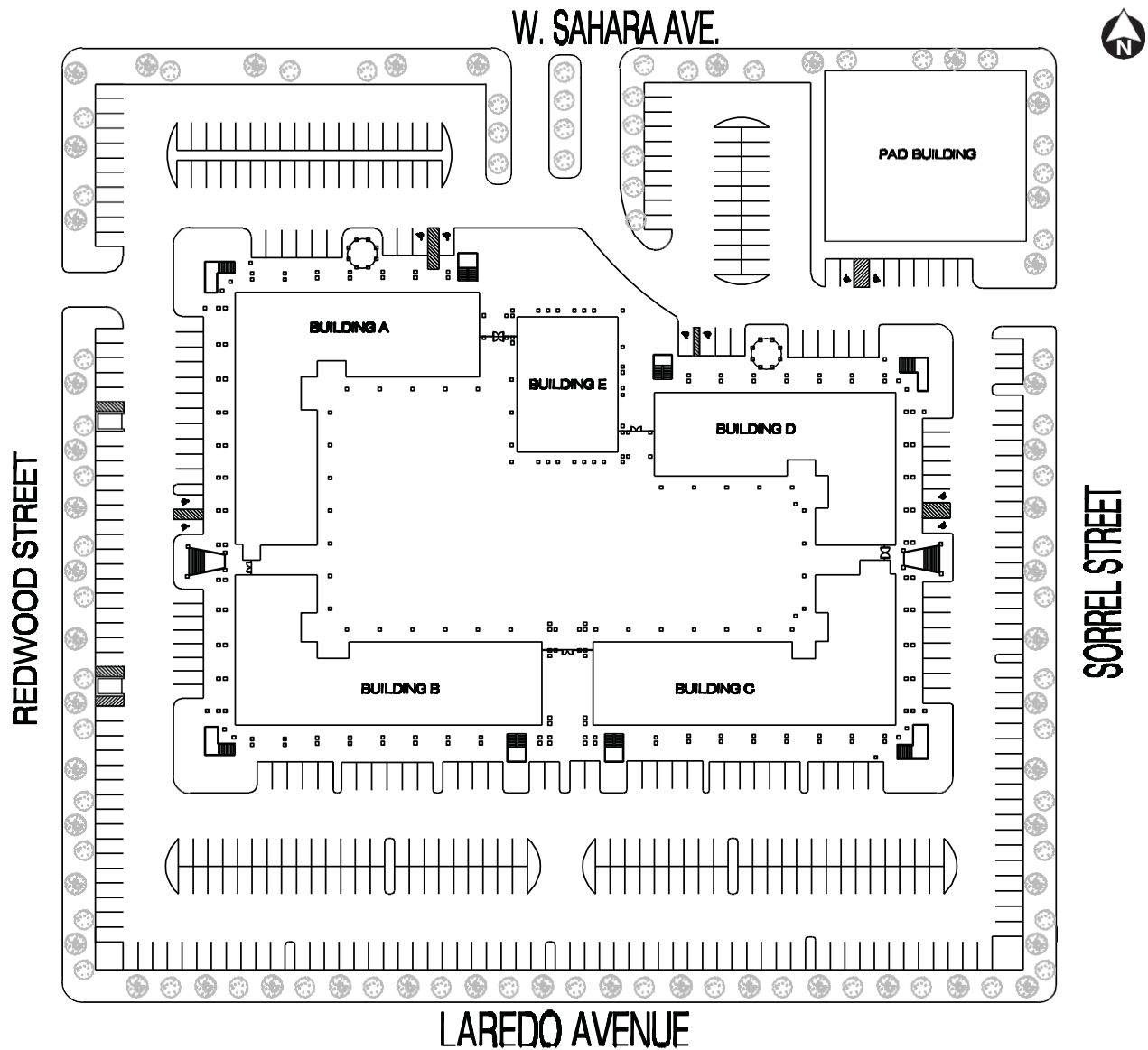
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SUITE	RSF	RATE	AVAILABLE
C202	1,997	Rate \$1.45-\$1.55/SF/MO MG	Available 11/01/2021
C 210	881	Rate: \$1.45-\$1.55/SF/MO MG	Immediate
C 214	1,517	Rate: \$1.45-\$1.55/SF/MO MG	Immediate
D 104	2,197	Rate: \$1.45-\$1.55/SF/MO MG	± 90 Days
D 200	2,522	Rate: \$1.45-\$1.55/SF/MO MG	± 90 Days
D 220	1,645	Rate: \$1.45-\$1.55/SF/MO MG	± 90 Days
E 100	2,812	Rate: \$1.45-\$1.55/SF/MO MG	Immediate
P008	2,122	\$1.60/SF/MO MG	09/01/2021



