



**LA PLAZA BUSINESS CENTER  
4220 S. MARYLAND PKWY.  
LAS VEGAS, NV 89119**



**MICHAEL HILTZ**  
Broker | Owner  
702.300.8524  
michael@sghadvisers.com

**WANDA SHUMAR**  
Broker | Salesperson  
702.525.1734  
wanda@sghadvisers.com

# Professional Office Spaces on a Seven Acre Campus - For Lease

## Property Features

Centrally located near McCarran Airport, Convention Center, the Las Vegas Strip & Downtown Las Vegas. Across from UNLV.

On-Site Property Management & Maintenance

Convenient location to Restaurants, Professional Services & Amenities


Variety of Spaces with Suites Starting at 250 SF

Spaces can be configured to tenant's needs.

4.8 to 1 Parking Ratio with Covered Parking Available

EnergyStar and LEED Silver Certified



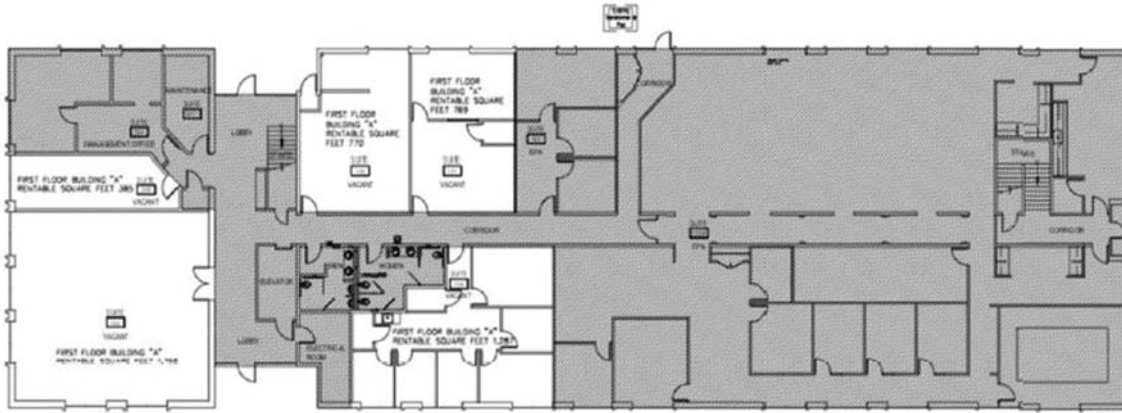


Located on Maryland Parkway just south of Flamingo Rd. La Plaza Business Center has +/- 118,000 SF in four, two-story office buildings with divisibility starting from 250 SF. Energetic onsite management and maintenance ensures systems run efficiently with swift response to any onsite issue. Common area has two restrooms.

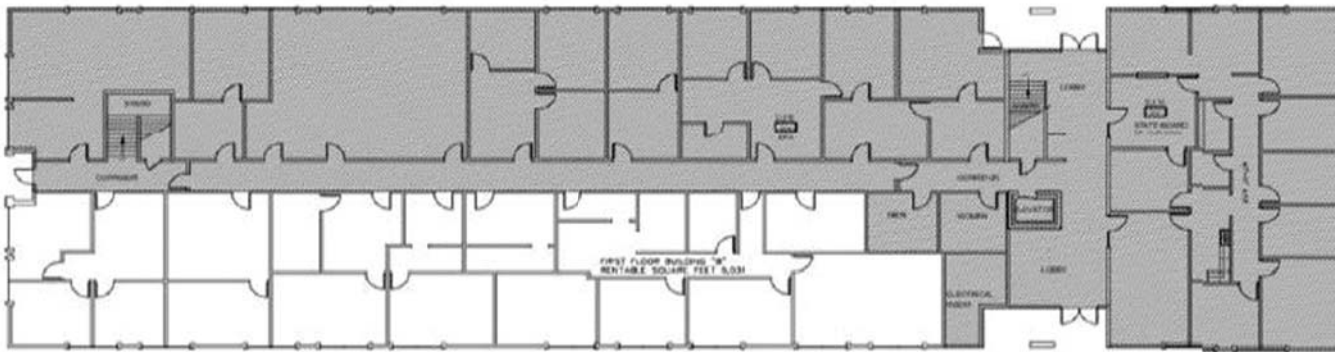
La Plaza Business Center is directly across the street from UNLV. The property is in close proximity to the McCarran International Airport, the Las Vegas Strip, the Convention Center, I-15 and I-215. There is an abundance of amenities in the immediate area.



