



UNIVERSITY GATEWAY

— 4700 SOUTH MARYLAND PARKWAY | LAS VEGAS, NV 89119 —



PROPERTY HIGHLIGHTS

University Gateway is a mixed-use development located at the northeast corner of Maryland Parkway and Dorothy Avenue. The project consists of professional offices for UNLV, residential studio apartments, a rooftop pool deck, and is shared with UNLV Police Headquarters and a ±820 space parking structure with the majority of spaces for UNLV student and staff parking.



LEASE RATE

\$3.95 - \$4.25 / SF
NNN (\$0.54)



LOCATED

ACROSS FROM
CAMPUS CORE



6 MINUTES FROM
HARRY REID
INTERNATIONAL
AIRPORT



GREAT VISIBILITY

FROM
MARYLAND
PARKWAY



PROFESSIONAL
OFFICES FOR UNLV



AMPLE PARKING

FOR ALL USERS



12 MINUTES FROM
THE LAS VEGAS
STRIP



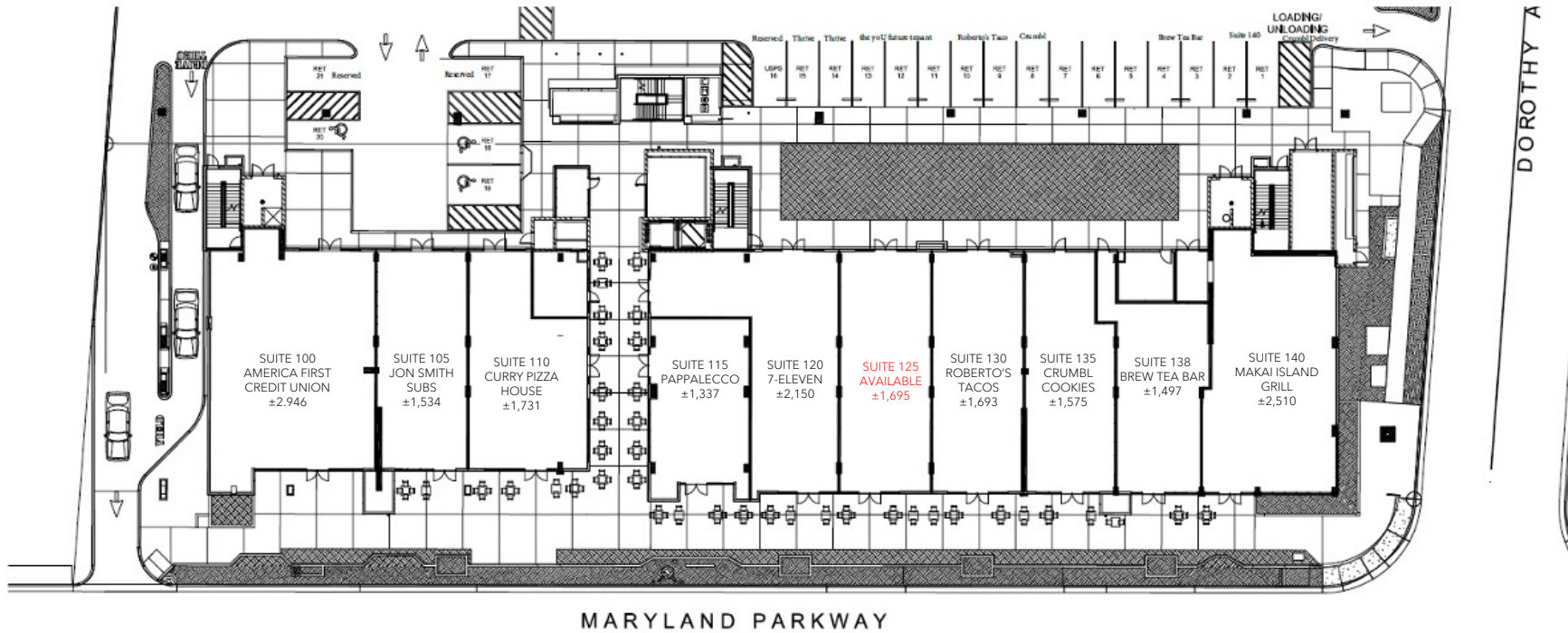
HIGH **TRAFFIC**
CORRIDOR



OUTDOOR DINING
AREAS

UNIVERSITY GATEWAY
 4700 SOUTH MARYLAND PARKWAY, LAS VEGAS, NV 89119

SITE PLAN



FOR MORE INFORMATION,
 PLEASE CONTACT

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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
100	AMERICA FIRST CREDIT UNION	±2,946	125	AVAILABLE	±1,695
105	JON SMITH SUBS	±1,534	130	ROBERTO'S TACO SHOP	±1,693
110	CURRY PIZZA HOUSE	±1,731	135	CRUMBL COOKIES	±1,575
115	PAPPALECCO	±1,337	138	BREW TEA BAR	±1,497
120	7-ELEVEN	±2,150	140	MAKAI ISLAND GRILL	±2,510

