

PECOS COMMONS

62 North Pecos Road
Henderson, NV 89074

FOR LEASE



PROPERTY HIGHLIGHTS:

- ±1,582 SF Medical office space available with possible expansion
- For lease: \$0.99 - \$1.27 SF/M NNN
- CAM's: \$0.36 SF/M
- Zoning: CN (Neighborhood Commercial)
- Three tenant medical office building
- Building has fantastic direct frontage along Pecos Road
- New paint and flooring allowance available
- Fantastic layout or medical or professional use
- Excellent frontage and exposure along Pecos Road
- Approximately 1/4 miles north from 215 Beltway



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

David Bauman

Associate
702.460.7013
dbauman@mdlgroup.com

www.mdlgroup.com



PECOS COMMONS

62 North Pecos Road
Henderson, NV 89074

FOR LEASE



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 The Property, Units and/or Rates may be withdrawn and/or changed without notice.



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

David Bauman
Associate
702.460.7013
dbauman@mdlgroup.com

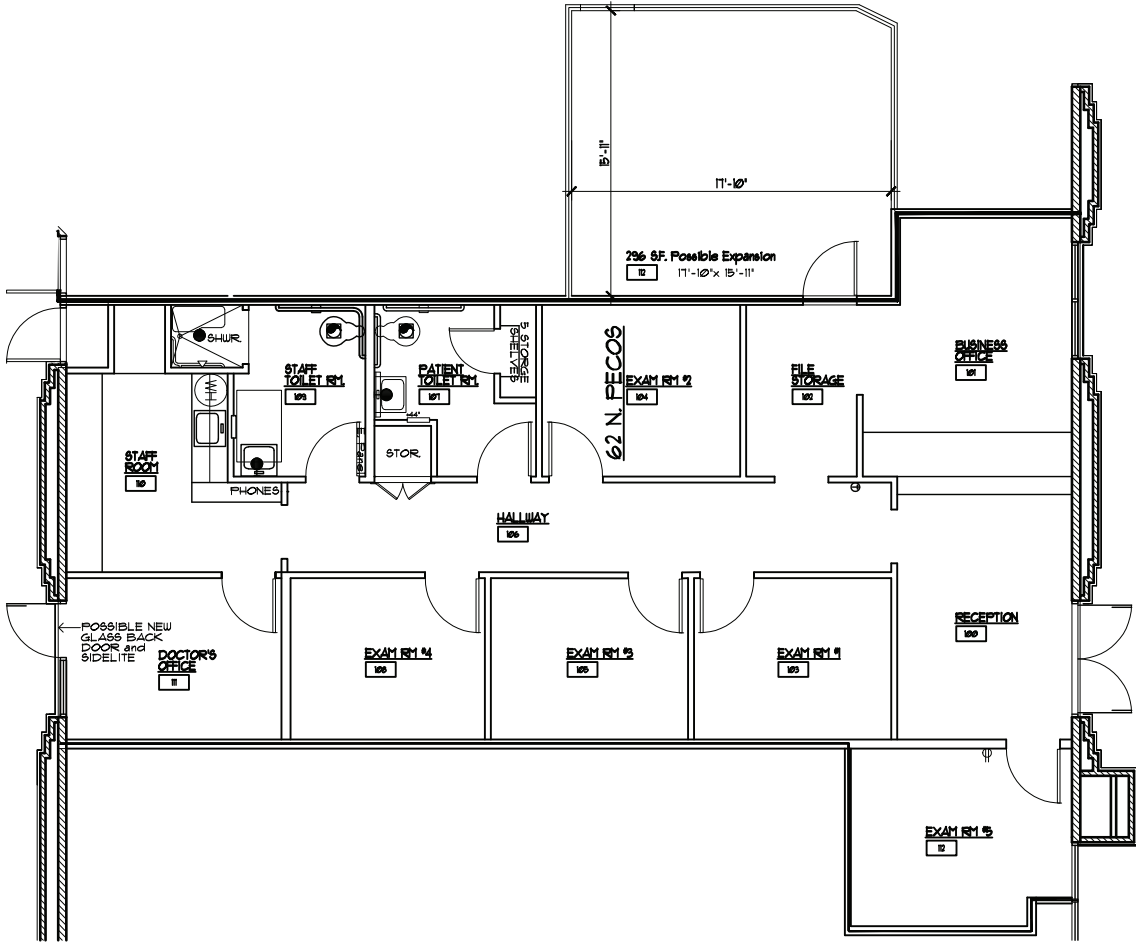
www.mdlgroup.com



PECOS COMMONS

62 North Pecos Road
Henderson, NV 89074

FOR LEASE



*Floor plan not to scale. For marketing purposes only.

Property Highlights:

Suite #:	B
Total Sq. Ft.:	±1,582
Lease Rate:	\$1.27 \$0.99 SF/M NNN
CAM's:	\$0.36 SF/M

**Teaser rate at \$0.99 SF for the first 6 months for qualified tenants.*



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

David Bauman
Associate
702.460.7013
dbauman@mdlgroup.com

www.mdlgroup.com



PECOS COMMONS

62 North Pecos Road
Henderson, NV 89074

FOR LEASE



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010

Service You Deserve. People You Trust.

David Bauman

Associate
702.460.7013
dbauman@mdlgroup.com

www.mdlgroup.com

