



Sublease Rate:

\$0.85
Price Per Square Foot

Jonathan Park, located near Valley View Boulevard and Sirius Avenue in the central Las Vegas industrial corridor, is a modern industrial complex offering flexible, high-performance space for warehousing, manufacturing, and distribution. The development features concrete tilt-up construction, dock-high and grade-level loading, 28' clear heights, and ESFR fire protection.

With proximity to I-15, the Desert Inn Super Arterial, and the Las Vegas Strip, Jonathan Park provides excellent regional connectivity. Surrounded by a mix of industrial and commercial uses, it's an ideal location for companies seeking accessibility, visibility, and operational efficiency in the heart of Las Vegas.

Square Footage: ± 18,000 sf/suite

Suites: B & D

Office sf: Suite B: ± 1,263 sf
Suite D: ± 702 sf

CAMs: \$0.204

Zoning: M - City of Las Vegas Manufacturing District

Term Length: Through 3/31/2026

Grade Level / Dock Loading Doors: Six (6) 12'x12' - 12'x14'

Clear Height: 28'

Power: 400Amp
120/208V- 3 phase

Sprinklers: Fully fire-sprinklered
at 0.28 GPM

Property Overview

For Sublease Jonathan Park

3311 Meade Ave., Units B & D
Las Vegas, NV



Area Description:

The property is located in the central Las Vegas industrial corridor (ZIP 89102), a well-established commercial zone known for its proximity to major transportation routes and dense business activity. Positioned near Valley View Boulevard, I-15, and the Desert Inn Super Arterial, this area supports a wide range of industrial and commercial uses, including warehousing, distribution, and service-oriented operations. The surrounding environment features a mix of industrial parks, commercial centers, and supporting infrastructure, making it an ideal location for businesses seeking accessibility, operational efficiency, and access to a strong local workforce.

Location and Accessibility:

The property is situated in the central Las Vegas industrial corridor, near the intersection of Valley View Boulevard and Sirius Avenue, within the 89102 ZIP code. This location offers strategic access to key transportation routes, including I-15 and the Desert Inn Super Arterial, making it ideal for businesses requiring efficient regional connectivity and central positioning.

- **Major Roads:** Valley View Boulevard, Sirius Avenue, I-15, & Desert Inn Road.
- **Proximity to Freight Routes:** Excellent access to major freight and commuter corridors, supporting logistics, distribution, and service-based operations.

Demand and Activity:

The central Las Vegas industrial corridor, including the 89102 ZIP code, is experiencing steady demand driven by the evolving needs of logistics, warehousing, and service-based industries. This demand is supported by the property's strategic location and the area's established infrastructure.

- **Growth in e-commerce** continues to fuel the need for last-mile delivery and fulfillment centers.
- **Expansion of logistics** and light industrial operations is increasing activity in the central submarket.
- **Competitive lease rates** and adaptable building features attract a wide range of tenants.

These factors make 3311 Meade Ave. a compelling option for companies seeking a central, accessible, and cost-effective location in the Las Vegas market.

Transportation Links:

3311 Meade Ave. offers excellent connectivity and infrastructure to support logistics and industrial operations in the heart of Las Vegas.

- **Freeways:** Direct access to I-15, US-95, and I-215 (Bruce Woodbury Beltway) for efficient regional and interstate transportation.
- **Truck Access:** Ample truck maneuvering space designed for heavy logistics and distribution activity.
- **Power & Infrastructure:** Equipped with 3-phase power, ESFR sprinkler systems, and clear heights up to 28', meeting modern industrial standards.