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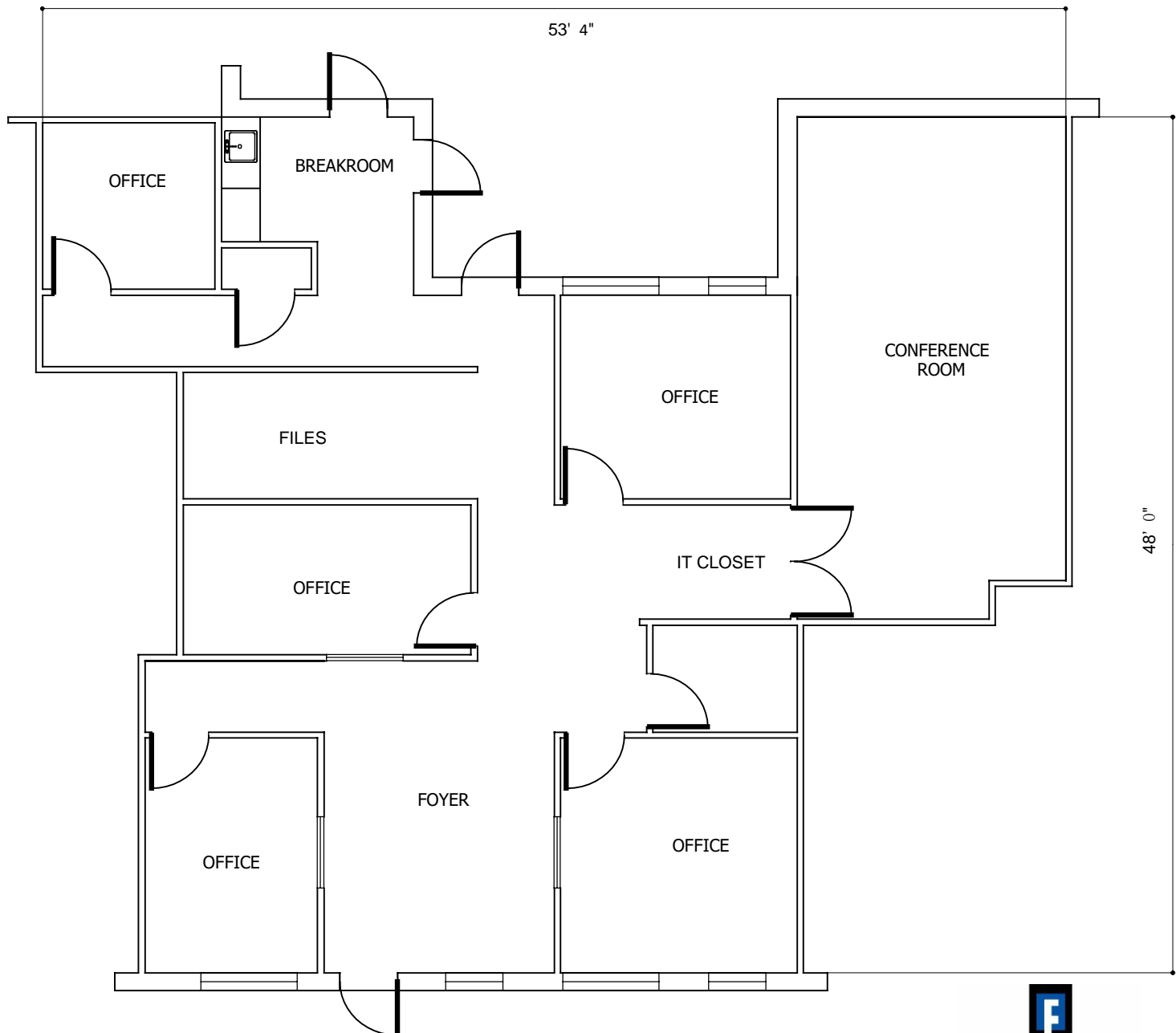
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Marbeya Business Park

