CUSHMAN & WAKEFIELD Commerce

FOR LEASE

MARBEYA BUSINESS PARK

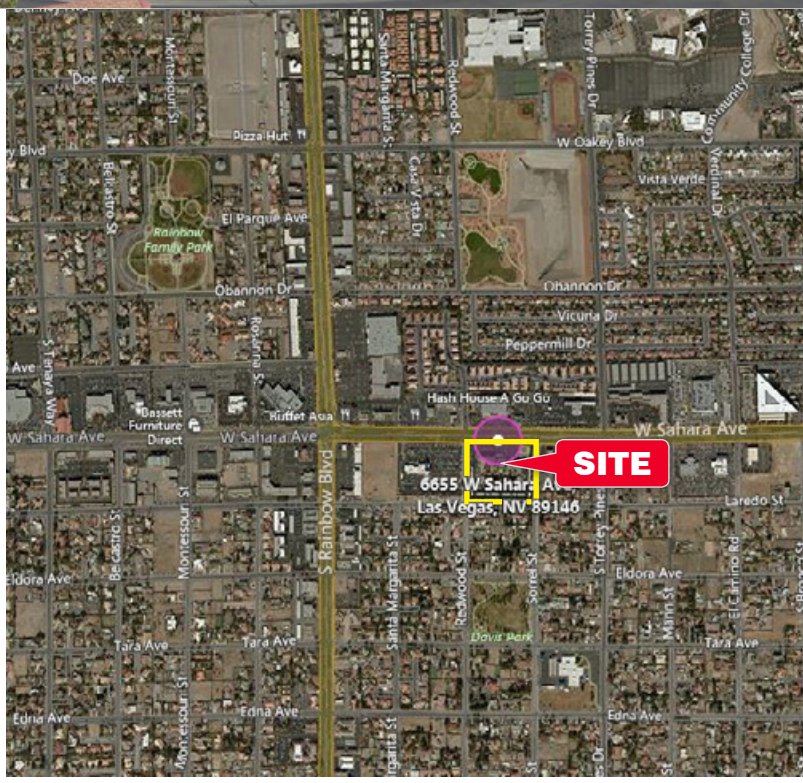
6655 W. SAHARA AVE. / LAS VEGAS, NV 89146



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.

- 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
- Starting rates at $1.15/SF/Month MG



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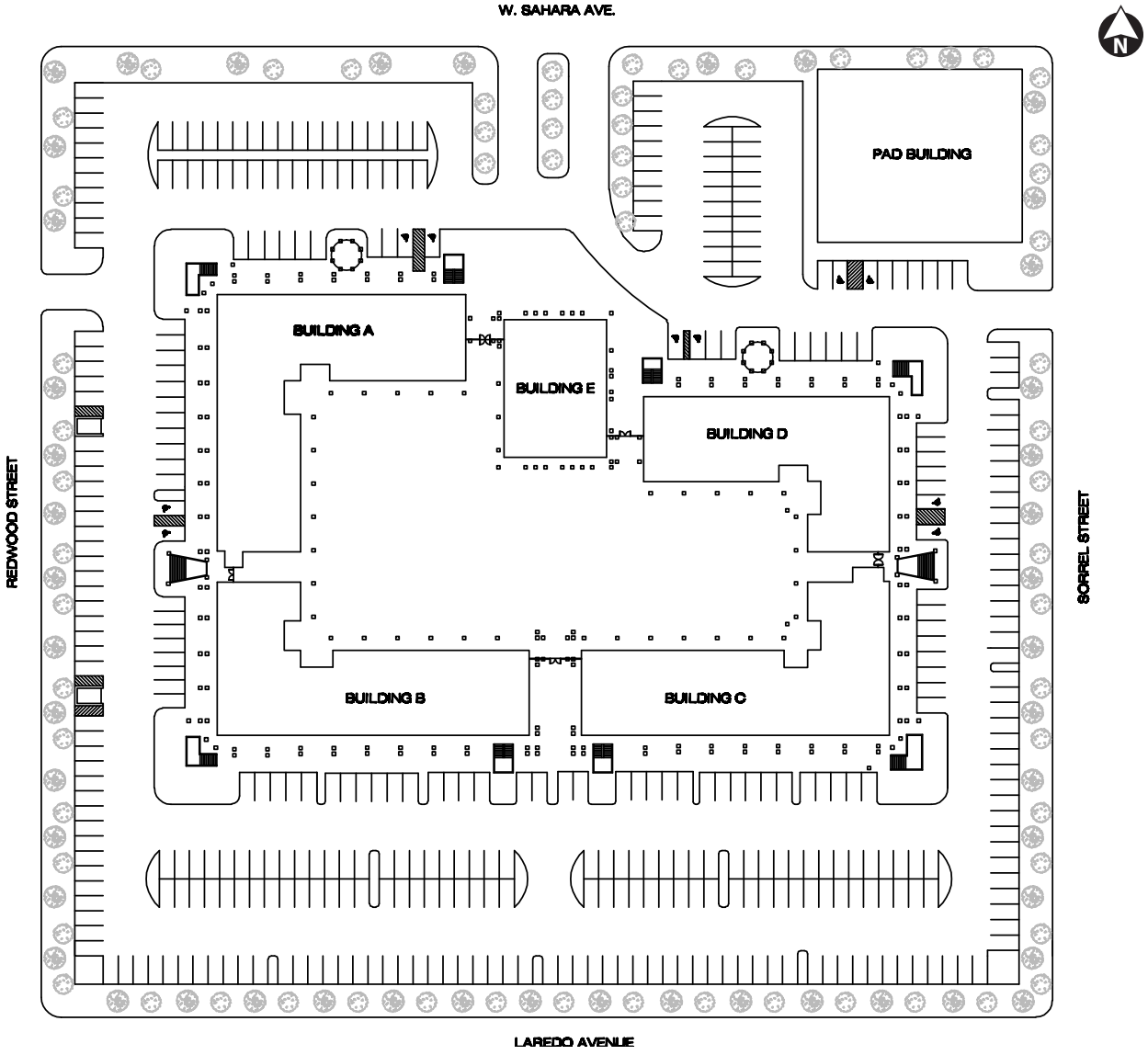
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SUITE	RSF	RATE
A 110	2,414	$1.15/SF/MO MG
A 212	1,247	$1.15/SF/MO MG
C 214	1,719	$1.15/SF/MO MG

