

This is a four-story mixed use medical building with residential units located in the Las Vegas Medical District across from Valley and UMC Hospital Campuses. The building is just off W. Charleston Blvd on Shadow Ln. With easy access to I-15, I-95, Downtown and "The Strip", this is the perfect location for a medical Professional.

**701 Shadow Ln
Las Vegas, NV 89106**

BUILDING DETAILS

- | 3 story professional medical office
- | Up to 10,843 SF available
- | 6 to 1 parking ratio
- | Available immediately
- | Across from UMC and Valley Hospital Campuses
- | Adjacent to future site of UNLV School of Medicine Campus



CORNERSTONE

COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE CONTACT

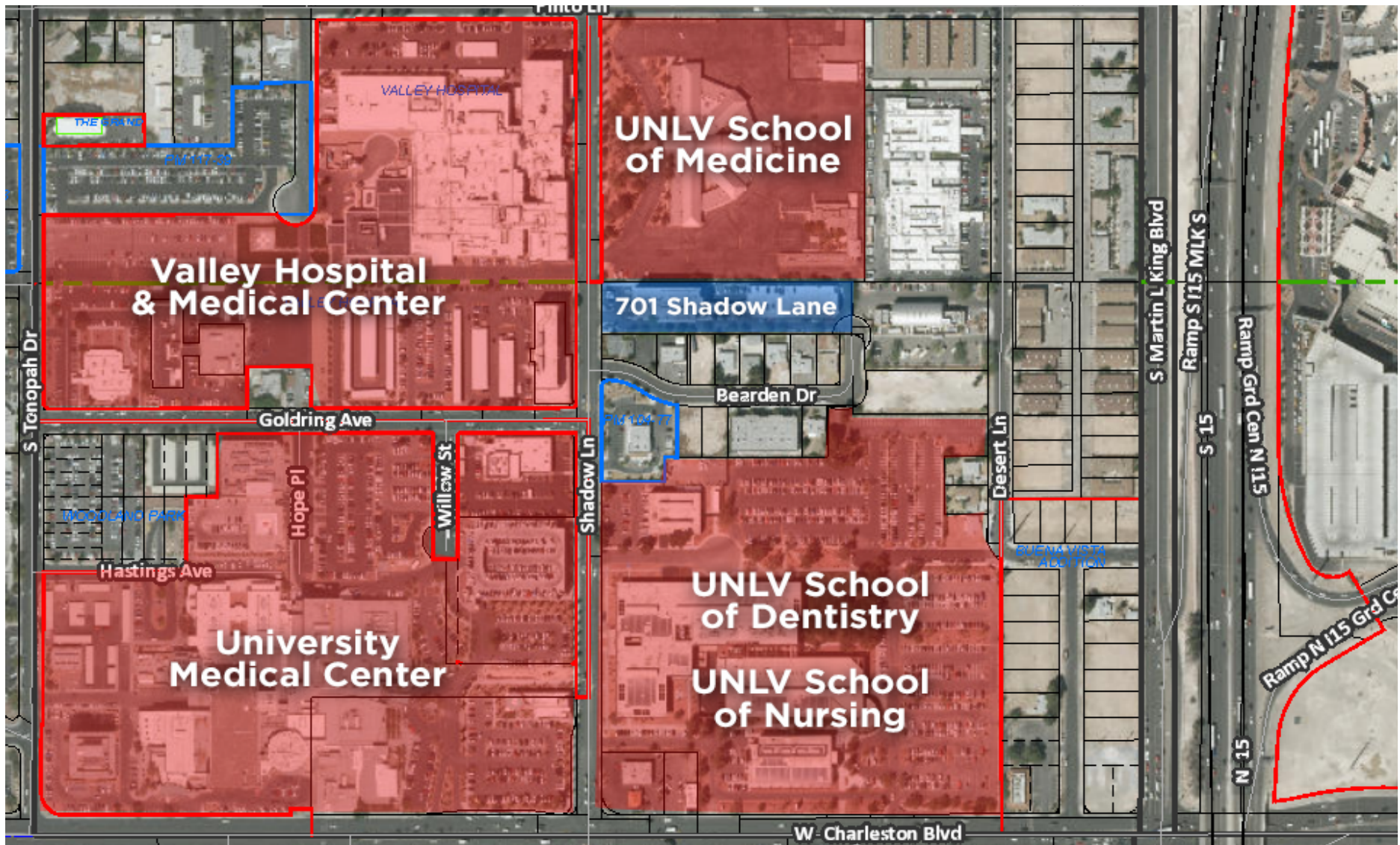
Bruce S. Follmer

Vice President – Healthcare Properties

820 Rancho Lane, Suite 85, Las Vegas, NV 89106

P: 702-383-3033 www.cornerstonecre.com

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of CORNERSTONE COMPANY and is confidential. It is the property of CORNERSTONE COMPANY, and reproduction of any portion without the written consent of CORNERSTONE COMPANY is strictly prohibited.