**AVISON
YOUNG**

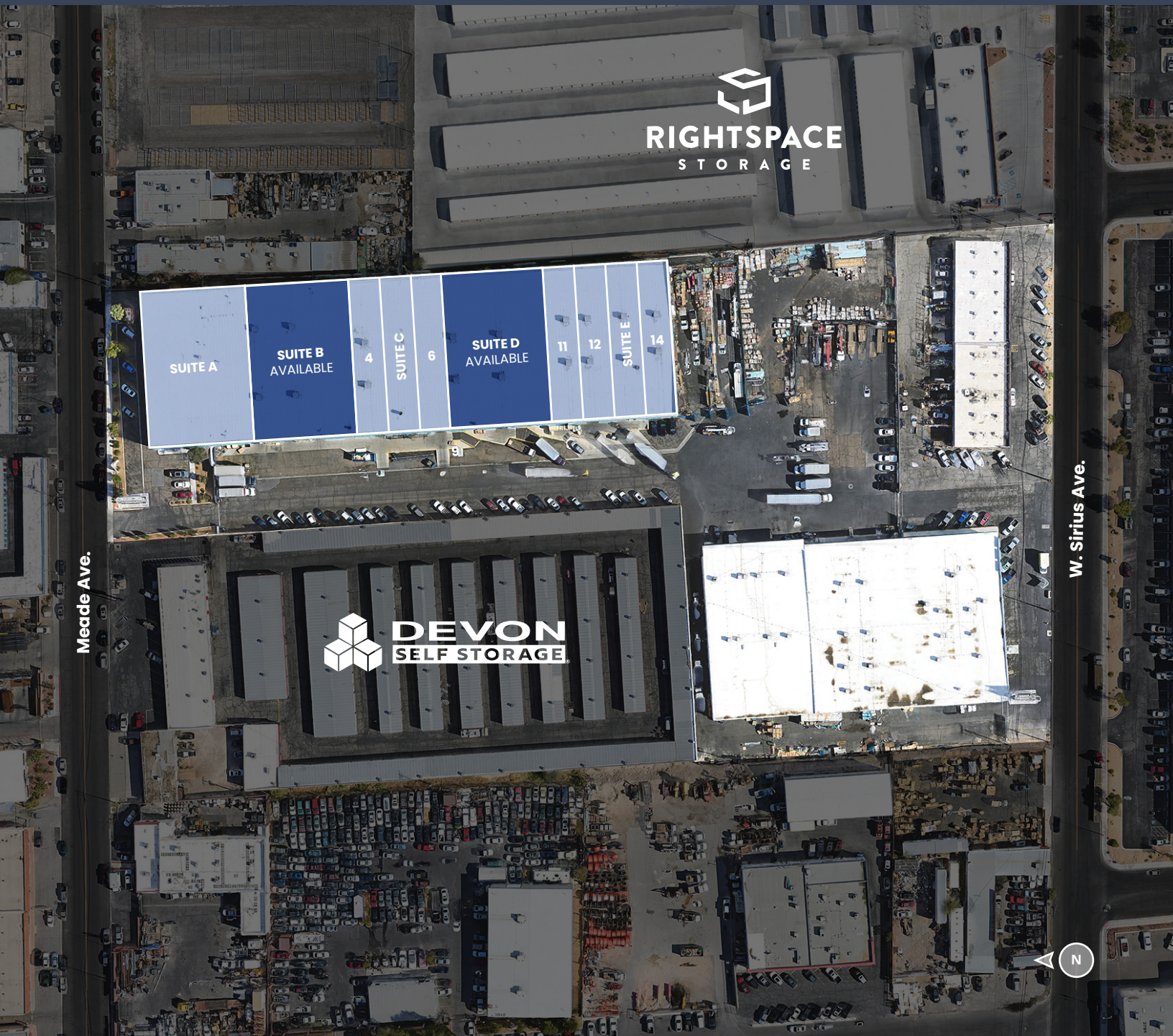
10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 **Fax:** 702.475.7545