6655 W. Sahara Ave. / Las Vegas, NV 89146

Suite C-202 / 1,997 SF



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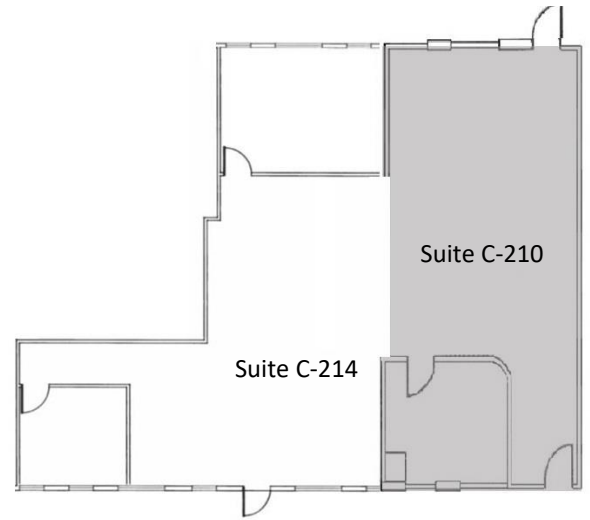
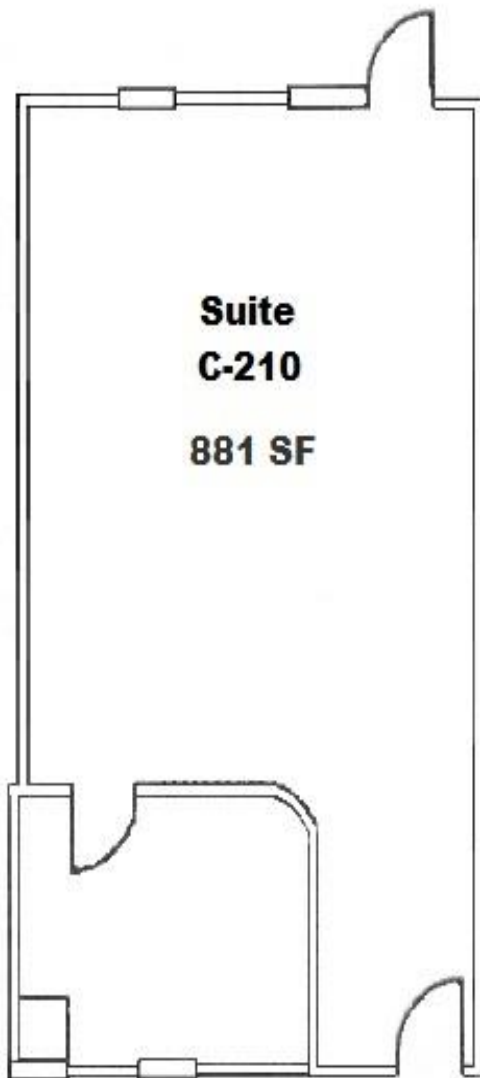
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Marbeya Business Park

