

FOR LEASE

SHADOW PROFESSIONAL CENTER

400 SHADOW LANE, LAS VEGAS, NV 89106



41,849

Square Foot, Two-Story Office Building

3

Available Suites:

106 – 6,127 SF • 202 – 1,788 SF • 211 – 1,096 SF

\$1.50

Price per Square Foot – NNN

\$0.63

Price per Square Foot Estimated CAMs

4.66

Per 1,000 SF Parking Ratio

Highlights

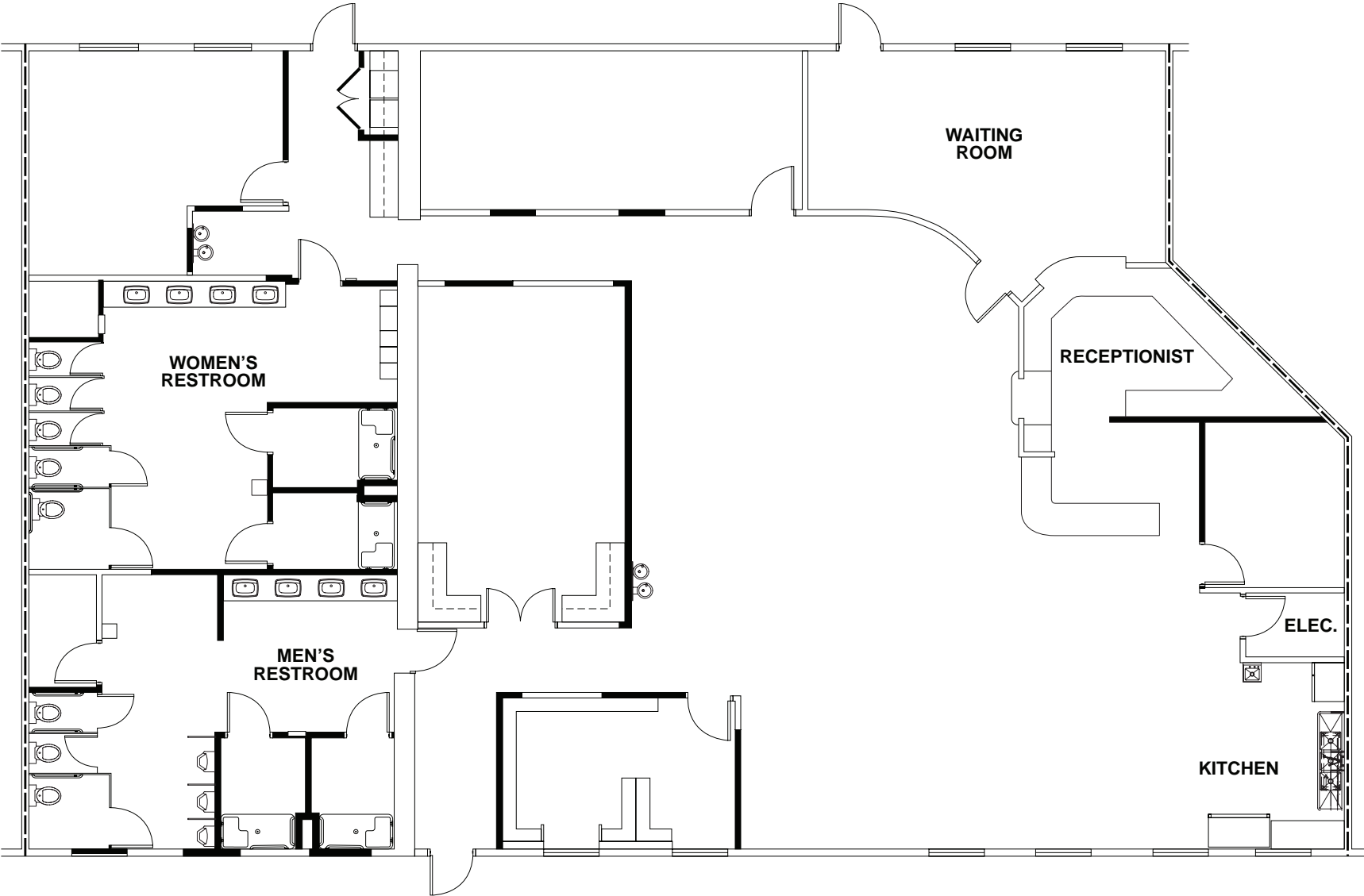
Shadow Professional Center is located in the Las Vegas Medical District adjacent to UMC and Valley Hospital. It offers prominent exterior signage with direct frontage on Alta Drive and easy access to I-15.



