

# 7000 SMOKE RANCH RD.



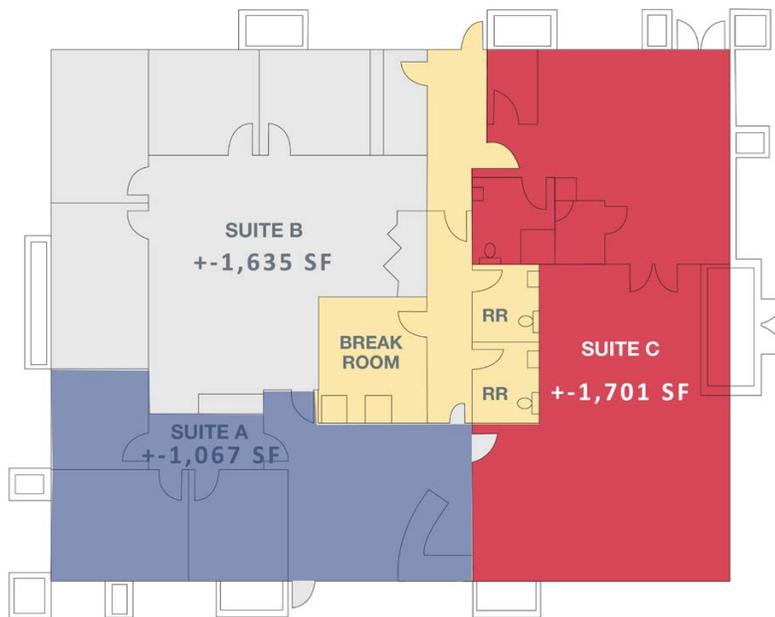
## FOR LEASE

### OFFICE/MEDICAL SPACE

Las Vegas, NV 89128

#### HIGHLIGHTS

<b>Size:</b>	<b>4,404 SF</b>
<b>Suite A:</b>	1,067 RSF
<b>Suite B:</b>	1,635 RSF
<b>Suite C:</b>	1,701 RSF
<b>Rent:</b>	Contact Broker
<b>NNN/CAM:</b>	\$0.55/SF/Mo (Estimated)
<b>Utilities Included:</b>	Power, Trash, Sewer, Water, Property Tax and Insurance
<b>Parking:</b>	25 Total / 5.68 / 1,000 SF



\*Not to scale. For marketing purposes only.

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

#### JAMES S. HAN, CCIM

Managing Director | Commercial Sales & Leasing

702.825.2125

james@northcap.com

License: NV B.0144720.LLC

#### DEREK BELANUS

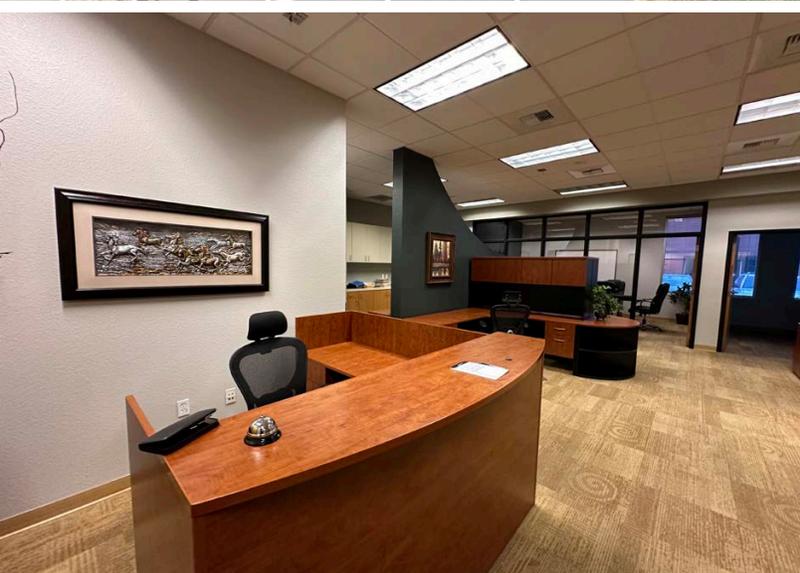
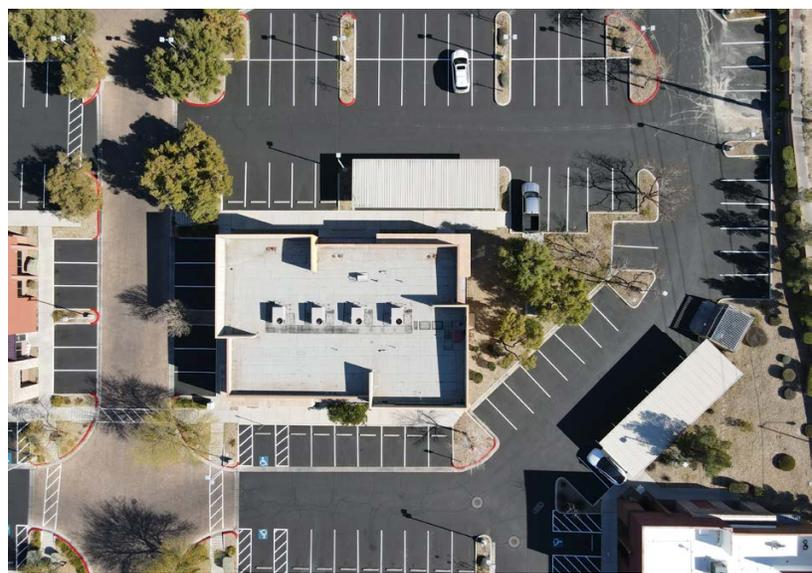
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**NORTHCAP**  
COMMERCIAL