6655 W. Sahara Ave. / Las Vegas, NV 89146

Suite C-210 / 881 SF



OPTION:
Combined Suites
C-214 & C-210
2,398 SF

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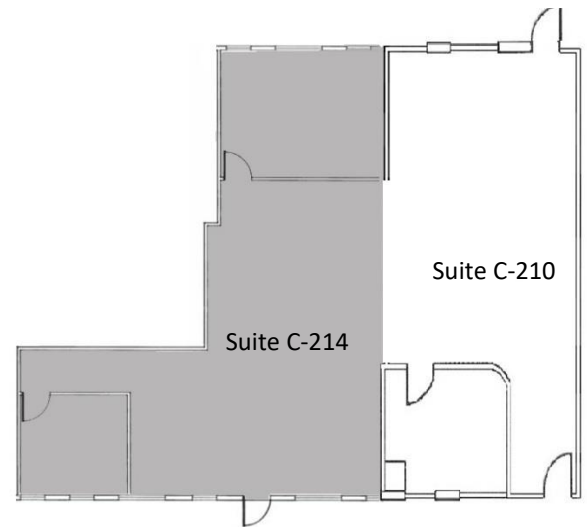
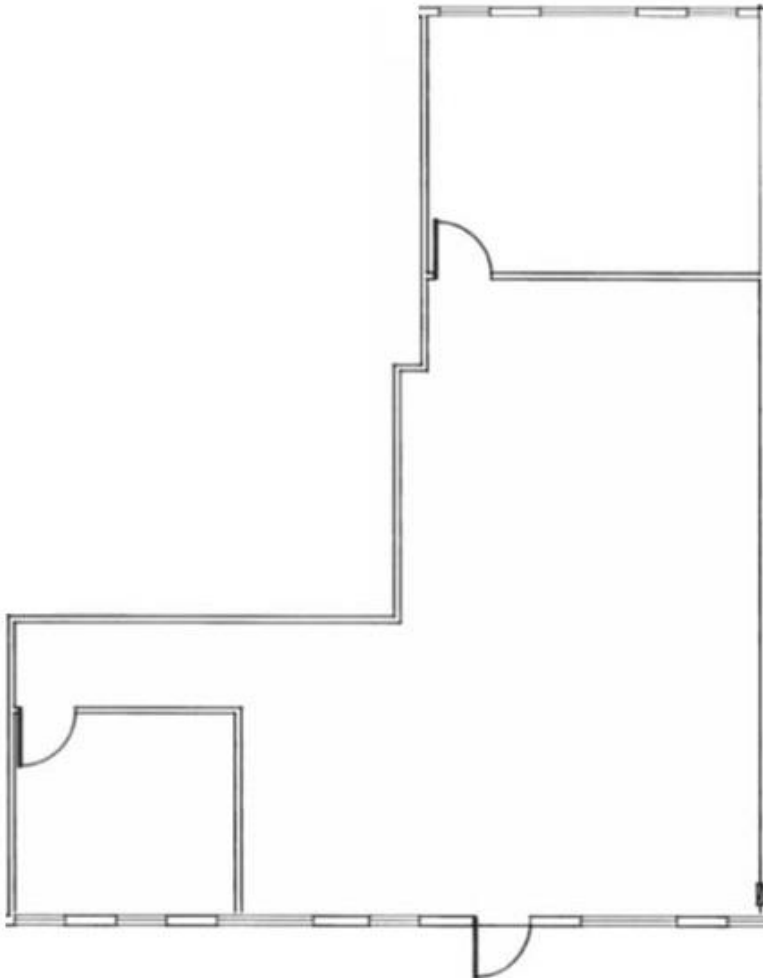
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Marbeya Business Park

