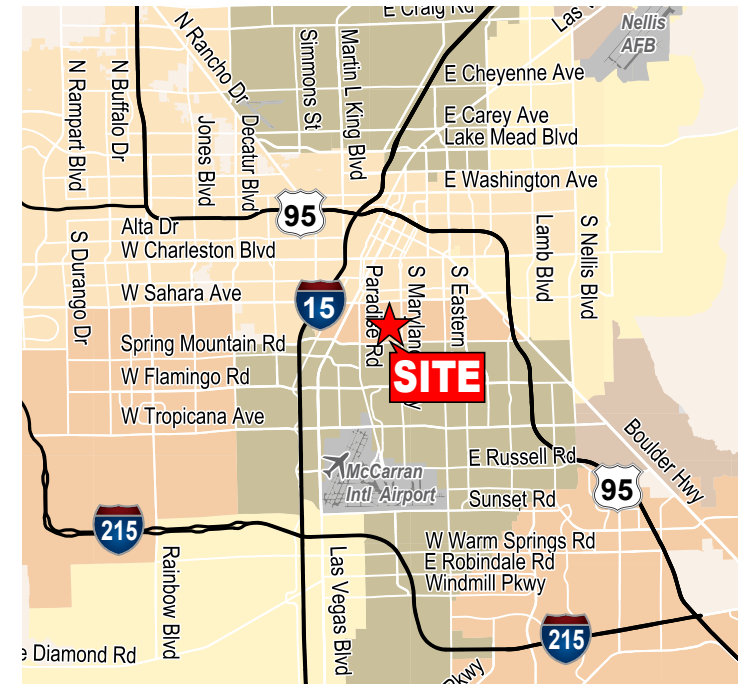




Property Description

The Park at 3900 is a professional office park consisting of 2 two-story office buildings surrounded by luscious landscaping and beautiful courtyards. Situated directly across from the prestigious Hughes Center, this superior central location offers convenient access to the I-15, McCarran International Airport, Las Vegas Convention Center and the famed Las Vegas Strip.



Property Highlights

- Professional office buildings located on Paradise Road just north of Flamingo Road
- Close proximity to Las Vegas Strip, UNLV, McCarran International Airport and I-15
- Competitive lease rates from \$1.70/SF/mo., FSG
- Parking ratio 5:1,000 SF (covered parking: \$35/space/month)
- Various suite sizes available for immediate occupancy
- Negotiable tenant improvement allowance
- Several on-site amenities including Sushi Way, Subway, Jersey Mike's Subs, Tacos & Beer, Citibank, Cleaver Steakhouse & F45 Fitness Facility
- **Exclusive tenant lounge and conference room available**

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Suite 183 2,972 SF		Suite 182 1,986 SF		LEASED	
Suite 185 2,158 SF					
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED
Suite 122 832 SF	Suite 120 827 SF	Suite 114 750 SF	Suite 112 627 SF	LEASED	Suite 100 1,557 SF

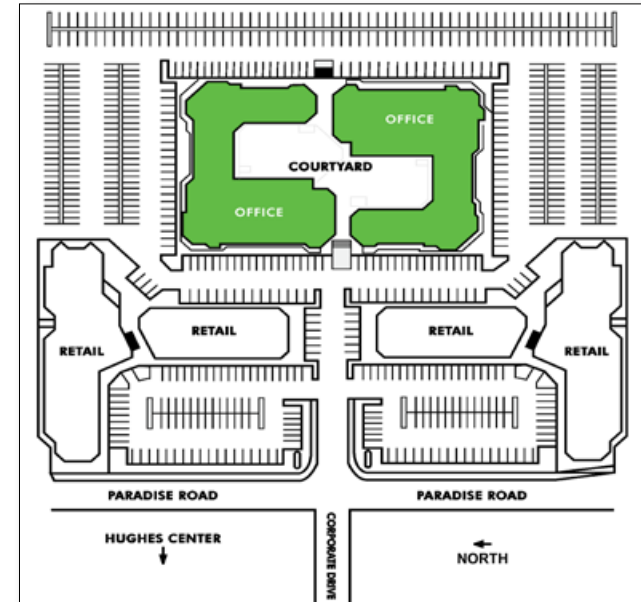
FIRST FLOOR

Suite 285/287 3,541 SF		Suite 283 1,966 SF		LEASED	LEASED
Suite 289 1,220 SF					
Suite 211 1,840 SF		LEASED	LEASED	LEASED	
Suite 222 2,043 SF	Ste. 218 423 SF	LEASED	LEASED	Conference Room	Lounge/Vending

SECOND FLOOR

Suite 151 1,037 SF	LEASED	Suite 156 879 SF	LEASED	LEASED	LEASED	Suite 170 1,263 SF
LEASED	LEASED	Suite 159 616 SF	Suite 161 1,457 SF			
				LEASED		
				LEASED		
LEASED						

Suite 252 1,271 SF	LEASED			LEASED
LEASED	Suite 257 1,511 SF	LEASED	LEASED	
				Suite 235 2,489 SF
LEASED			LEASED	



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