

2020 Palomino Ln.

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Las Vegas, NV 89106

For Lease

Suite 220 4,012 RSF

Medical Office

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1 E. Charleston Blvd., Suite 210
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2020 Palomino Layout

Suite 220

Medical Office

4,012 RSF

Rent: \$2.15 PSF / mo.

Term: 3 Year Minimum

Options: Negotiable

Lease Type: Mod. Gross

Overview

Exam Rooms.....	5
Large Offices.....	3
Small Offices.....	3
Bathrooms.....	2

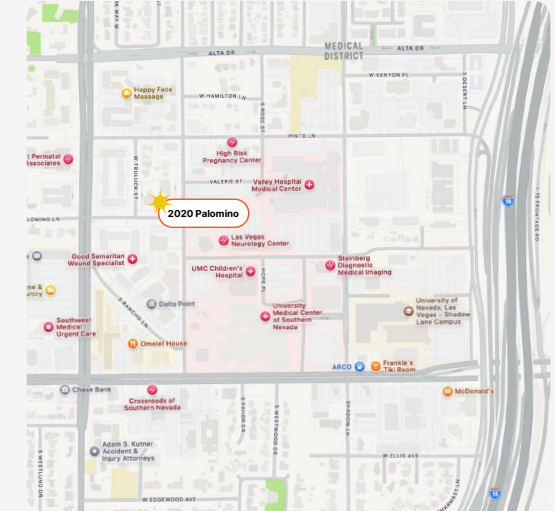


Suite 220 offers a fully built-out, newly renovated medical office designed for immediate occupancy. Spanning 4,012 square feet, the space is thoughtfully configured to support efficient patient flow and day-to-day operations. The layout includes a welcoming waiting area, dedicated reception, five exam rooms, private offices, a file room, and two restrooms, providing a balanced mix of clinical and administrative space.

The suite is ideally suited for a wide range of medical users seeking a turnkey space in a highly functional environment. Clean circulation paths, clearly defined zones, and a practical room mix make it easy to adapt to existing workflows.

2020 Palomino

Property Highlights



2020 Palomino presents a rare opportunity to lease a turnkey medical office in the heart of the Las Vegas Medical District. Positioned near major healthcare institutions including UMC, Valley Hospital, and University Medical Center, the property offers immediate proximity to a strong referral network and established medical community.

Additional amenities include ample on-site parking for staff and patients, as well as access to shared common areas with men's and women's restrooms, a conference room, and an outdoor balcony seating area. The suite is offered on a modified gross lease, providing a straightforward and predictable leasing structure.

Suite 220 features a recently renovated interior with a complete medical buildout, allowing tenants to minimize upfront costs and begin operations quickly. The building is home to established tenants such as Desert Radiology and Bone and Joint Specialists, reinforcing its position as a trusted healthcare destination.

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2020 Palomino Parking



Total Parking Spots

163

On-Site Parking

89

Off-Site Parking

74

Covered/Reserved Spaces

4*

The property offers ±163 parking spaces, providing ample capacity for both tenants and visitors. Parking is thoughtfully distributed throughout the site, including a mix of open and covered spaces, with a limited number of covered stalls currently available for assignment. In addition, a nearby surface lot offers convenient overflow parking, making the property well-suited for a variety of tenant needs, including higher traffic or employee-heavy uses.

**Up to four covered/reserved spaces may be available with lease, subject to availability.*

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2020 Palomino Interior Photos



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2020 Palomino Exterior Photos



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2020 Palomino Area Map



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