

Free Standing Medical Building

4550 E Charleston Blvd, Las Vegas, NV 89104



Presented by
BROKER & ASSOCIATES NV BROKER & ASSOCIATES



Price: \$18.00 /SF/YR

Located at the highly visible intersection of Charleston Boulevard and Lamb Boulevard in Las Vegas, this commercial medical office building offers an exceptional opportunity for healthcare providers. With over 104,600 vehicles passing by daily, the property benefits from unparalleled accessibility and exposure for your practice. The building was recently renovated in 2018, featuring a modern, welcoming lobby and flexible, customizable spaces. The spacious layout provides ample room to accommodate a variety of medical specialties and services, allowing for the seamless integration of different healthcare offerings.

Designed with the needs of medical tenants in mind, the property boasts a versatile configuration that can be tailored to suit your specific requirements. Whether you're looking to establish a new practice or expand an existing one, this building provides the ideal canvas to create a state-of-the-art healthcare facility.

Complementing the well-appointed interior, the property also offers ample on-site parking to ensure a convenient experience for both patients and staff. The strategic location, coupled with the building's modern amenities, makes this an attractive option for healthcare providers seeking to establish a strong presence in the thriving Las Vegas market.

This premier commercial medical office space is

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Heavy traffic during rush hour
Visible Signage
Located on a main street
Ample Parking
Ideal for Multiple Specialties



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4550 E Charleston Blvd - 004

Listing space

1st Floor

Space Available	8,127 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 Years

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Property Photos



4550 E Charleston Blvd - 028



4550 E Charleston Blvd - 025

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Property Photos



4550 E Charleston Blvd - 001



4550 E Charleston Blvd - 009

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Property Photos



4550 E Charleston Blvd - 006



Other

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Property Photos



Other

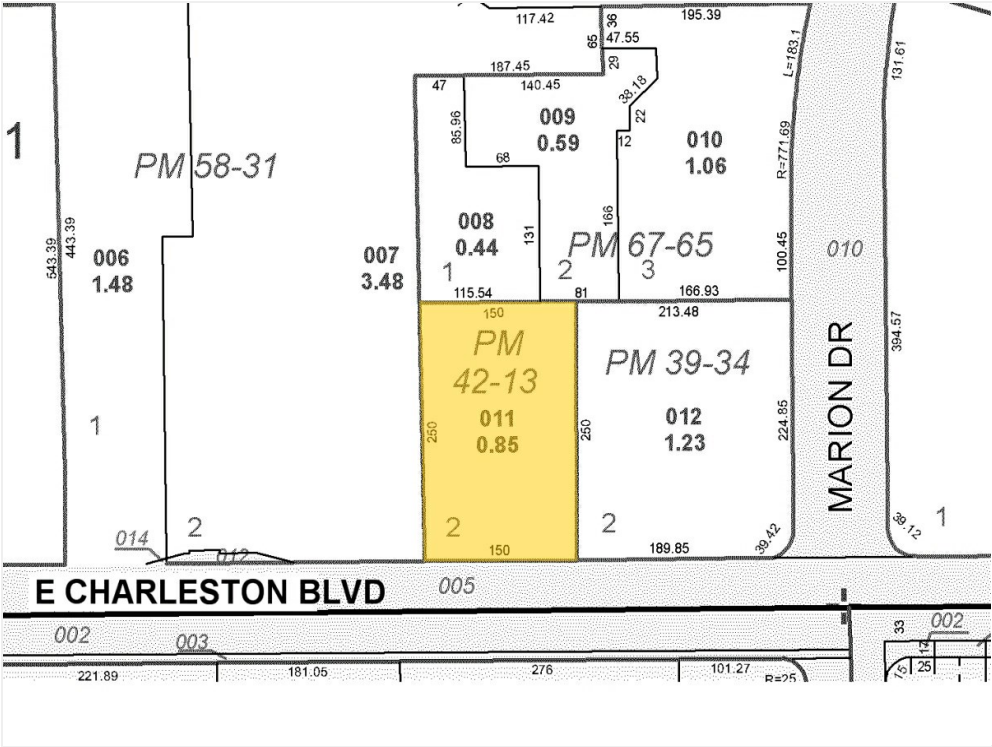


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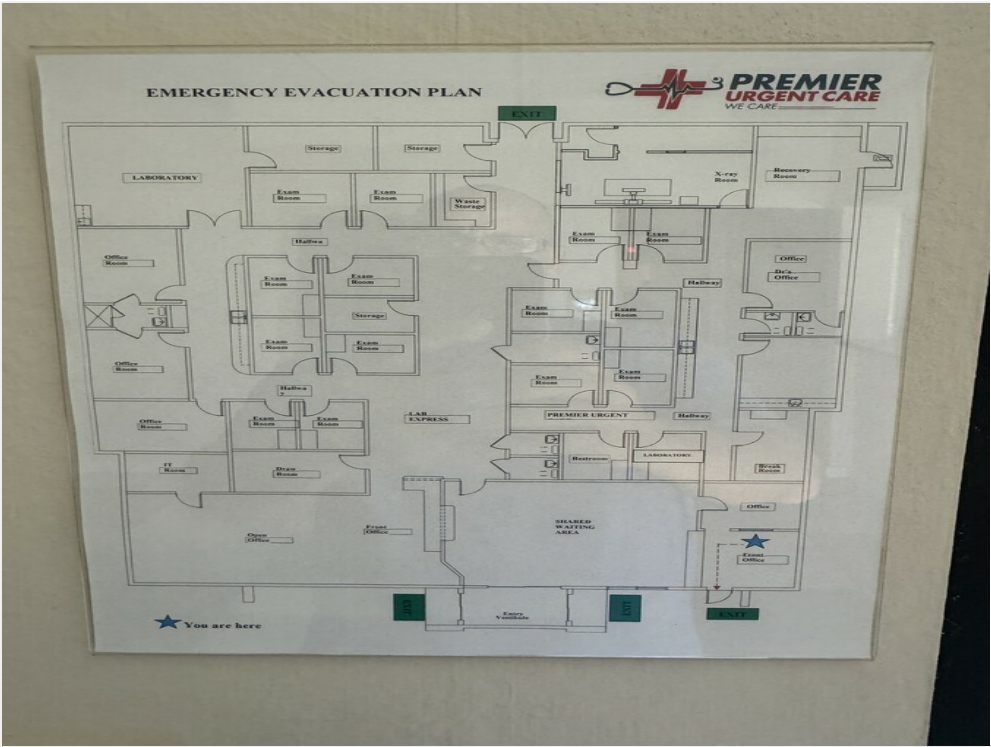
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Property Photos



Plat Map



IMG_0346

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Location