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

Site Plan

For Sublease Jonathan Park

3311 Meade Ave., Units B & D
Las Vegas, NV



**AVISON
YOUNG**

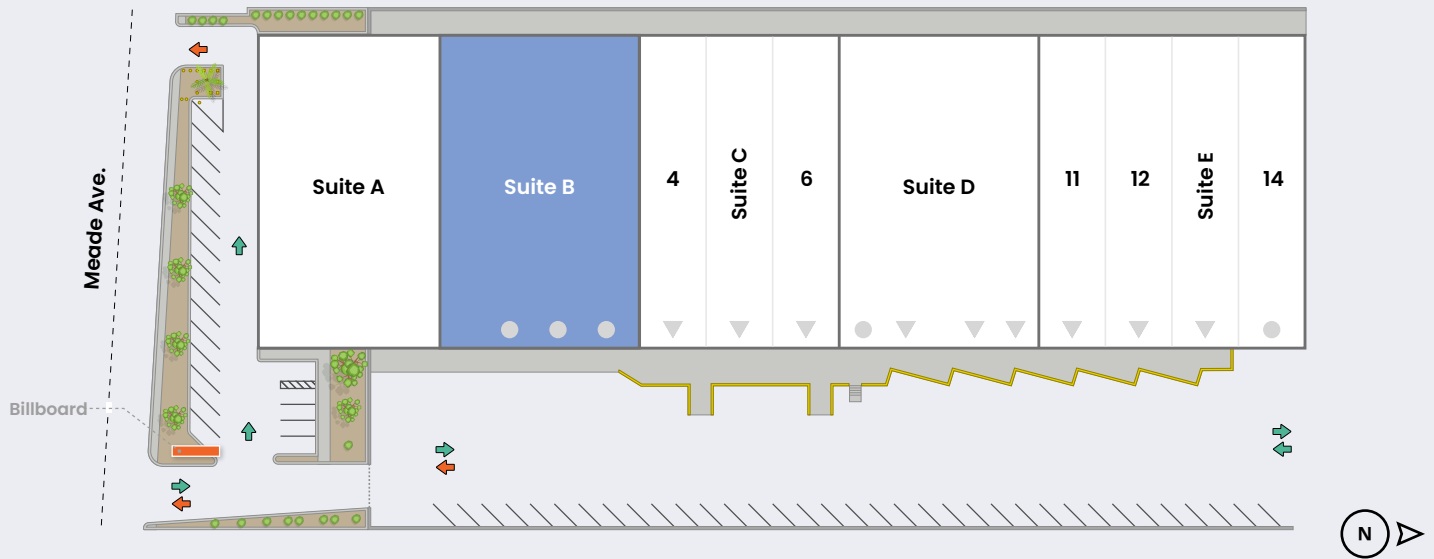
10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 **Fax:** 702.475.7545

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

Suite B: ± 18,000 SF

For Sublease Jonathan Park

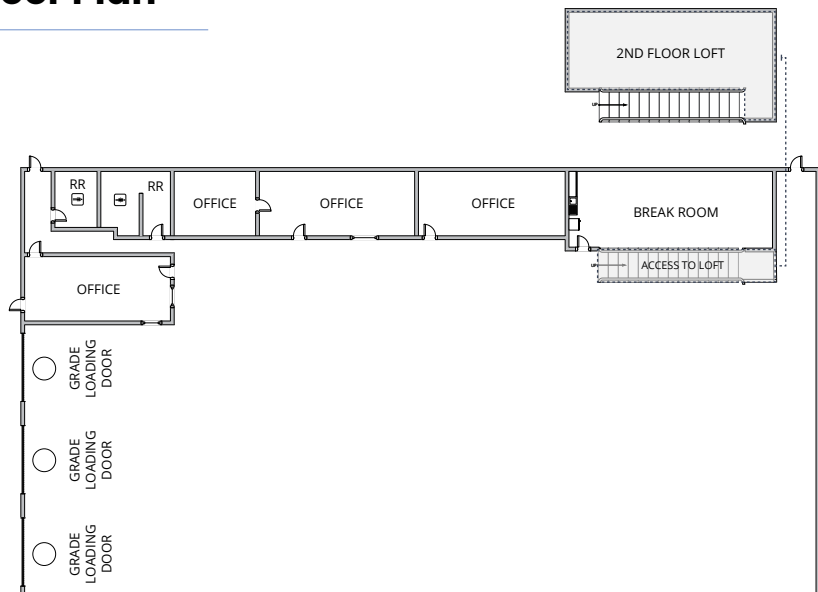
3311 Meade Ave., Units B & D
Las Vegas, NV



Unit Features

- Clear height - 28'
- Office sf: ±1,263 sf
 - Office 1 - 31' X 17' (±527 sf)
 - Office 2 - 15.5' X 13' (±202 sf)
 - Office 3 - 18' X 13' (±234 sf)
 - Office 4 - 15' X 20' (±300 sf)
- Break room - 36' X 24'
- Warehouse - 100' X 150'
- Loft - 25' X 36'
- Three (3) Grade Loading Doors:
 - One (1) 12' X 14'
 - Two (2) 12' X 12'