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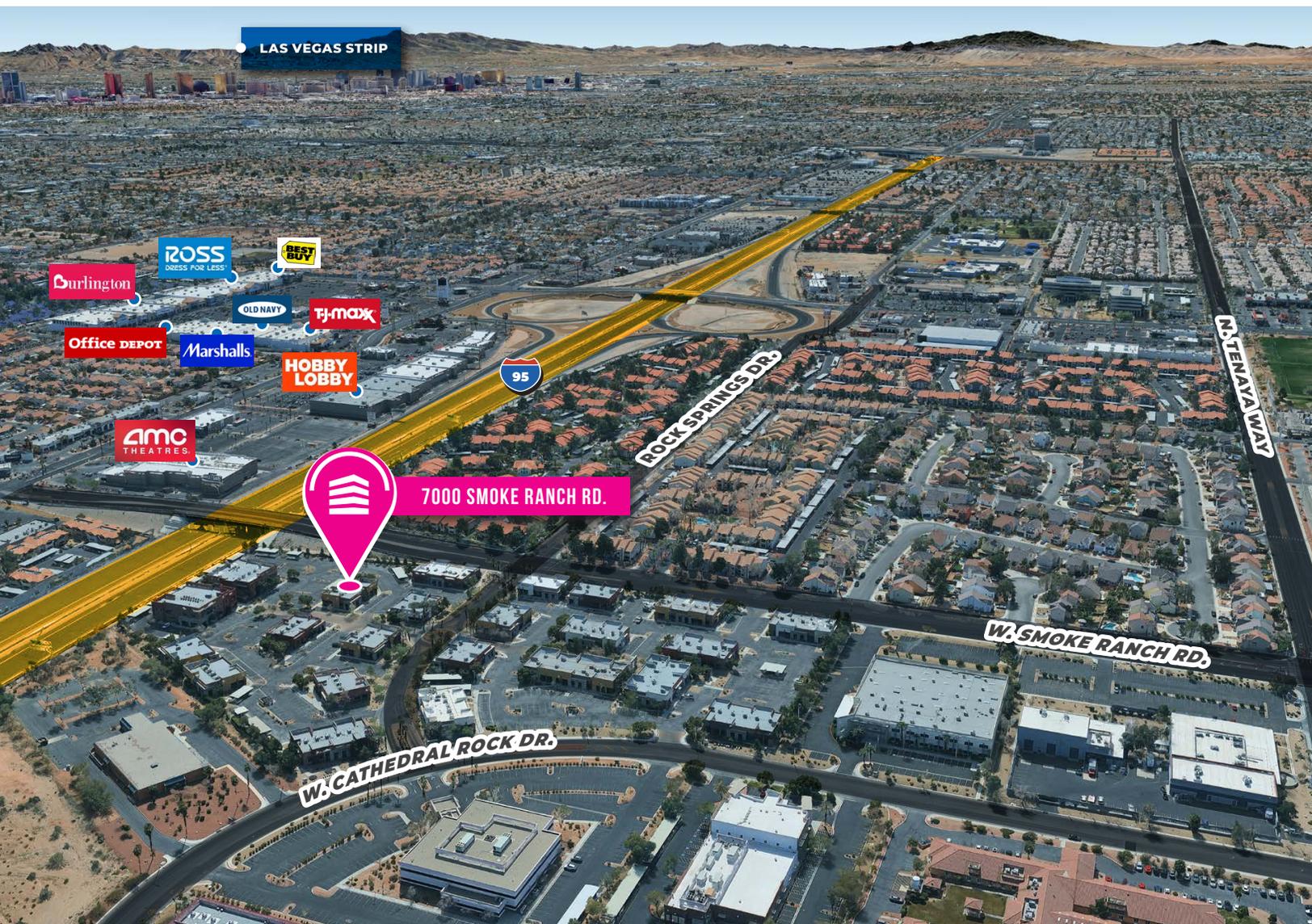
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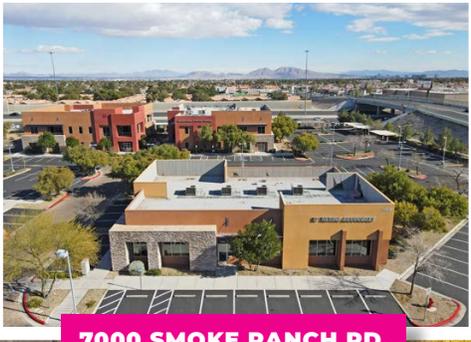