FOR MORE INFORMATION, PLEASE CONTACT

Bruce S. Follmer

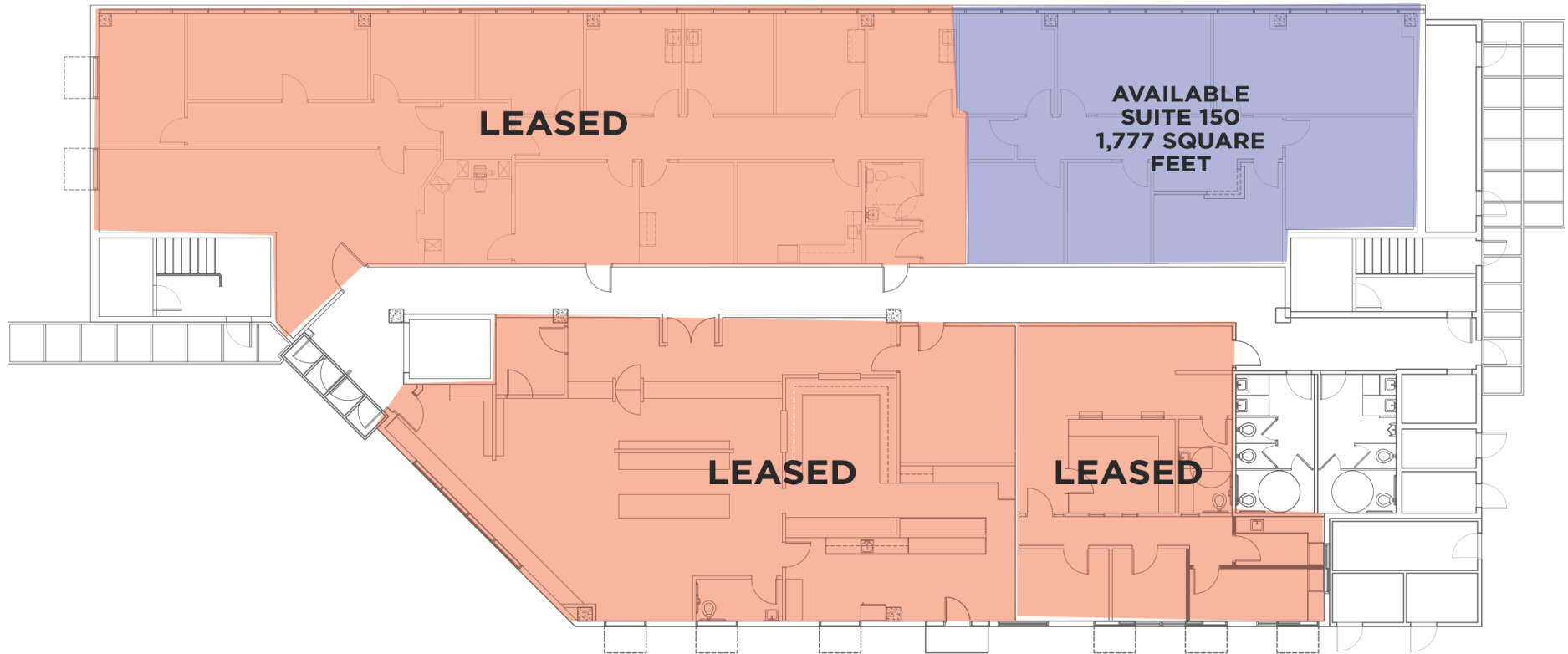
Vice President - Healthcare Properties

820 Rancho Lane, Suite 85, Las Vegas, NV 89106

P: 702-383-3033 www.cornerstonecre.com

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of CORNERSTONE COMPANY and is confidential. It is the property of CORNERSTONE COMPANY, and reproduction of any portion without the written consent of CORNERSTONE COMPANY is strictly prohibited.

