

# FIRST COMMERCIAL

FOR LEASE

## Marbeya Business Park

6655 W. Sahara Ave.

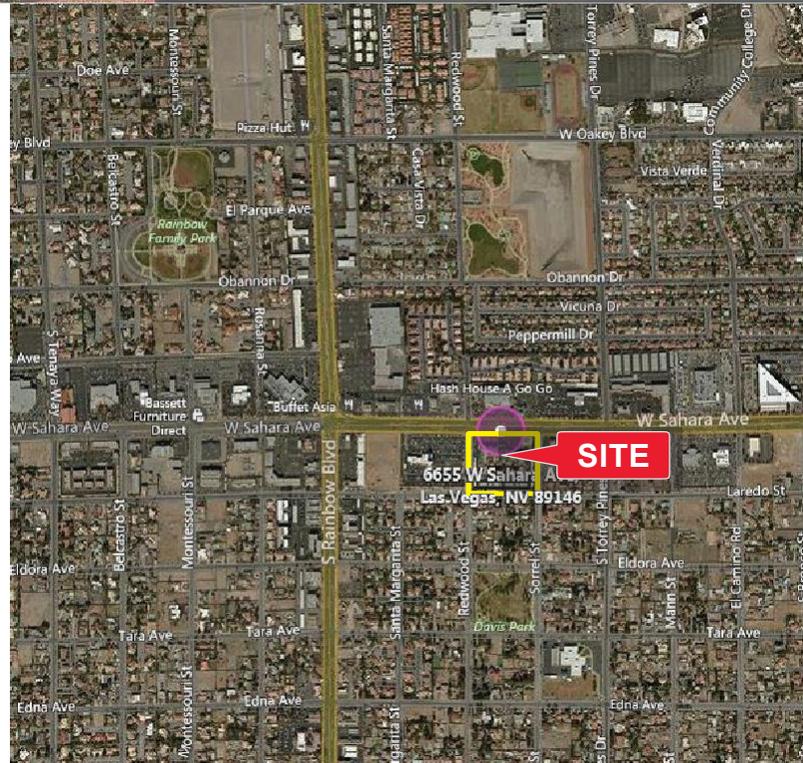
Las Vegas, NV 89146



### 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
- Ample parking
- Beautifully maintained common areas
- Only 3 Suites Left!!!
- Current rates start at \$1.55/psf MG



## First Commercial

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NV LIC #S.0066509

**FIRST COMMERCIAL** 2117 Alta Drive Las Vegas, NV 89106

Disclaimer: The information contained herein is subject to the possibility of errors and omissions. No guarantees, warranties or representations are made to its accuracy. You and your lawyer should conduct your own investigations of the property.