Floor Plan



**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 **Fax:** 702.475.7545

Suite B: Property Photos

For Sublease Jonathan Park

3311 Meade Ave., Units B & D
Las Vegas, NV



**AVISON
YOUNG**

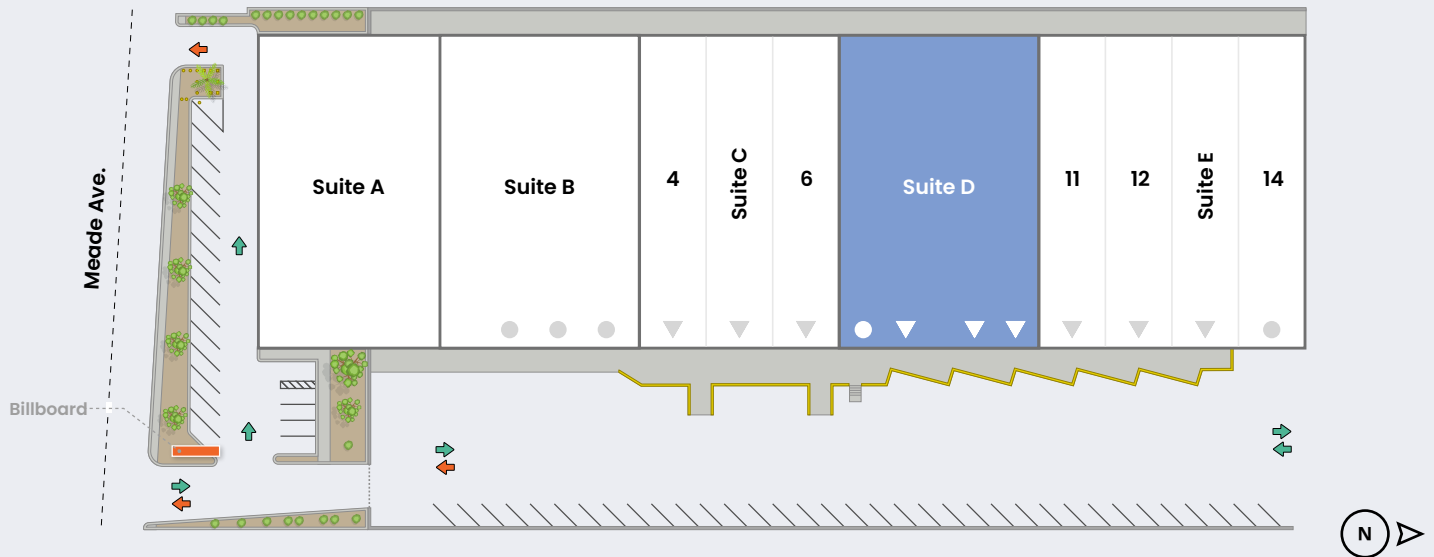
10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 **Fax:** 702.475.7545

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

Suite D: ± 18,000 SF

For Sublease
Jonathan Park

3311 Meade Ave., Units B & D
Las Vegas, NV



Unit Features

- Clear height - 28'
- Office sf: ±702 sf
 - Office - 15.5' X 24' (±372 sf)
 - Private office (X2) - 15' X 11' (±165 sf/suite)
- Warehouse - 120' X 150'
- Drive-In Door:
 - One (1) 12' X 12'
- Dock Doors:
 - One (1) 12' X 14'
 - Two (2) obstructed 12' X 12'

Floor Plan



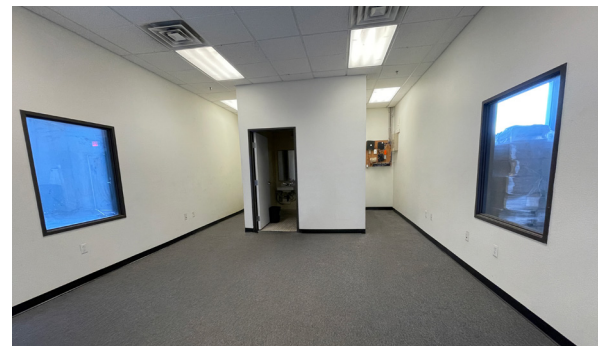
**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 **Fax:** 702.475.7545

Suite D: Property Photos

For Sublease Jonathan Park

3311 Meade Ave., Units B & D
Las Vegas, NV



**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 **Fax:** 702.475.7545

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

Demographics

For Sublease Jonathan Park

3311 Meade Ave., Units B & D
Las Vegas, NV

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	22,224	158,949	459,140
2030 Projected Population	21,601	155,810	456,092
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.1%
2025 Estimated Households	8,921	73,269	190,395
2030 Projected Households	8,782	72,612	191,329
2025 Est. Median Age	35.7	38.4	37.3

Household Income

2025 Est. Average Household Income	\$70,951	\$85,429	\$81,924
2025 Est. Median Household Income	\$54,301	\$59,926	\$60,185

