

SUNSET PROFESSIONAL OFFICES

Medical Offices - FOR LEASE

2,670sf & 5,173sf Available



PRESENTED BY:

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IREPLV, LLC
Commercial Real Estate
Brokerage • Development • Property Management





PROPERTY

7150 W. Sunset Road is a +/- 31,024 SF multi-tenant medical office building that was constructed in 2008. The property is located in the thriving Southwest medical corridor of Las Vegas, Nevada, and sits on 2.14 acres of land. The construction is a non-combustible masonry and has ample parking for medical uses.

The property is occupied by Las Vegas Urology, Las Vegas Prostate Cancer Center and Bregman Foot & Ankle. There are two vacant spaces of 2,670 sq. ft. and 5,173 sq. ft.

LOCATION

The property is strategically located in the South West Las Vegas Submarket immediately off the 215 Beltway within a couple of miles of three major acute care hospitals:

- Dignity San Martin Hospital
- UHS Spring Valley Hospital
- HCA Southern Hills Hospital.

Nearby Business Services Include: Wells Fargo, Wal-Mart, Starbuck Coffee, plentiful restaurants, shopping and more. The location is highly desirable because of easy 215 Beltway access at Rainbow Blvd.

SUNSET PROFESSIONAL OFFICES
7150 W. Sunset Rd, Las Vegas, NV 89113



AERIAL MAP



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PROPERTY DESCRIPTION

Asking Price: \$0.75 (intro rate) PSF NNN

TI Allowance: Negotiable

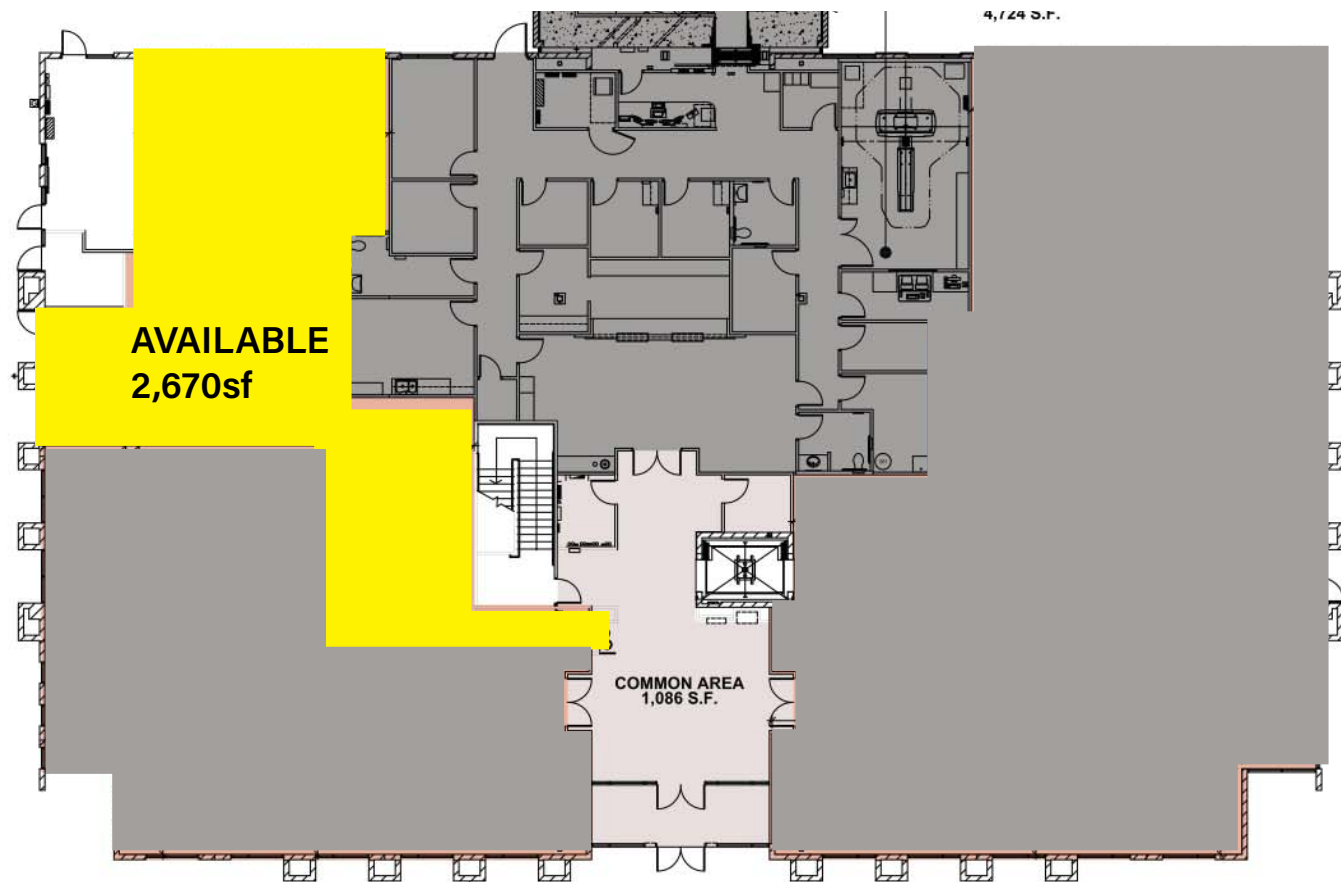
Total Square Footage: +/- 31,876sf

Year Built: 2008

Parcel Numbers: 163-34-801-015

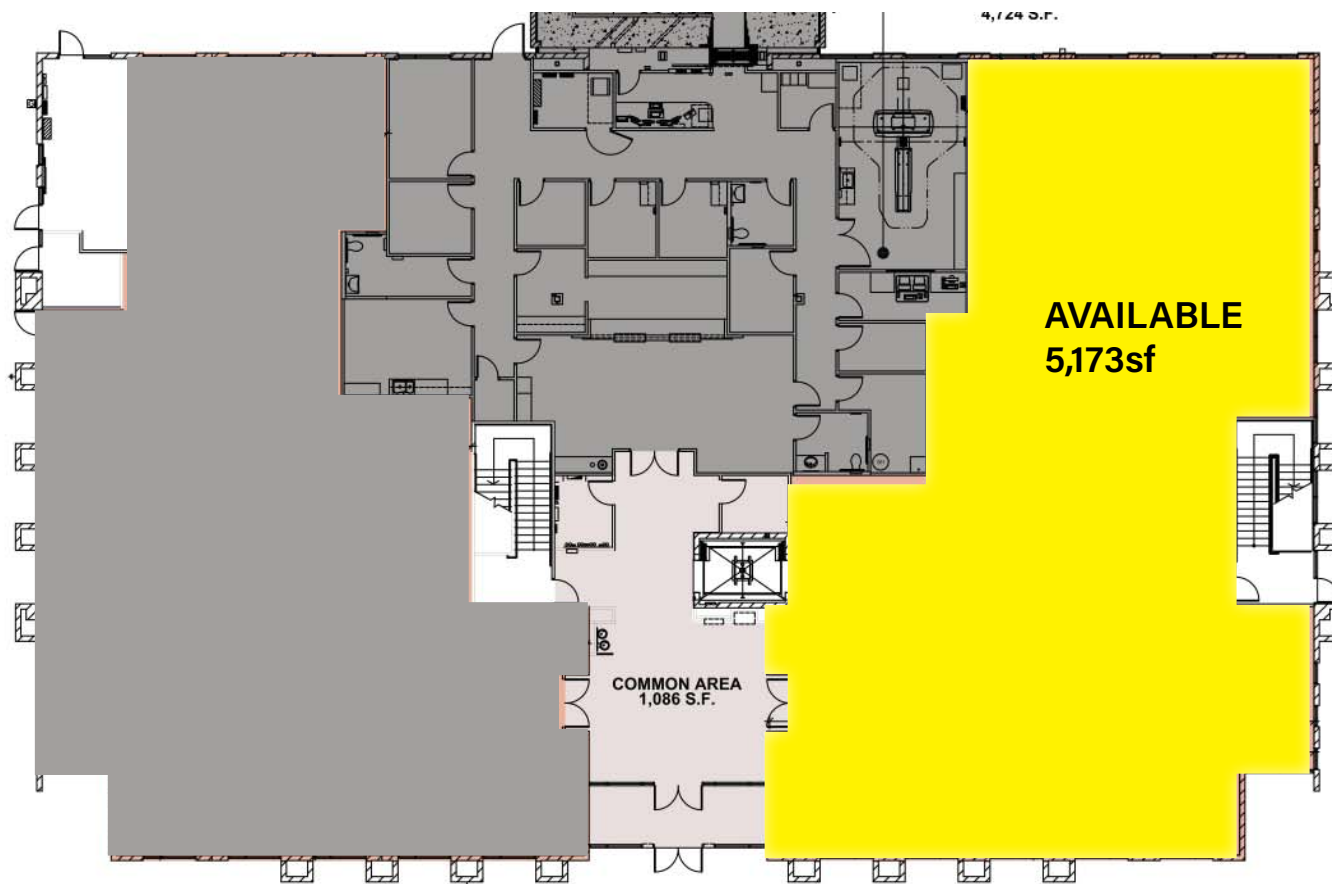


1st Floor Space: +/- 2,670sf



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1st Floor Space: +/- 5,173sf





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