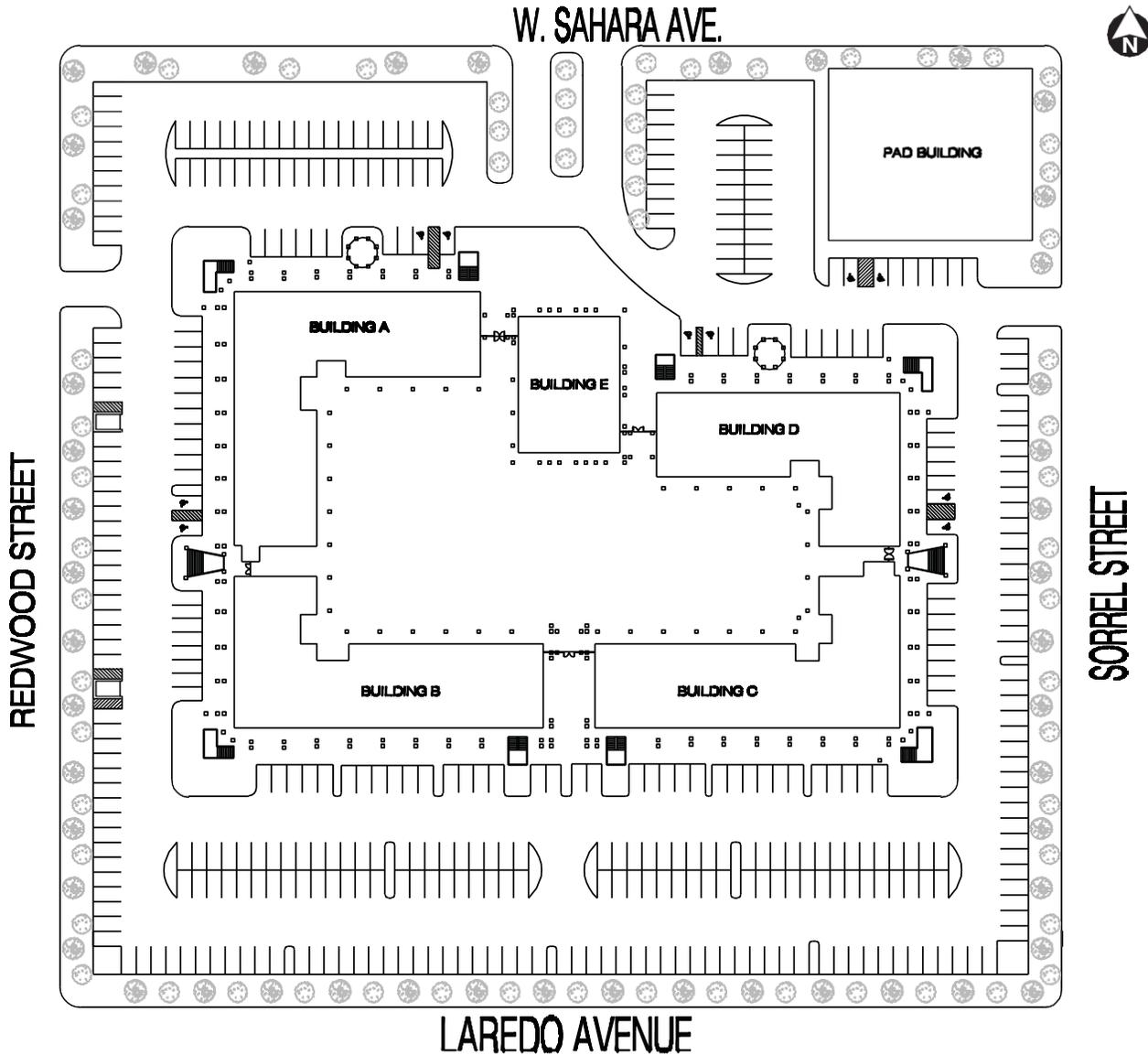
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SUITE	RSF	RATE	AVAILABLE
A-216	2,322	Rate: \$1.55/SF/MO MG	January 1, 2025
B-110	992	Rate: \$1.55/SF/MO MG	October 1, 2025
P-009	1,604	Rate: \$1.65/SF/MO MG	August 1, 2025