6655 W. Sahara Ave. / Las Vegas, NV 89146

Suite C-214 / 1,517 SF



OPTION:
Combined Suites
C-214 & C-210
2,398 SF

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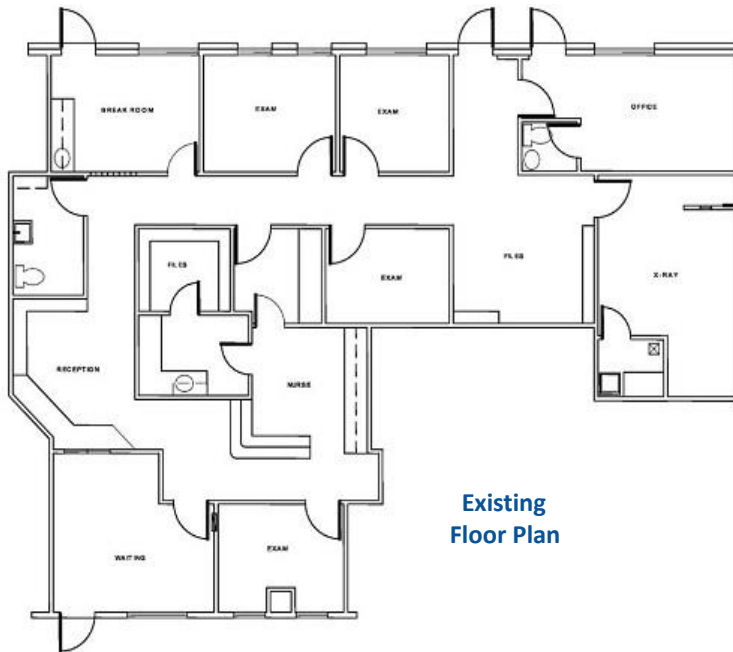
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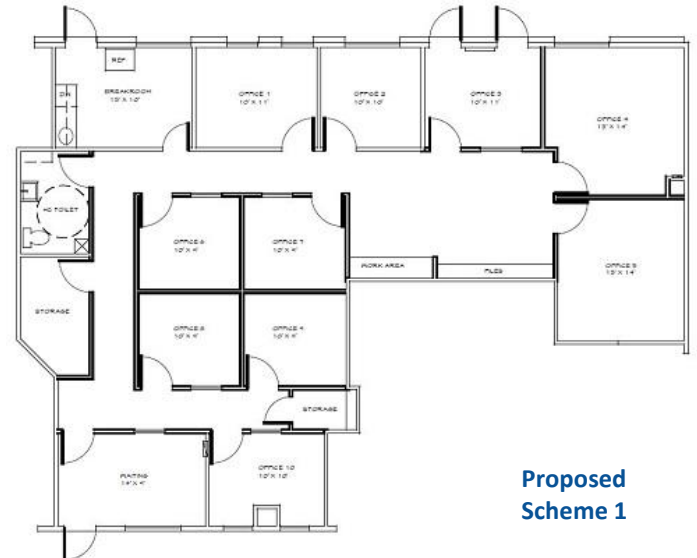
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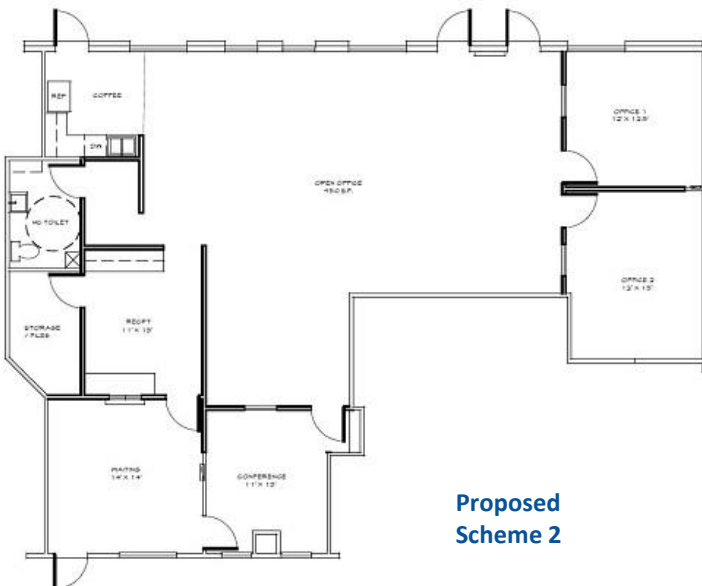
Suite D-104/ 2,197 SF



