



Est. 1987

CAMBRIDGE GROUP LTD

ALEXANDER SQUARE

3940 N MLK BLVD. & 1445 W ALEXANDER ST. NORTH LAS VEGAS 89032



Alexander Square at 3940 N. Martin Luther King Blvd offers a well-positioned neighborhood retail and office opportunity in the growing North Las Vegas submarket. The multi-building center sits on approximately 4 acres at the signalized intersection of Martin Luther King Blvd and Alexander Road, providing strong visibility and convenient access for tenants and customers. Surrounded by dense residential neighborhoods and daily-need retail, the property benefits from consistent local traffic and a diverse mix of service, medical, and retail users. Suite C107 offers an opportunity for the Tenant to be creative and create the space that works best for their use. The unit is currently in Grell shell condition, Landlord will contribute to the buildout for qualified tenants.

LOCATION: 1445 W ALEXANDER
CROSS STREETS: MLK BLVD & ALEXANDER ST
PROPERTY TYPE: RETAIL/OFFICE SHOPPING CENTER
ZONING DESCRIPTION: PLANNED UNIT DEVELOPMENT (PUD)

HIGHLIGHTS:

- AMPLE PARKING
- HIGH TRAFFIC COUNTS
- DIVERSE TENANT MIX
- OPEN LAYOUT
- GREY SHELL
- LANDLORD TO CONTRIBUTE TO BUILDOUT



AVAILABLE SPACES:

1445 W Alexander
Suite #: C107
Lease Rate: \$1.25/SF
Lease Type: NNN (.47/sf)
Size: 2,245 +/- SF

FOR MORE INFORMATION:

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