FIRST FLOOR



FOR MORE INFORMATION, PLEASE CONTACT

Bruce S. Follmer

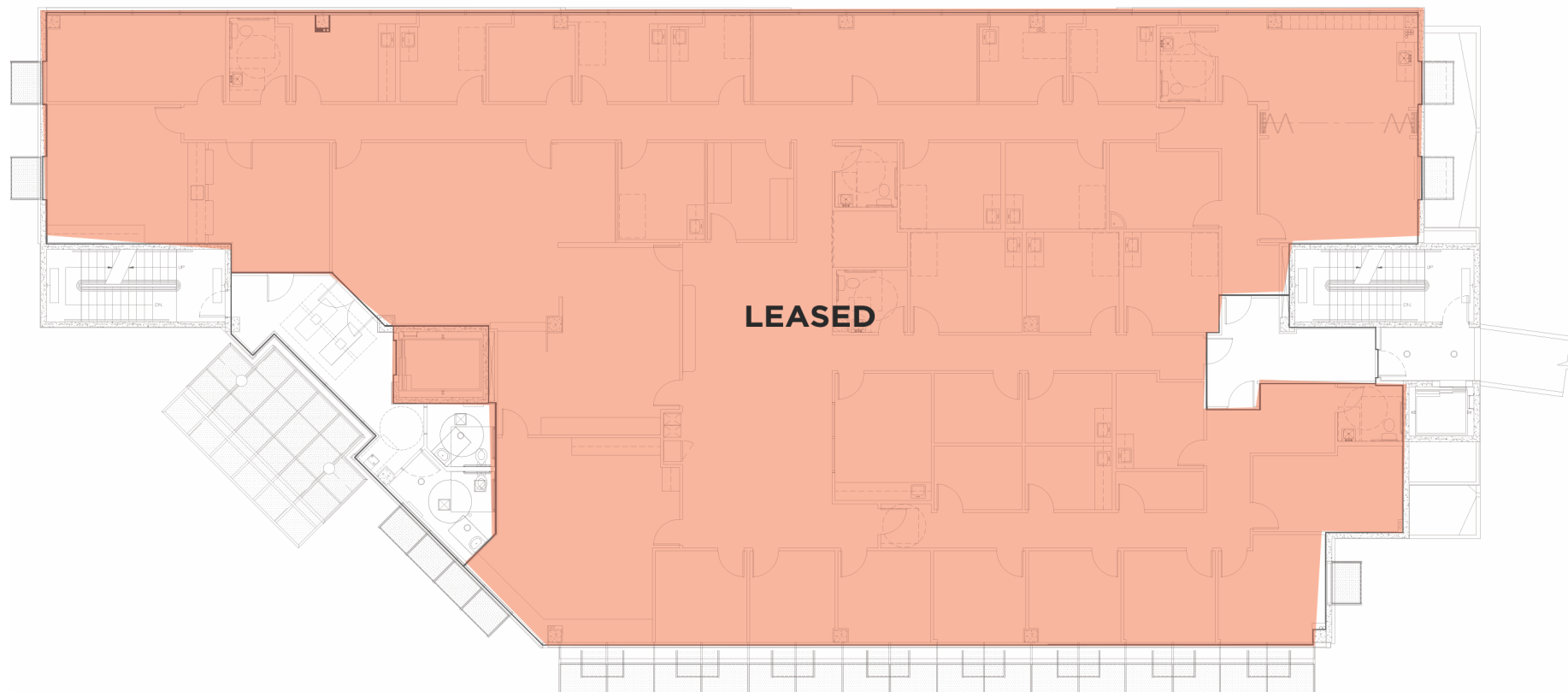
Vice President – Healthcare Properties

820 Rancho Lane, Suite 85, Las Vegas, NV 89106

P: 702-383-3033 www.cornerstonecre.com

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of CORNERSTONE COMPANY and is confidential. It is the property of CORNERSTONE COMPANY, and reproduction of any portion without the written consent of CORNERSTONE COMPANY is strictly prohibited.