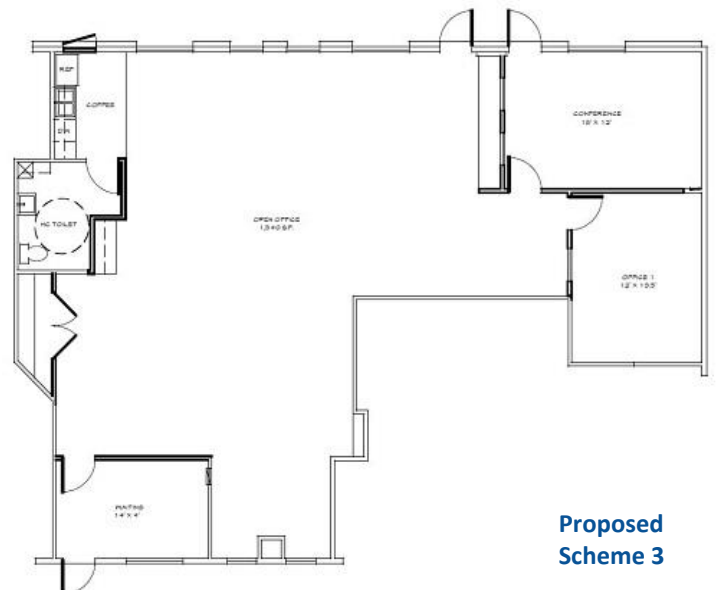
**Existing
Floor Plan**



**Proposed
Scheme 1**



**Proposed
Scheme 2**



**Proposed
Scheme 3**

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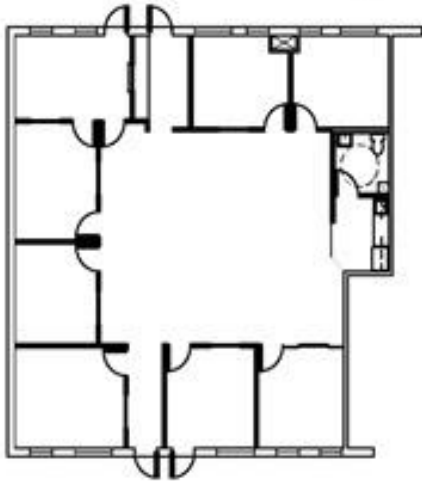
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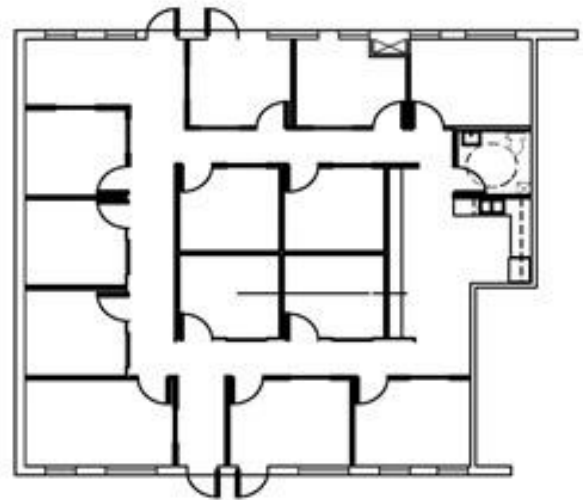
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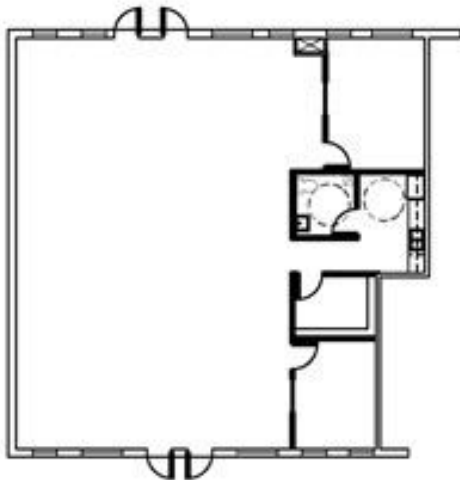
Proposed Suite D-200– 2,522/sf



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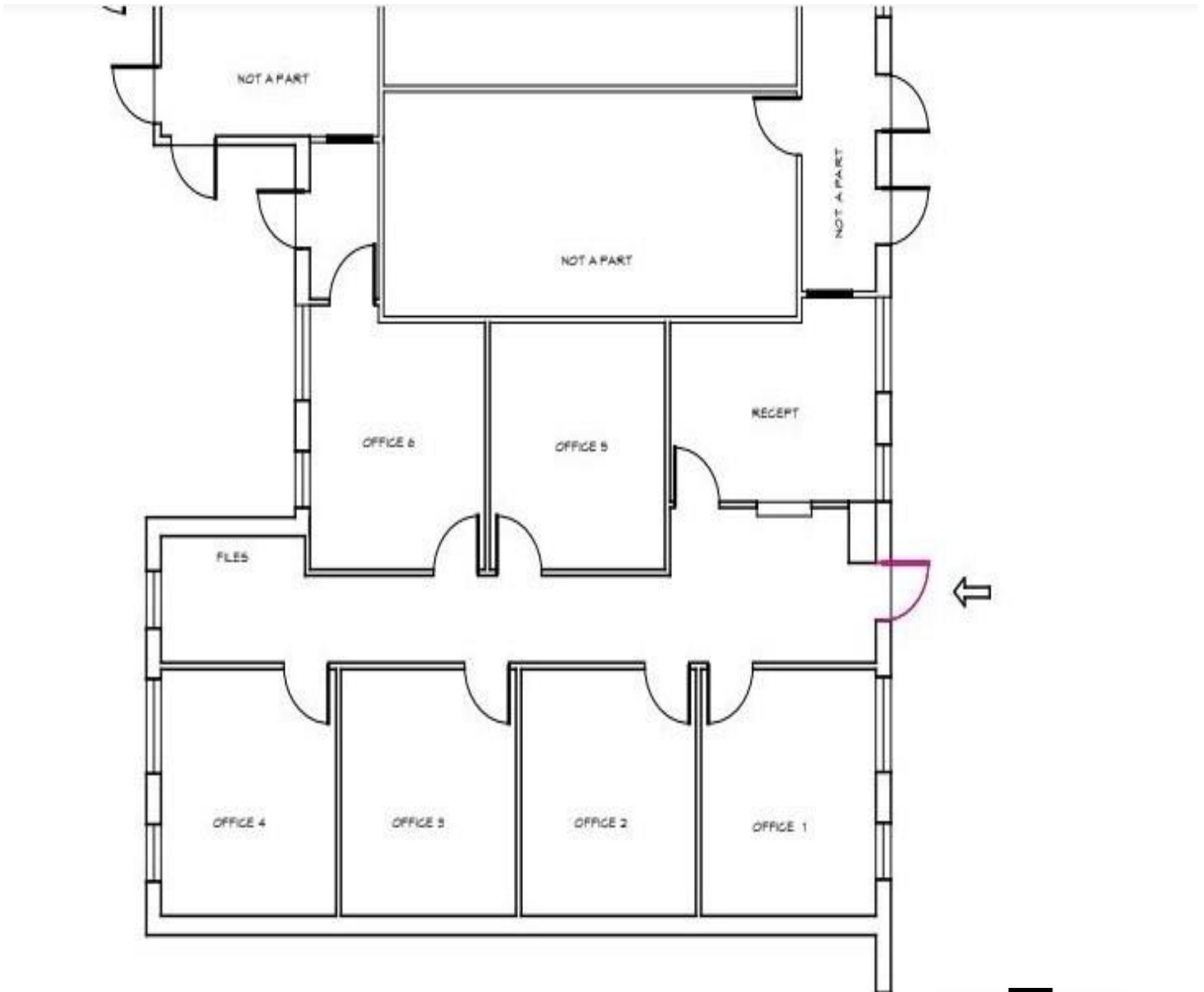
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6655 W. Sahara Ave. / Las Vegas, NV 89146

