



MEDICAL/PROFESSIONAL OFFICE FOR LEASE | ± 1,269 SF | SOUTHWEST LAS VEGAS 215 & SUNSET
9055 W Post Rd, Las Vegas, NV 89148

KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT



Keller Williams
COMMERCIAL
LAS VEGAS

KAYLEE BORAM CHO, CCIM

NV LIC# BS.0144592

Kaylee@KayleeLasVegasRealty.com

(702) 728-1932

RENA AREE

NV LIC# S.0197997

RenaAree@gmail.com

(702) 530-8383

MAP



OFFICE FOR LEASE | 9055 W POST RD, LAS VEGAS, NV, 89148 | 215 VISIBILITY

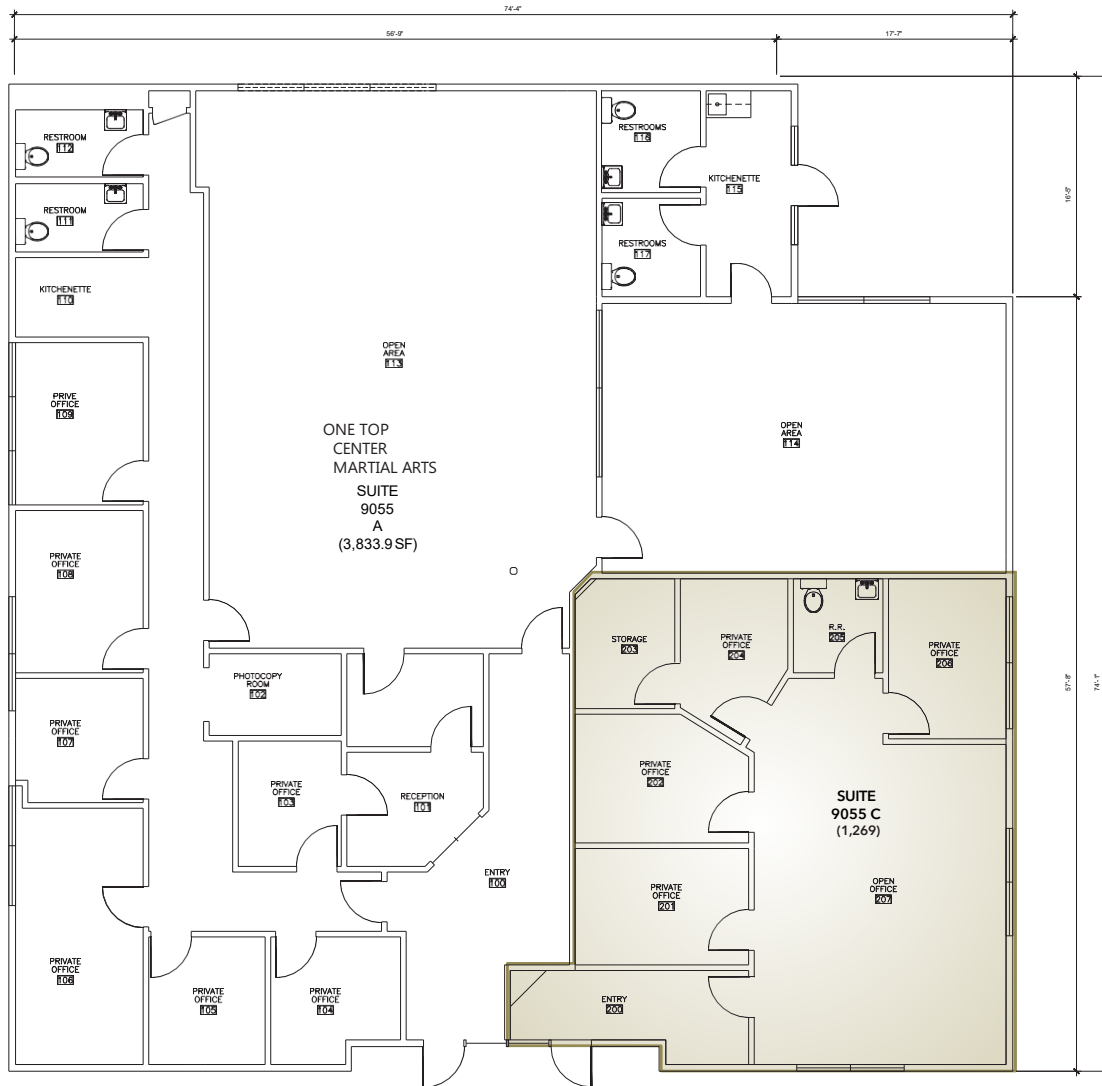
OFFERING SUMMARY

9055 W POST RD, LAS VEGAS, NV 89148

CENTER	Coronado Medical Campus
BUILDING TYPE	Stand-alone Office Building