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PROPERTY HIGHLIGHTS

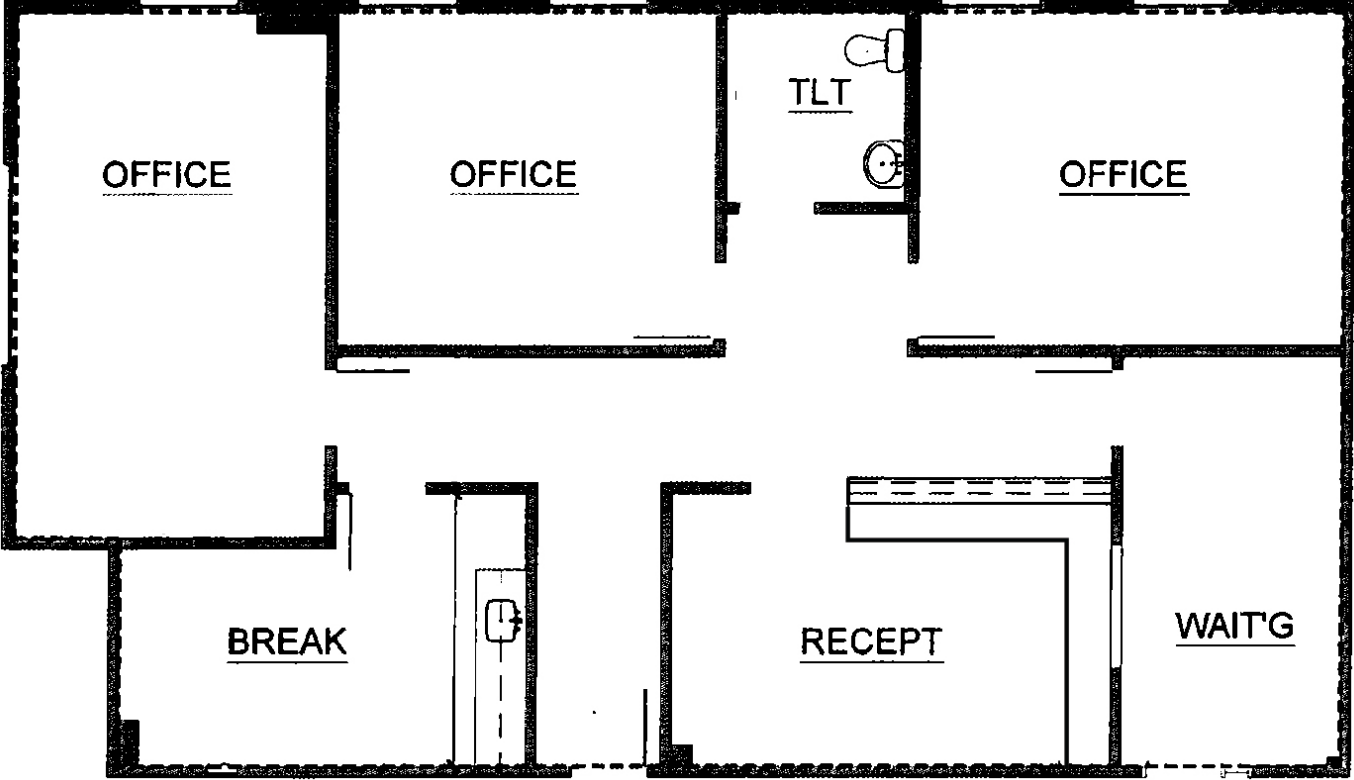
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SUITE 106
6,127 SF

