

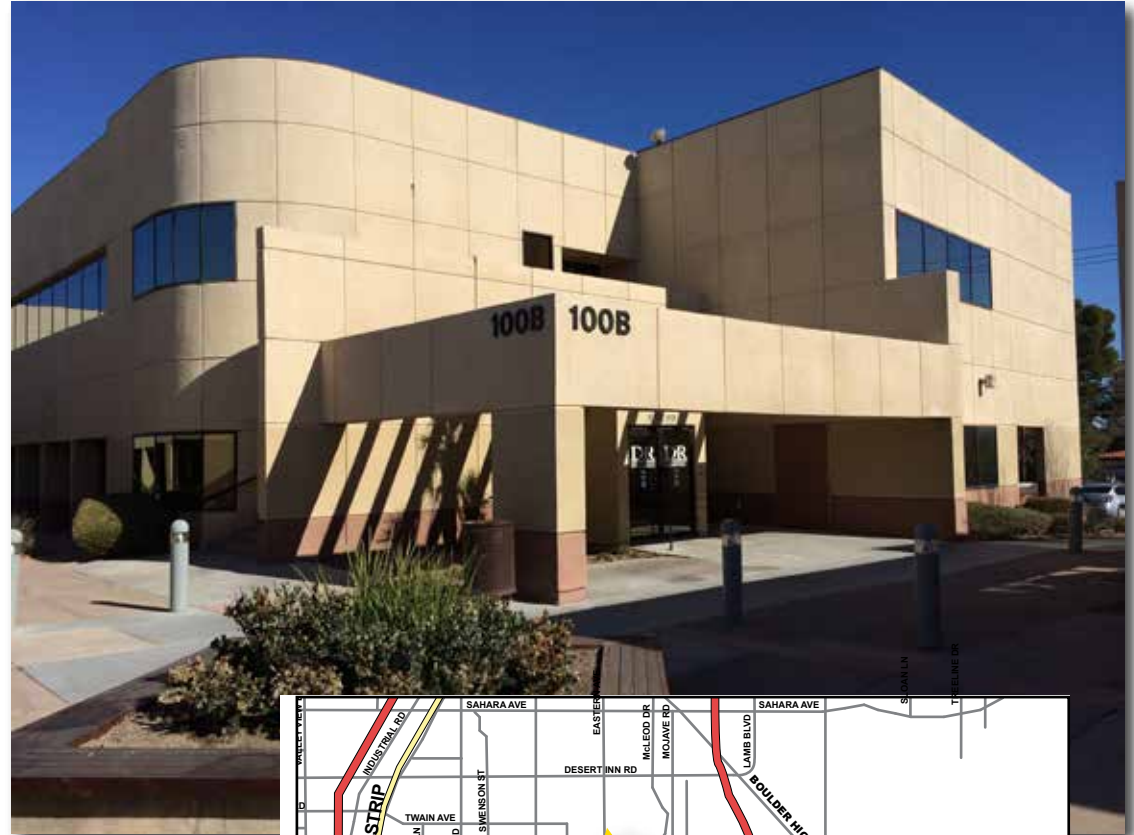
# For Lease

3920-3950 S. Eastern Avenue, Las Vegas, NV 89169



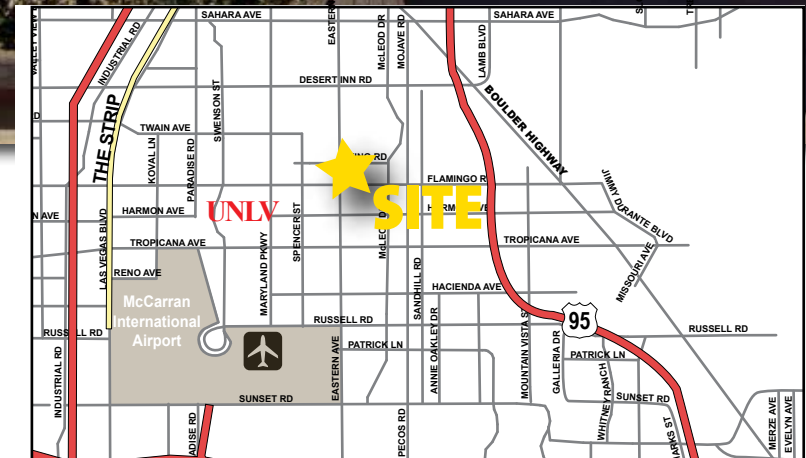
## Property Description

Eastern Courtyard is an architecturally beautiful +/-52,000 sqft multi-tenant medical office complex located on the signalized corner of Viking and Eastern. The property is ideal for medical users as they will create a synergy with the current tenants (Desert Radiologists, Comprehensive Cancer Centers, and Sleep Study), it is located between Sunrise and Desert Springs Hospital, enjoys tremendous visibility along Eastern, and receives the attention of 88,000 cars daily.



## Property Highlights

- Near Desert Springs and Sunrise Hospital
- Great Street Visibility Along Eastern Avenue
- Built Out Medical
- Aesthetically Pleasing Architecture
- Aggressive Ownership
- 88,000 Cars Daily
- Well Maintained
- Units from ±2,880 - ±7,100 SF Available
- Lease Rate: \$1.00 Modified Gross
- Tenant Improvements Negotiable



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## Suites Available

- 3920 - #130 - 2,880 SF Medical
- 3940 - Entire Building - 7,100 SF - Medical

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