BUILT	2005
SUBMARKET	Southwest Las Vegas
APN	163-32-410-025
ZONING	Commercial General (CG)
HIGHLIGHTS	<ul style="list-style-type: none">• Located just off of the 215 & Sunset Rd Exit• Standalone building with visibility from the 215• Close proximity to Southern Hills Hospital



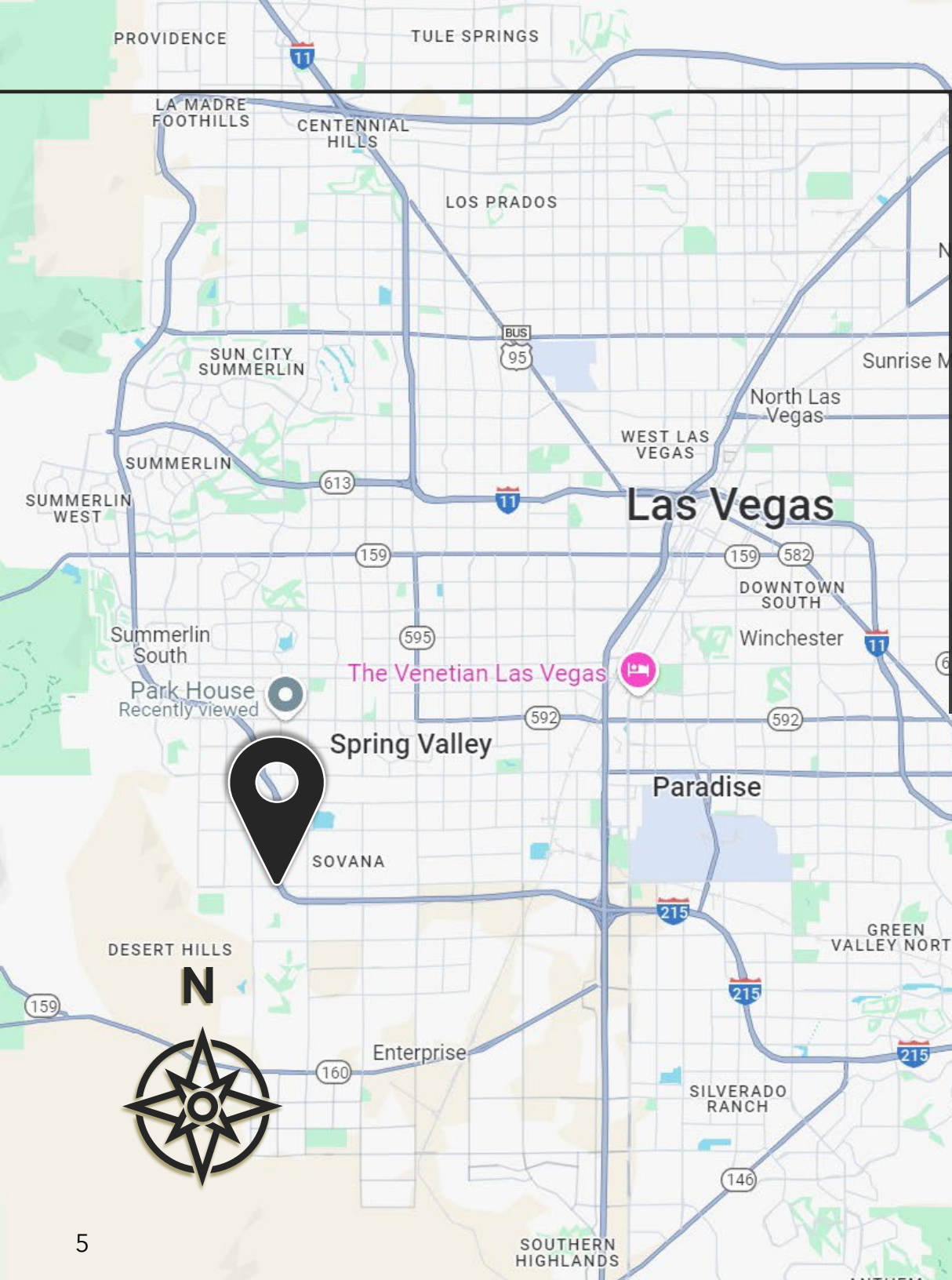
SUITE OVERVIEW



SUITE C	
SIZE	1,269 SF
RATE	\$2.40 PSF/MO
CAM	\$0.58 PSF/MO
LEASE TERM	3+
AVAILABLE	11/1/2024
DESCRIPTION	<ul style="list-style-type: none"> • 4 offices • bullpen area • storage room • private restroom

*Plans are not to exact scale. They are intended for general information purposes only.

DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
20,618	127,097	317,198



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
7,766	49,113	123,160



MEDIAN HH INCOME

1 MILE	3 MILE	5 MILE
\$ 69,979	\$ 76,324	\$ 93,021



EXTERIOR PHOTOS



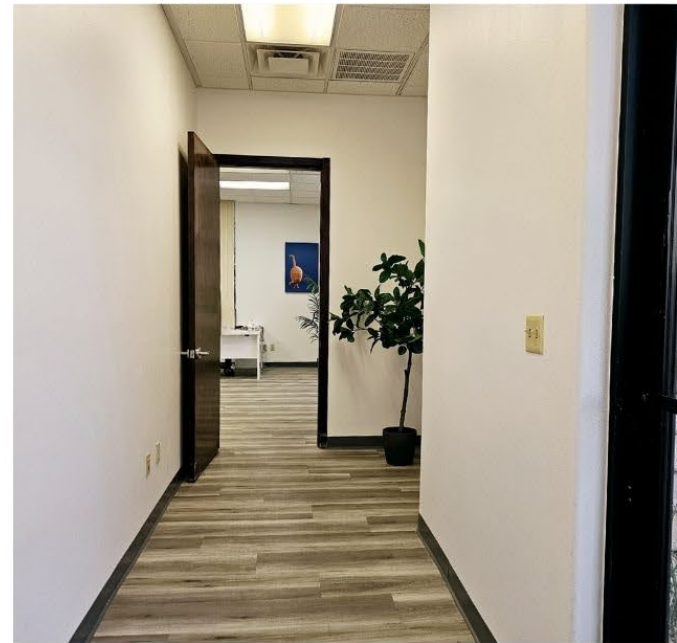
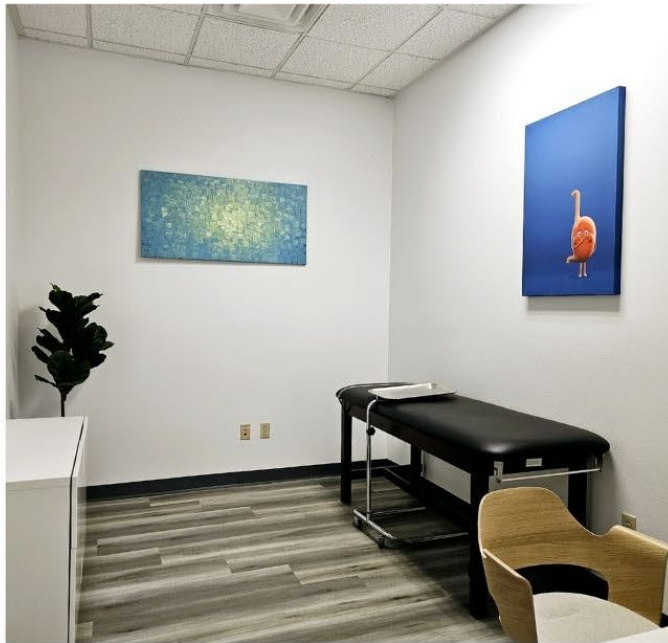
KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592
Kaylee@KayleeLasVegasRealty.com (702)
728-1932

RENA AREE
NV LIC# S.0197997
RenaAree@gmail.com
(702) 530-8383

INTERIOR PHOTOS



KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT



Keller Williams
COMMERCIAL
LAS VEGAS

KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592
Kaylee@KayleeLasVegasRealty.com (702)
728-1932

RENA AREE
NV LIC# S.0197997
RenaAree@gmail.com
(702) 530-8383

DISCLAIMER

All materials and information received or derived from Keller Williams Realty Las Vegas | KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams Realty Las Vegas | KW Commercial its directors, offices, agents, advisors, or affiliates makes any representation or warrant, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Realty Las Vegas | KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Realty Las Vegas | KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Keller Williams Realty Las Vegas | KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.