

POTENTIAL MEDICAL

FOR LEASE

8685 W. SAHARA AVE • UNIT 180
OFFICE / MEDICAL OFFICE

Las Vegas, NV 89117

HIGHLIGHTS

- Located in Lake Sahara Plaza
- 2,538 SF Office
- Heavy Drive by Traffic
- Dense Residential
- Sinks in some Offices
- Potential Medical, Med Spa, Surgery Center

Lease Rate: **\$1.75 /SF/Mo NNN**

Size: 2,538 SF

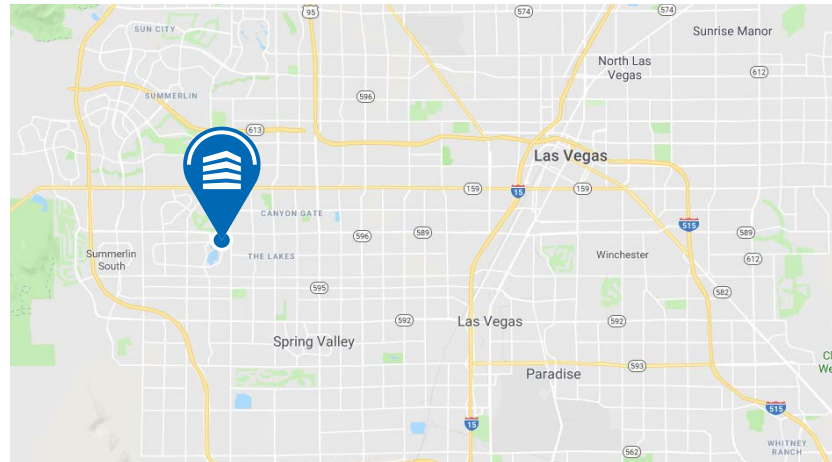
NNN: \$0.38 per SF per Mo

Occupancy: Availability in 30 Days

Year Built: 1999

Property Type: Office

Property Sub-type: Medical



Located within The Lake Sahara Plaza. This Executive Office is Situated in a Professional Office Complex and is Conveniently placed in the Busy Sahara Corridor Near Durango Drive. The Immediate Area Offers Financial and Medical Services, Retail and Restaurants.

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

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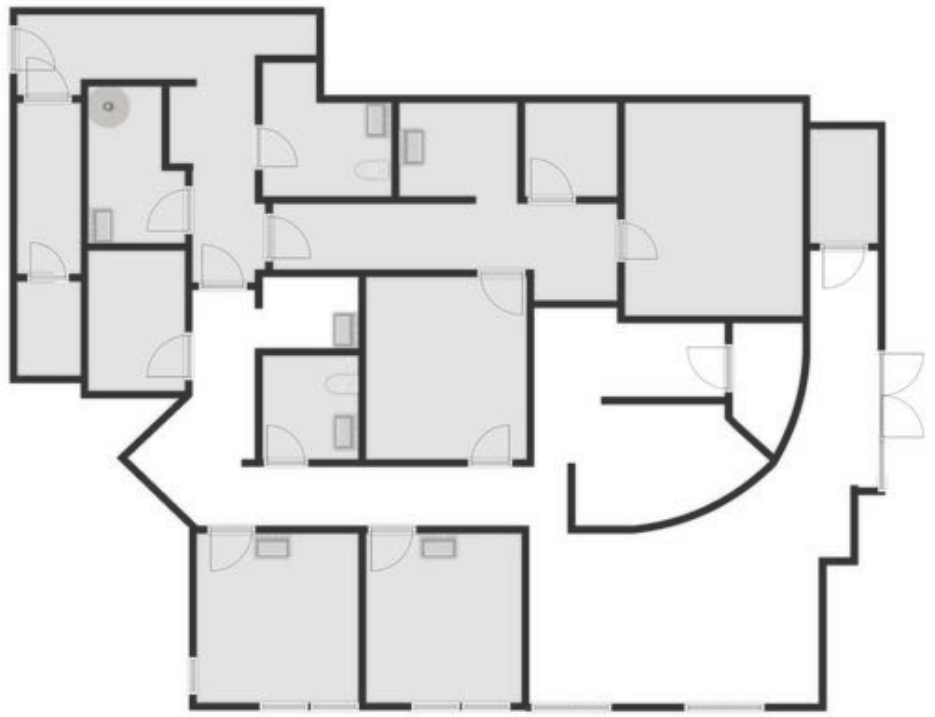
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NORTHCAP
COMMERCIAL

FLOOR PLAN

Suite #180



**Approximate floor plan, NOT to scale*

AERIAL OVERVIEW



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