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SUITE 125

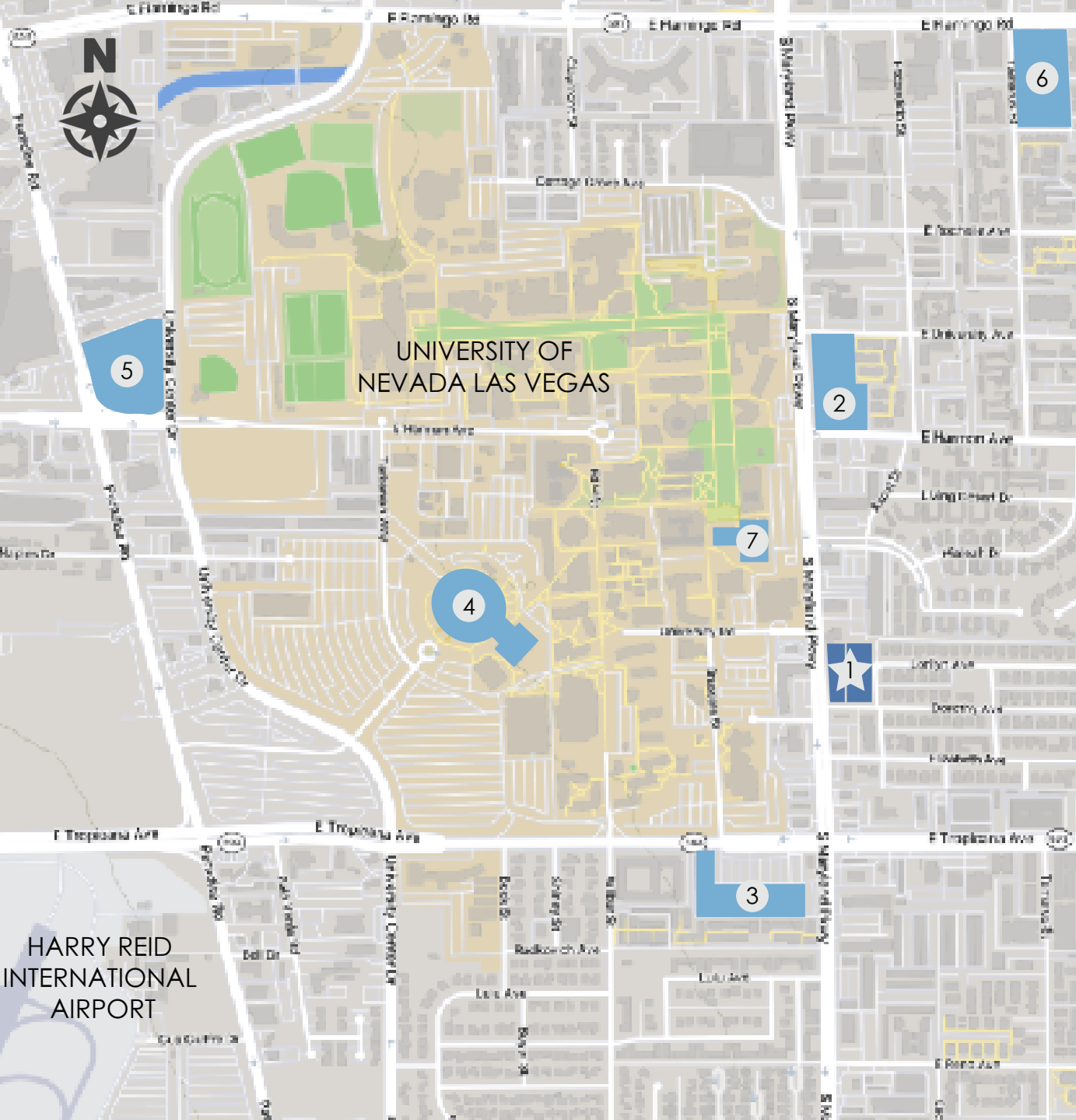
- GREAT VISIBILITY AND FRONTAGE ALONG MARYLAND
- OPEN CONCEPT FLOORPLAN
- LARGE BACK OF HOUSE
- GREASE TRAP
- HOOD
- PREVIOUSLY FULL SERVICE QSR

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University Gateway is located on Maryland Parkway north of Dorothy Avenue across from the University of Nevada, Las Vegas (UNLV). The location offers excellent visibility and is within 6 minutes form Harry Reid International Airport.

- ★ 1 Subject Property
- 2 Campus Village
- 3 Vons Shopping Center
- 4 Thomas & Mack Center
- 5
 - CVS
 - Ferraro's Italian Restaurant & Wine Bar
 - Big Chicken
 - Gangnam Asian BBQ Dining
 - Kaizen Fusion Roll & Sushi
- 6
 - Blueberry Hill
 - Olive Garden
- 7 UNLV Student Union

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