

# DESERT WYNN BUSINESS PARK

3320 - 3390 Wynn Road & 4150 - 4170 Pioneer Road  
Las Vegas, NV 89102

**FOR LEASE**



## PROPERTY HIGHLIGHTS:

- $\pm 1,000$  -  $\pm 2,000$  SF Office spaces available
- Zoning: M-1 (Light Manufacturing)
- Several Parcels: 162-18-503-001, 162-18-503-007, 162-18-503-008, 162-18-503-009, 162-18-502-004
- 2nd Generation upscale office space ready for immediate occupancy
- Short-term leases of 1 year available for qualified tenants
- Office suites are ready for immediate occupancy with a high quality finishes and new carpet
- Fantastic Desert Inn frontage
- No CAM fees!
- 1/2 mile west of I-15 Freeway and the Las Vegas Strip
- Located in the Chinatown district
- **Lease rate:** \$0.99 SF/MG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	$\pm 31,732$	$\pm 154,186$	$\pm 436,837$
Household Income	\$44,304	\$54,127	\$56,469

**MDLGroup**  
*Service You Deserve. People You Trust.*  
5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800 | F 702.388.1010  
www.mdlgroup.com

Offered By:  
**David Bauman, CCIM**  
Senior Advisor  
Lic#: S.0182687  
702.460.7013  
dbauman@mdlgroup.com

**CORFAC**  
International



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FLOOR / SUITE	TOTAL SPACE AVAILABLE	LEASE RATE	TOTAL COST	DATE AVAILABLE
3330 Wynn Road, Suite D	±1,000	\$0.99 SF/MG	\$990/M	Immediately
3340 Wynn Road, Suite A/B	±2,000	\$0.99 SF/MG	\$1,980/M	Immediately
3360 Wynn Road, Suite A/B	±1,600	\$0.99 SF/MG	\$1,584/M	Immediately
3365 Wynn Road, Suite H	±1,000	\$0.99 SF/MG	\$990/M	Immediately
3390 Wynn Road, Suite D	±1,000	\$0.99 SF/MG	\$990/M	Immediately
4150 Pioneer Avenue, Suite C	±1,000	\$0.99 SF/MG	\$990/M	Immediately

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.

  
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