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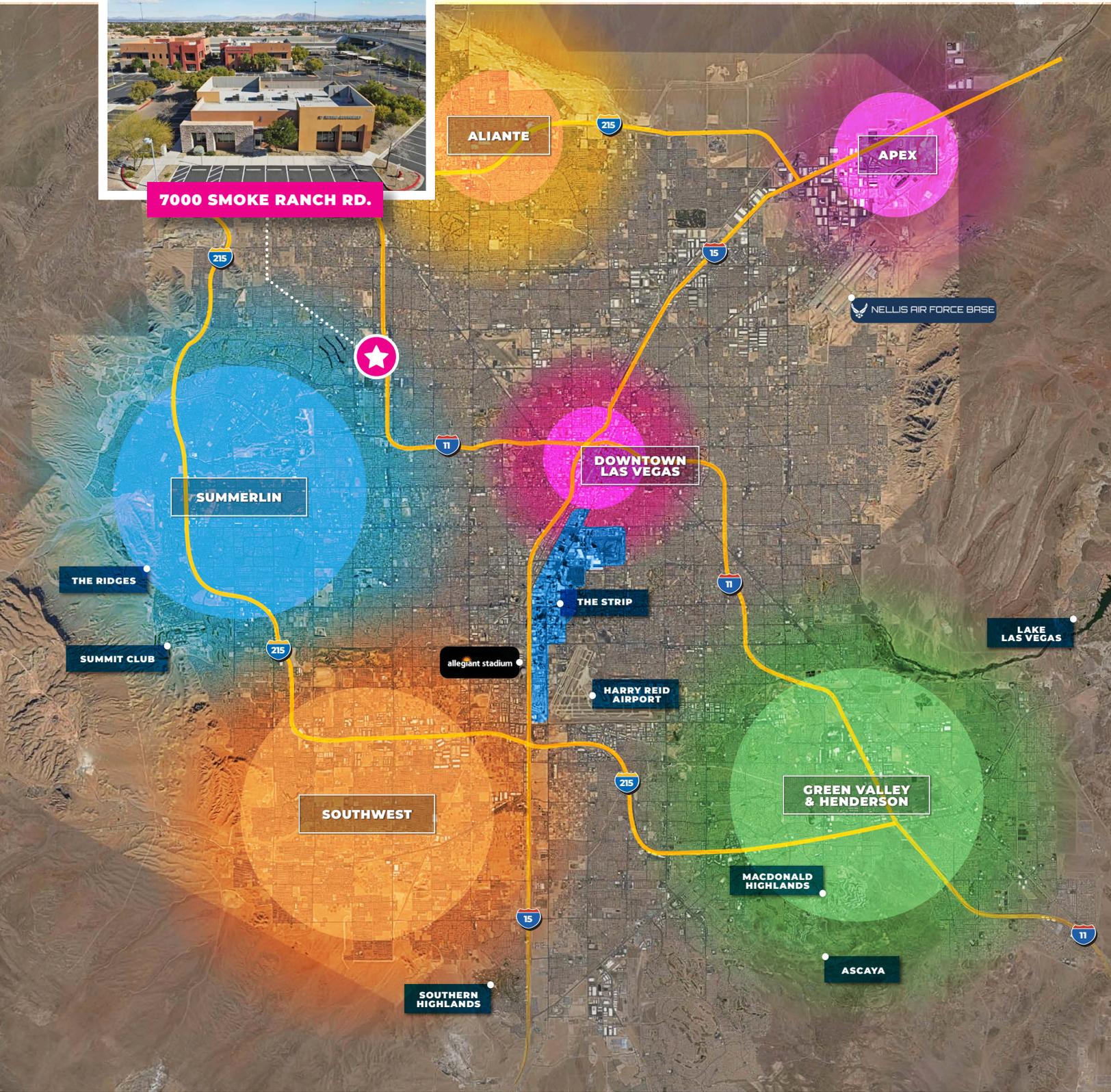
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