SECOND FLOOR



FOR MORE INFORMATION, PLEASE CONTACT

Bruce S. Follmer

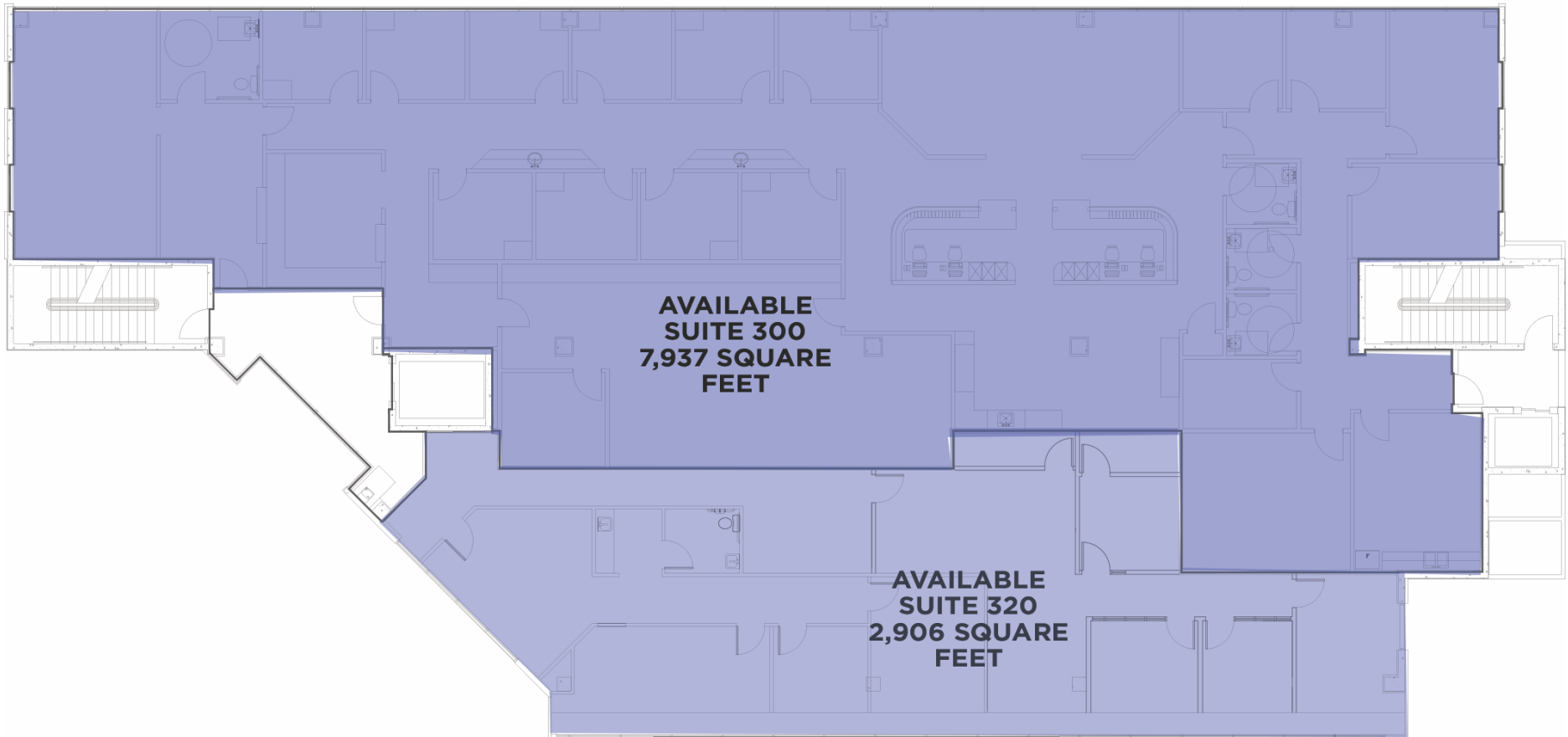
Vice President – Healthcare Properties

820 Rancho Lane, Suite 85, Las Vegas, NV 89106

P: 702-383-3033 www.cornerstonecre.com

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of CORNERSTONE COMPANY and is confidential. It is the property of CORNERSTONE COMPANY, and reproduction of any portion without the written consent of CORNERSTONE COMPANY is strictly prohibited.