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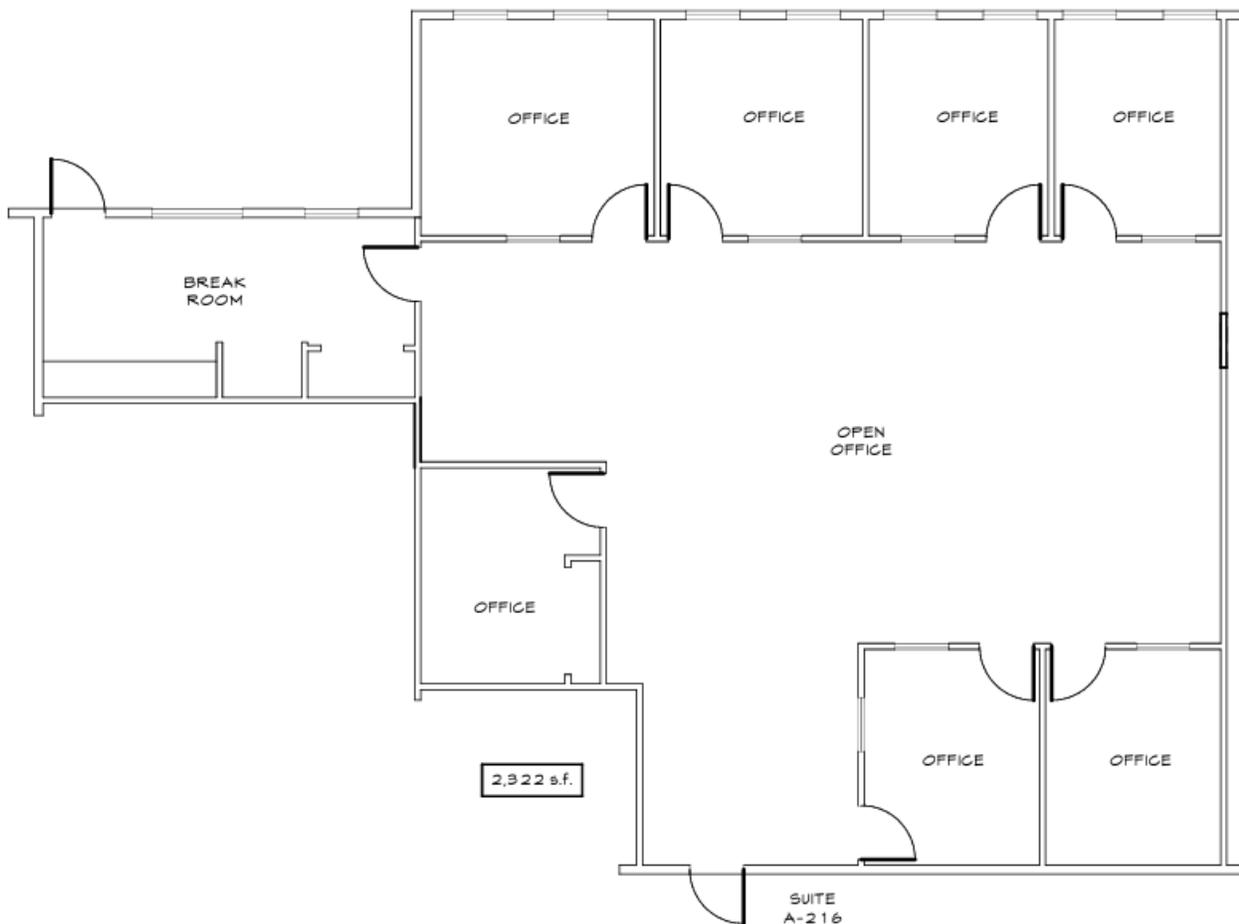
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### Suite A-216/2,322 SF



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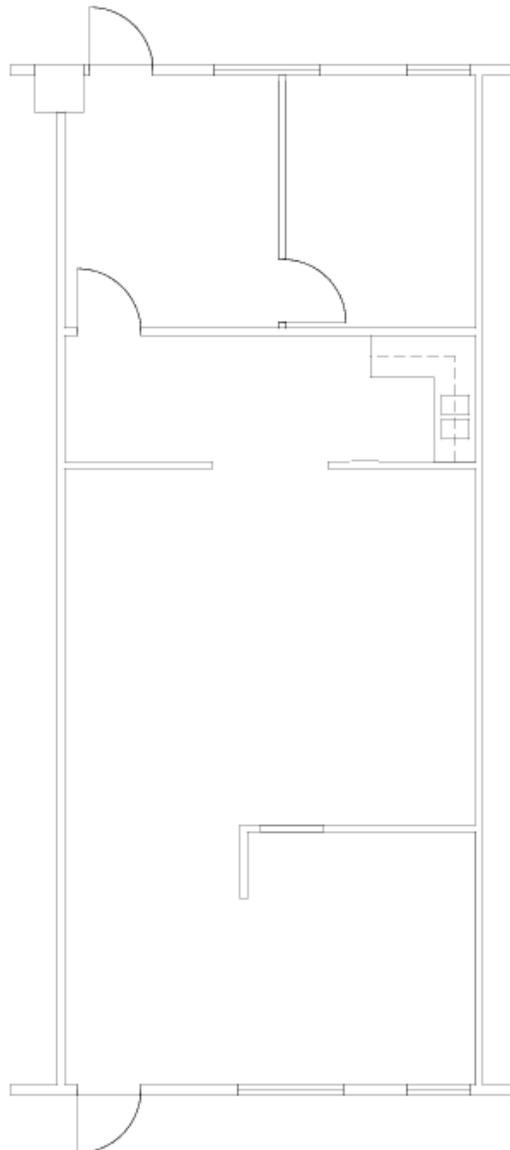
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### Suite B-110/992 SF