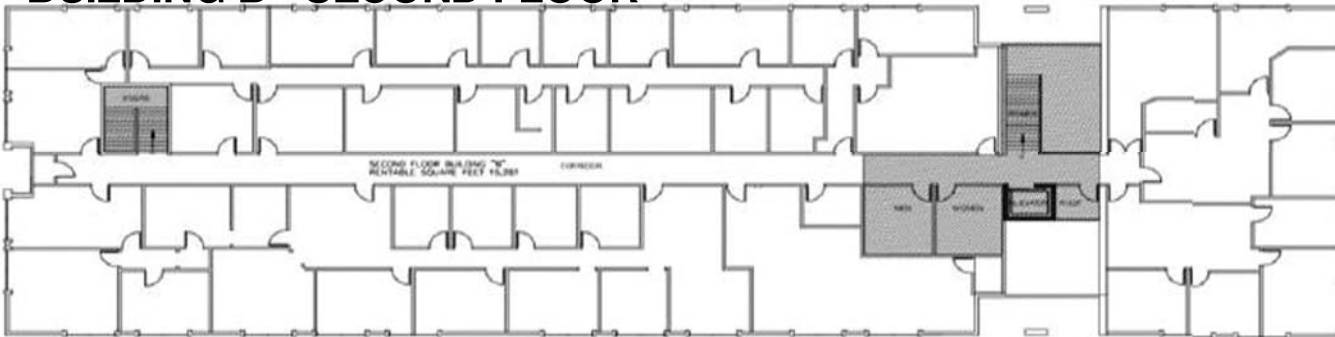
**BUILDING A**



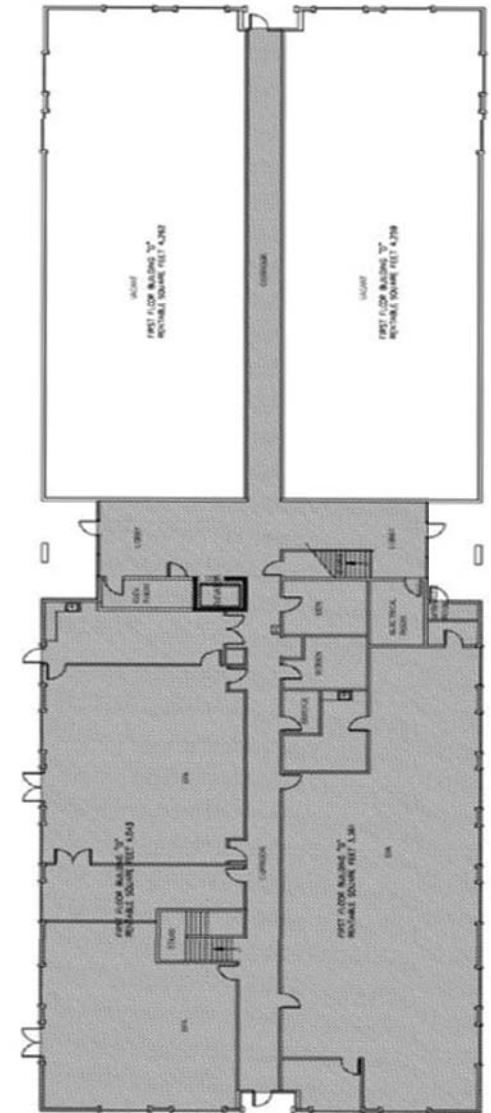
**BUILDING B - FIRST FLOOR**



**BUILDING B - SECOND FLOOR**



**BUILDING D**



# MAP & CONTACT INFORMATION

4220 S. Maryland Pkwy.  
Las Vegas, NV 89119



PRESENTED BY



COMMERCIAL ADVISERS

2270 Corporate Circle, Suite 110  
Henderson, NV 89011

CONTACT

**Michael Hiltz**  
702.300.8524  
michael@sghadvisers.com

**Wanda Shumar**  
702.525.1734  
wanda@sghadvisers.com