SUITE	RSF	RATE
C 216	3,998	$1.15/SF/MO MG
C 214/216	5,717	$1.15/SF/MO MG
D 200	2,522	$1.15/SF/MO MG

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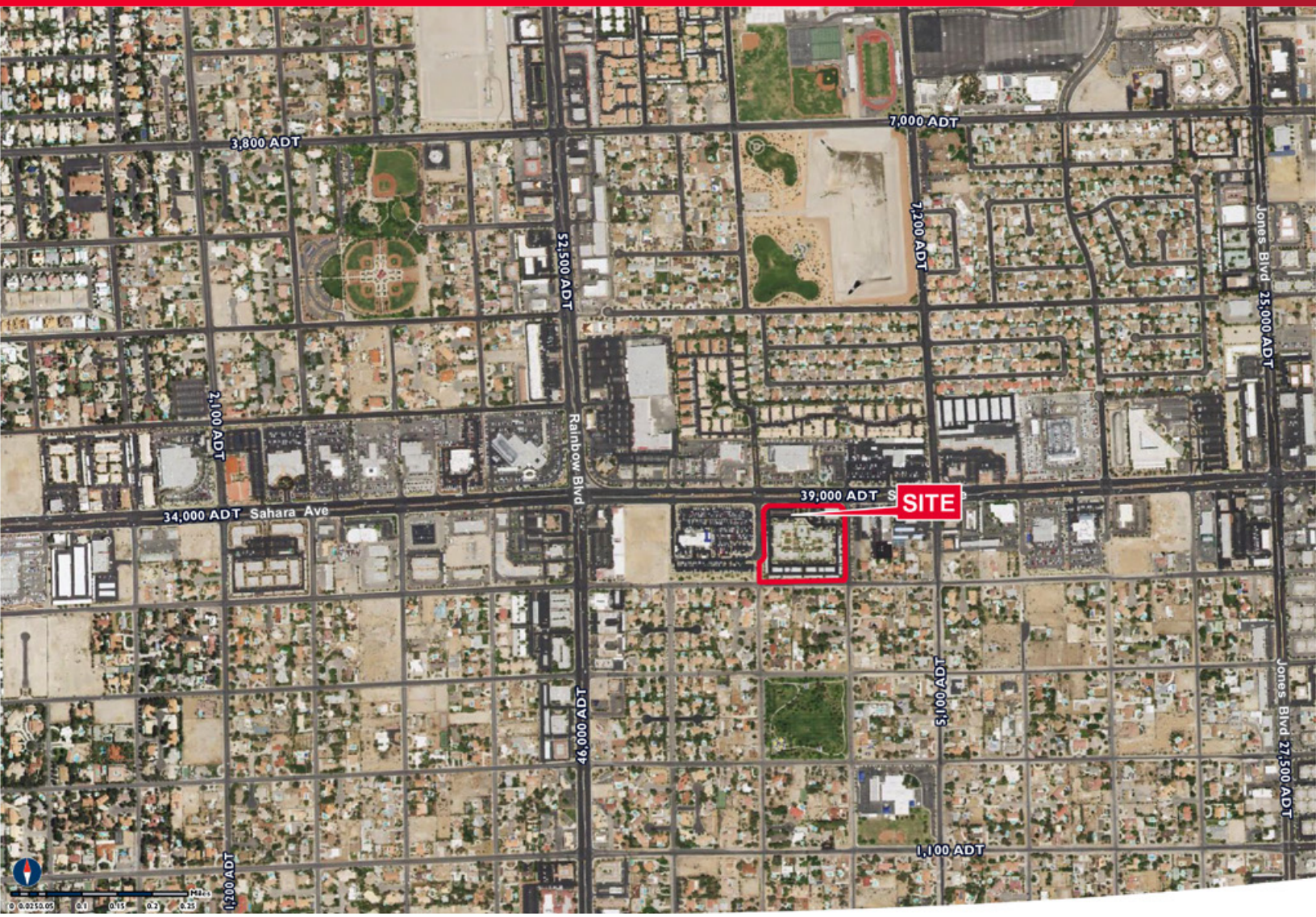
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