Proposed Suite D-220 /1645 SF



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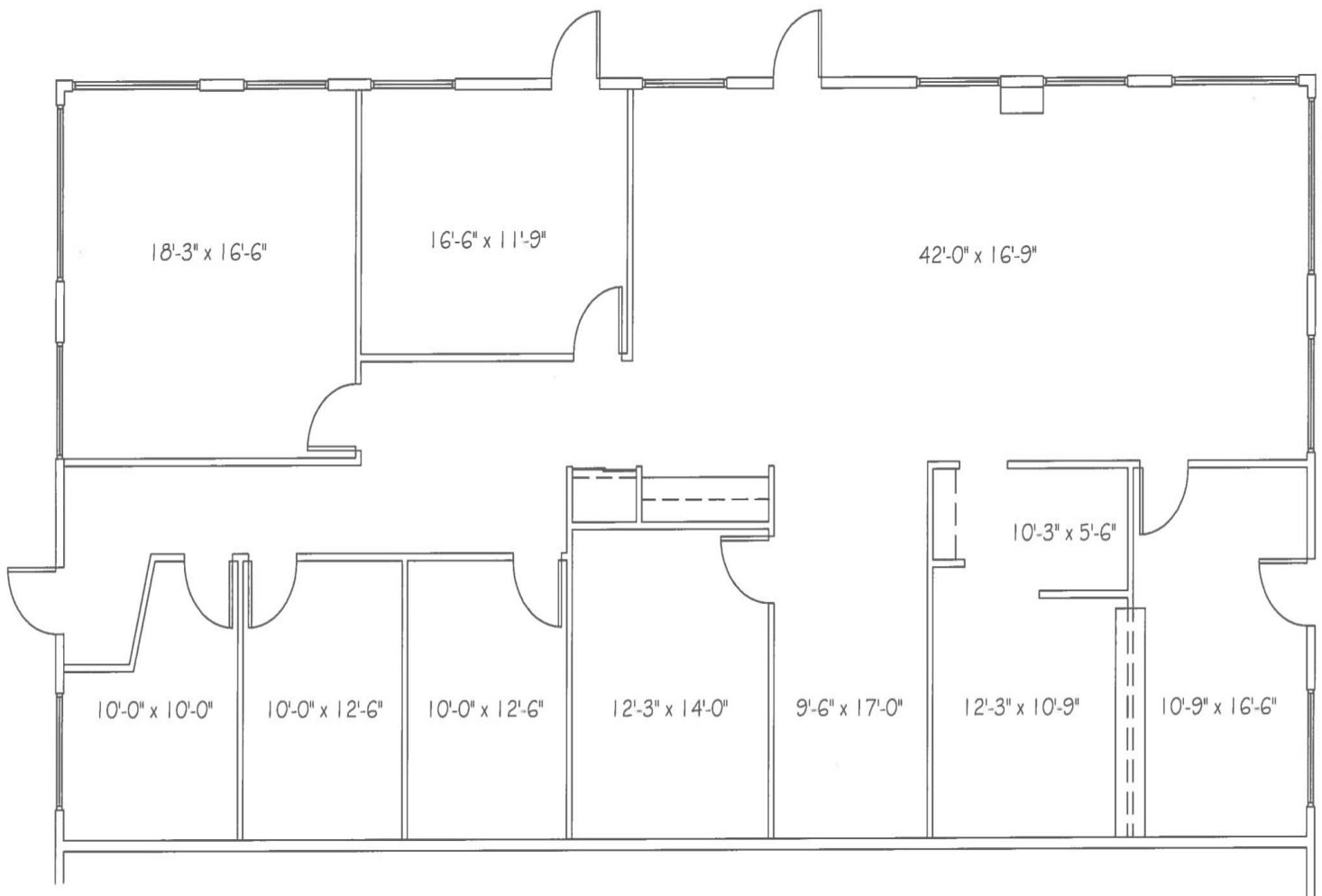
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Suite E - 100 / 2,812 SF