Education

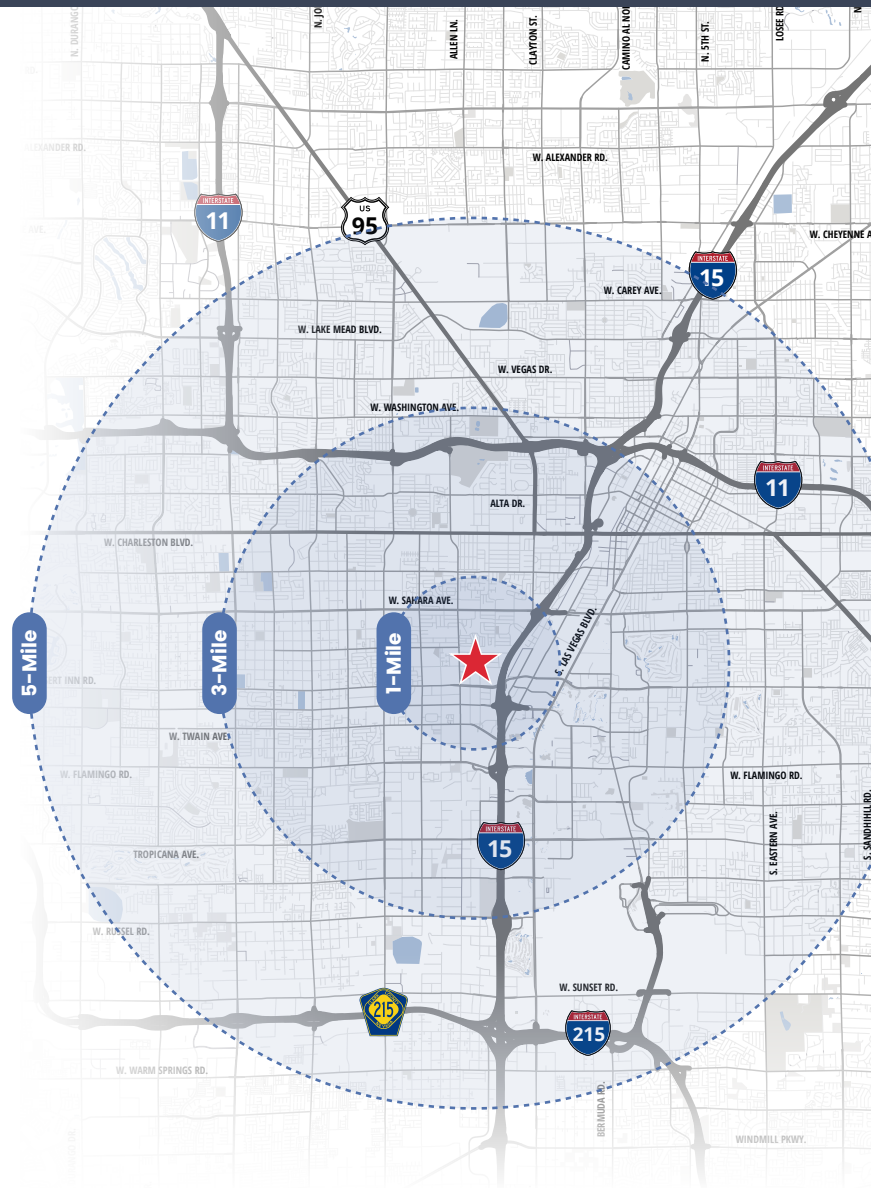
2025 Est. Some College	19.7%	21.6%	21.7%
2025 Est. Bachelor Degree Only	11.0%	15.2%	14.2%

Workforce

2025 White Collar Workers	39.3%	47.6%	46.7%
2025 Blue Collar Workers	60.7%	52.4%	53.3%

Housing

2025 Est. Owner-Occupied	23.0%	25.6%	31.4%
2025 Est. Renter-Occupied	70.3%	65.8%	61.4%



**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 **Fax:** 702.475.7545

Chris Lexis, SIOR

Principal
+1 702 637 7580
chris.lexis@avisonyoung.com
NV Lic. #: S.062998.LLC

Joe Leavitt, SIOR

Principal
+1 702 637 7577
joe.leavitt@avisonyoung.com
NV Lic. #: S.062543.LLC

James Griffiths, SIOR

Principal
+1 702 637 7718
james.griffiths@avisonyoung.com
NV Lic. #: S.170947

Ryan Mote

Associate
+1 702 340 0641
ryan.mote@avisonyoung.com
NV Lic. #: S.183543

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.