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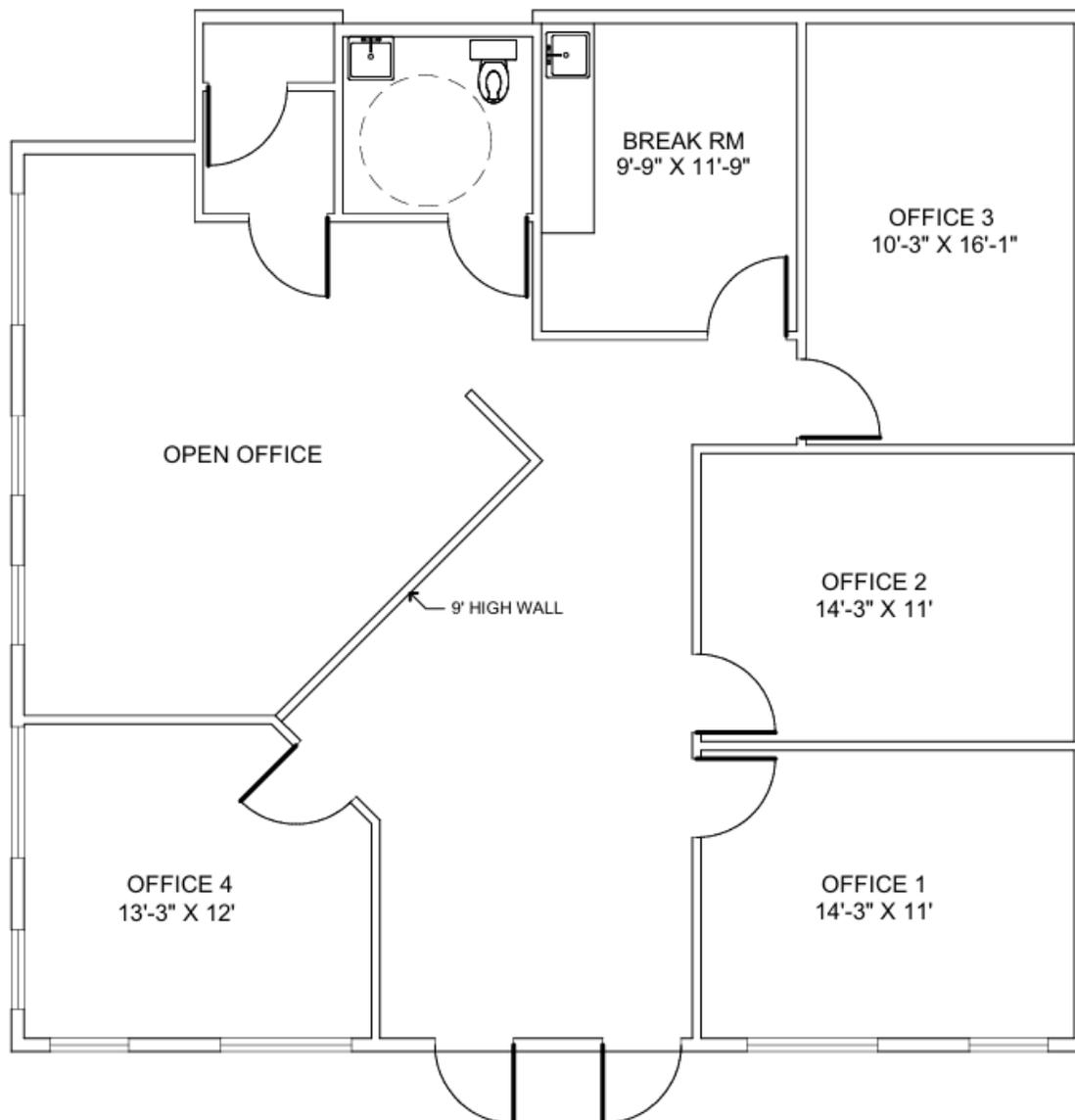
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