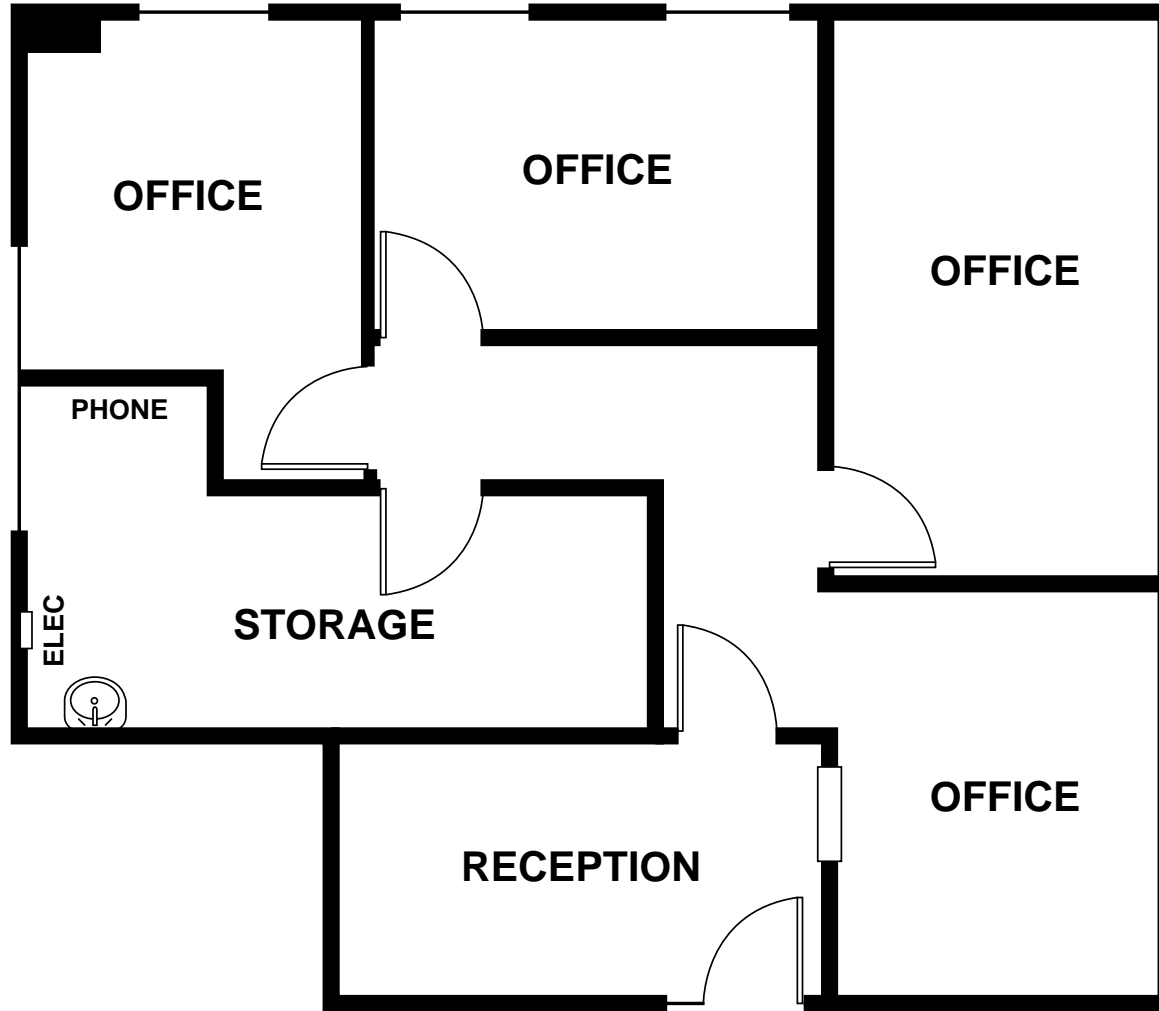
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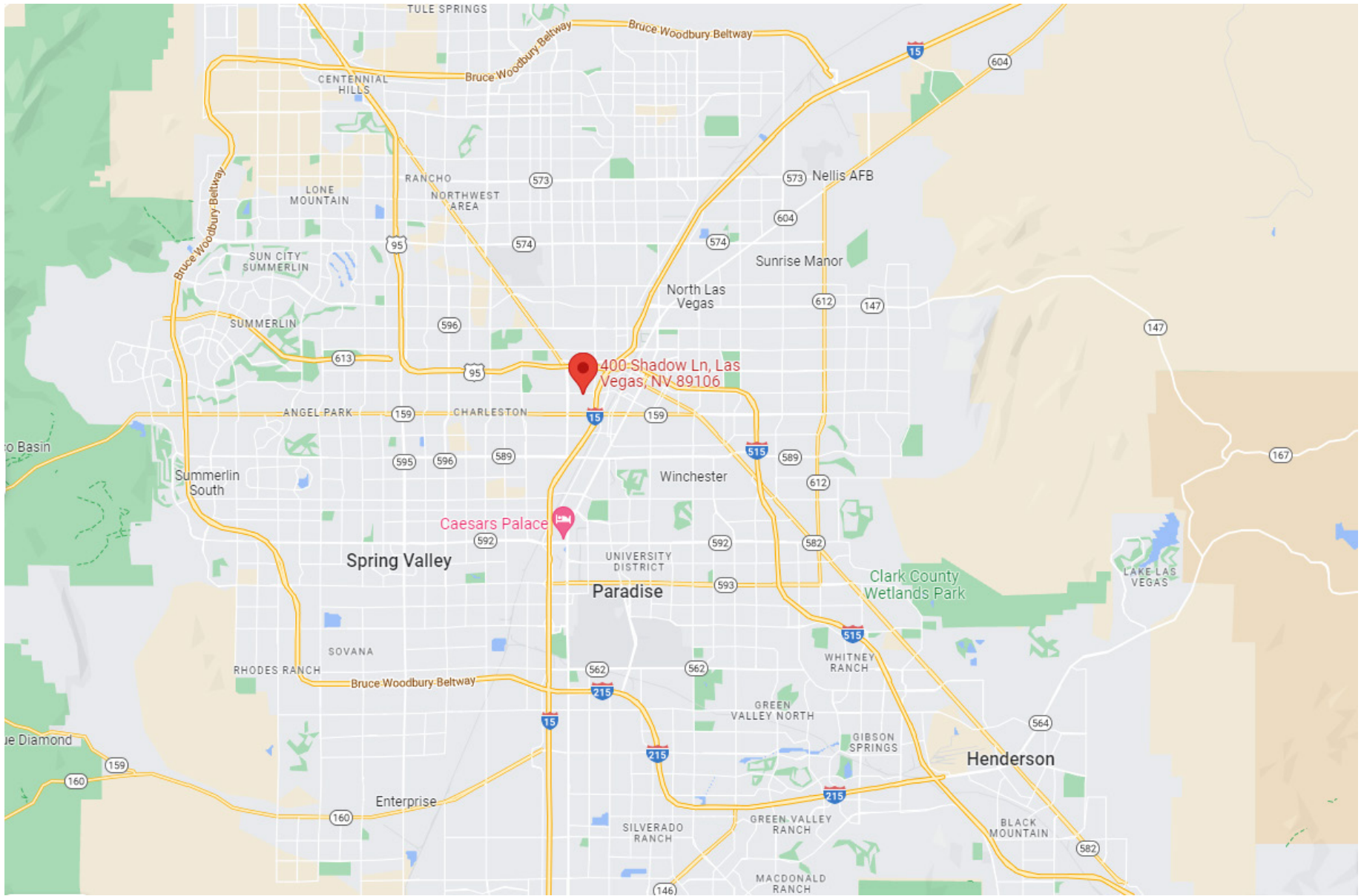
SUITE 202
1,788 SF