THIRD FLOOR



FOR MORE INFORMATION, PLEASE CONTACT

Bruce S. Follmer

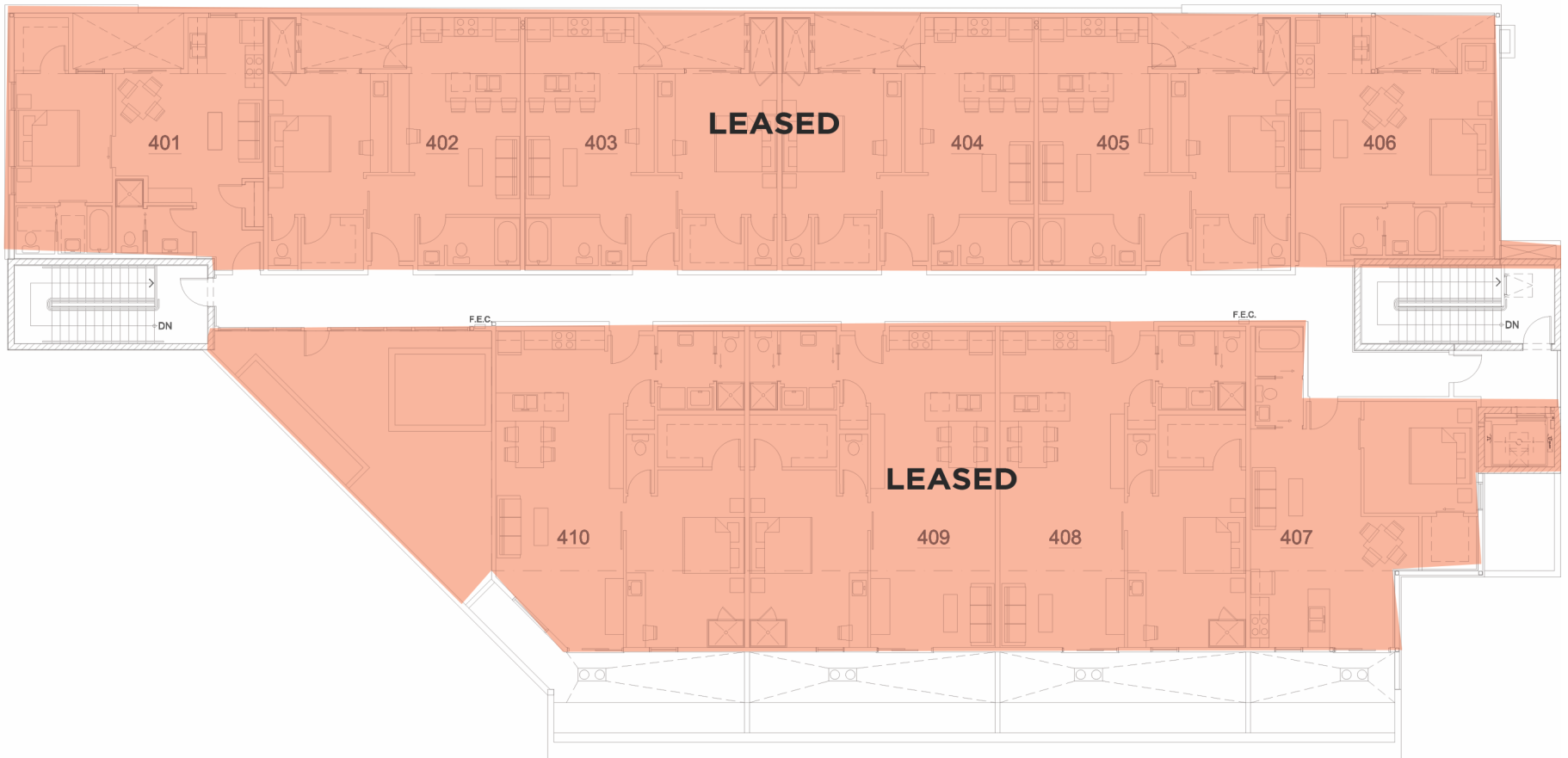
Vice President – Healthcare Properties

820 Rancho Lane, Suite 85, Las Vegas, NV 89106

P: 702-383-3033 www.cornerstonecre.com

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of CORNERSTONE COMPANY and is confidential. It is the property of CORNERSTONE COMPANY, and reproduction of any portion without the written consent of CORNERSTONE COMPANY is strictly prohibited.

FOURTH FLOOR



CORNERSTONE

COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE CONTACT

Bruce S. Follmer

Vice President – Healthcare Properties

820 Rancho Lane, Suite 85, Las Vegas, NV 89106

P: 702-383-3033 www.cornerstonecre.com

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of CORNERSTONE COMPANY and is confidential. It is the property of CORNERSTONE COMPANY, and reproduction of any portion without the written consent of CORNERSTONE COMPANY is strictly prohibited.