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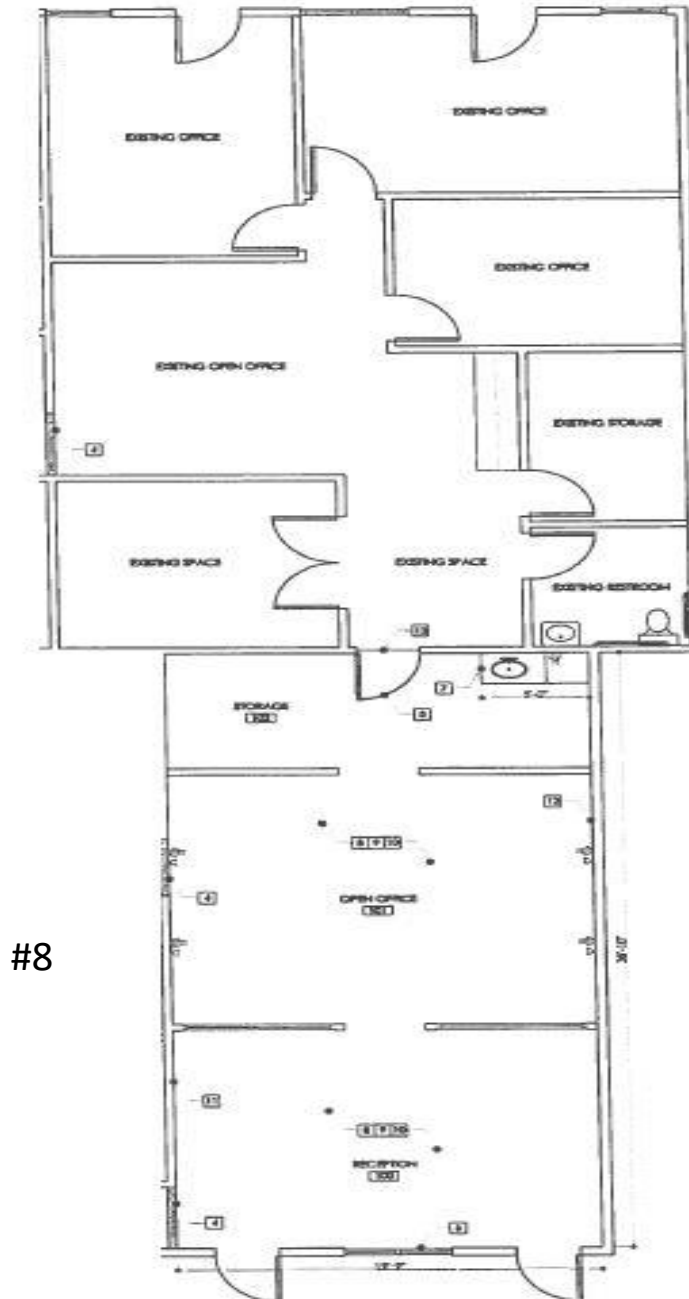
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Suite P-008/2,122 SF



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