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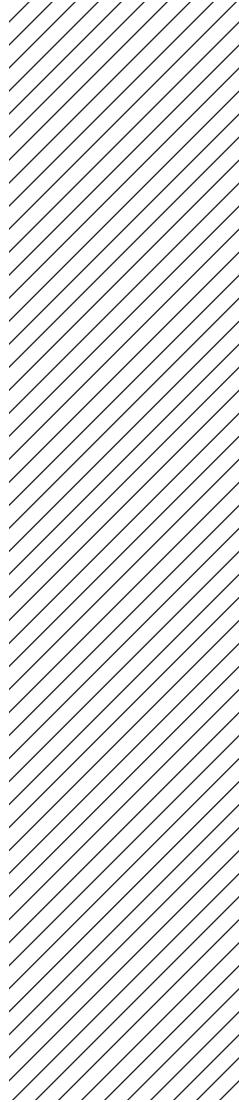
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**SUITE 211
1,096 SF**



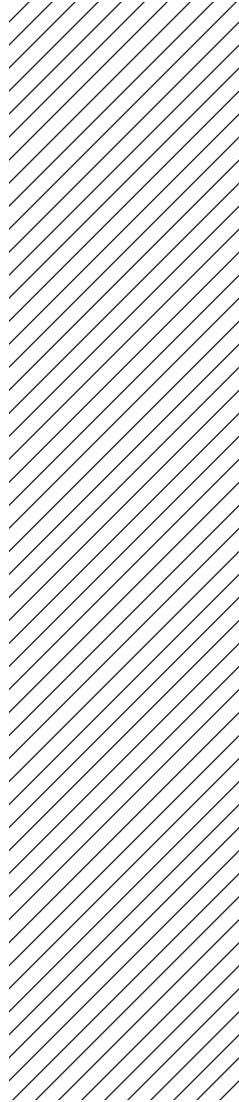
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AERIAL HIGHLIGHTS



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PROPERTY PHOTOS



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PROPERTY PHOTOS

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