



PROFFESIONAL OFFICE / MEDICAL BUILDING | FOR LEASE

FOUNTAIN VIEW BUSINESS PARK | 4270 S Decatur Blvd, Las Vegas, NV 89103



PRIORITY ONE COMMERCIAL
REAL ESTATE BROKERAGE

In conjunction with Bayer Realty Ltd, LLC Owner/Broker

7219 West Sahara Avenue, Suite 100 | Las Vegas, NV 89117 | 702.228.7464

Brandon McCool

Vice President

702.303.0493 | bmccool@pocl.com

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PROPERTY HIGHLIGHTS

Fountain View Business Park is centrally located in the Southwest Submarket with excellent access to the I-15 and I-215 Interstates, Las Vegas Blvd “The Strip”, Harry Reid International Airport, and Convention Centers.

This location offers superb amenities in the surrounding area such as numerous retail and medical services.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	29,867	138,942	396,997
Projected Population (2026)	32,587	149,443	427,793
Avg HH Income	\$50,172	\$66,857	\$70,254



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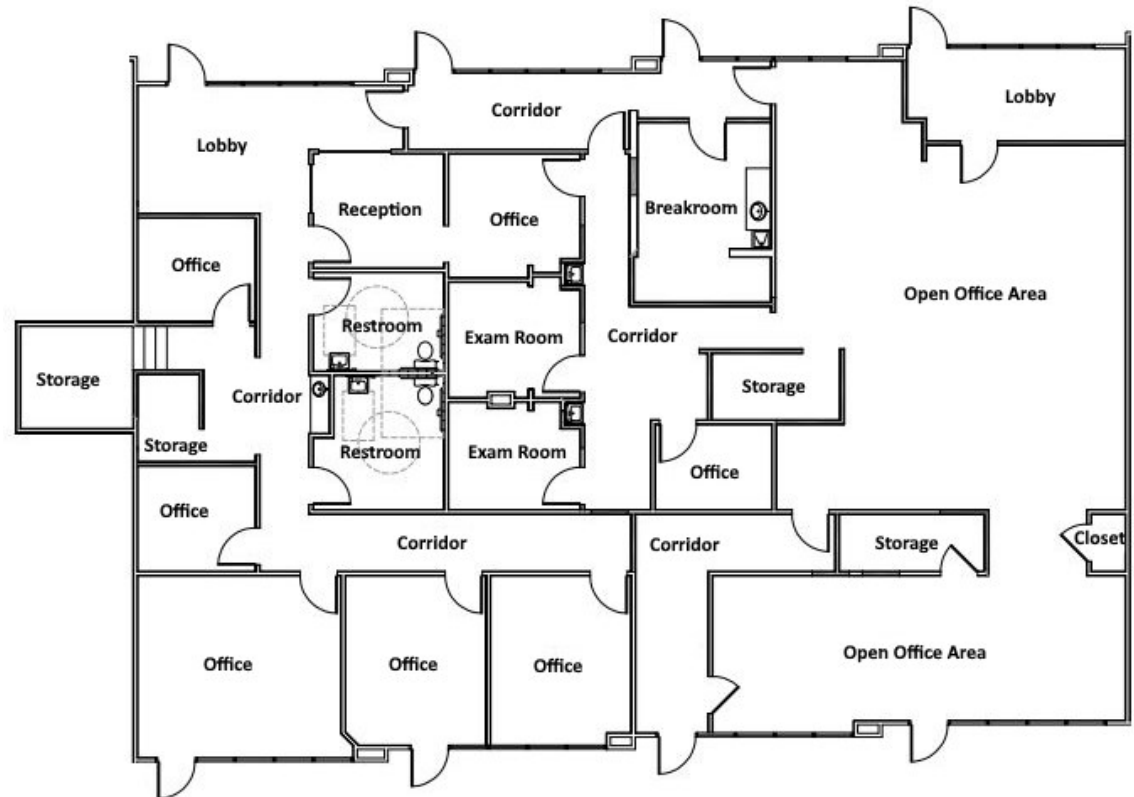
FOUNTAIN VIEW BUSINESS PARK | SUITE A2 - A5

SUITE A2 - A5

- Lease Rate \$1.55 NNN with \$0.45 CAMs (monthly).
- Easily accessible single-story garden style professional office and medical building.
- 5:1 parking ratio.
- Zoning: Commercial General (CG).
- Covered Parking Available.

Space Description

- 4,433 +/- square feet
- Reception Area with Lobby
- Multiple Private Offices/Exam Rooms
- **Plumbing Hookups** throughout the suite, offering flexibility for medical or specialized uses
- Spacious Breakroom
- Large Open Areas Suitable for Customizable Layouts



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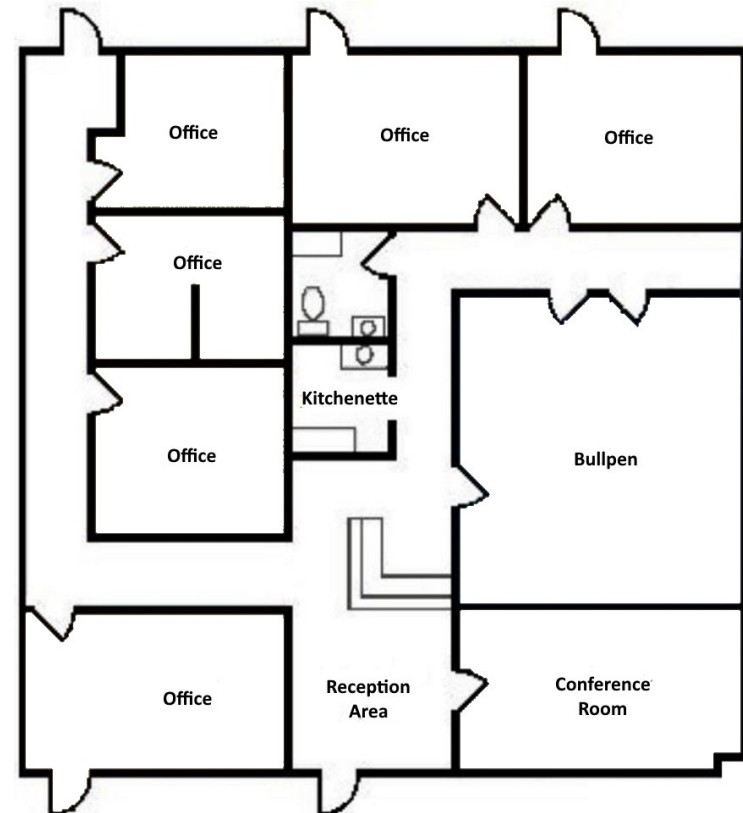
FOUNTAIN VIEW BUSINESS PARK | SUITE A7 and A8

SUITE A7 and A8

- Lease Rate \$1.55 NNN with \$0.45 CAMs (monthly).
- Easily accessible single-story garden style professional office and medical building.
- 5:1 parking ratio.
- Zoning: Commercial General (CG).
- Covered Parking Available.
- Building and monument signage available with approximately 32,000 vehicles per day driving by the building.

Space Description

- 2,981 +/- square feet
- Reception Area with Lobby
- 6 Private Offices
- Enclosed Bullpen
- Conference Room
- Private Restroom
- Kitchenette



[Click here for virtual tour](#)



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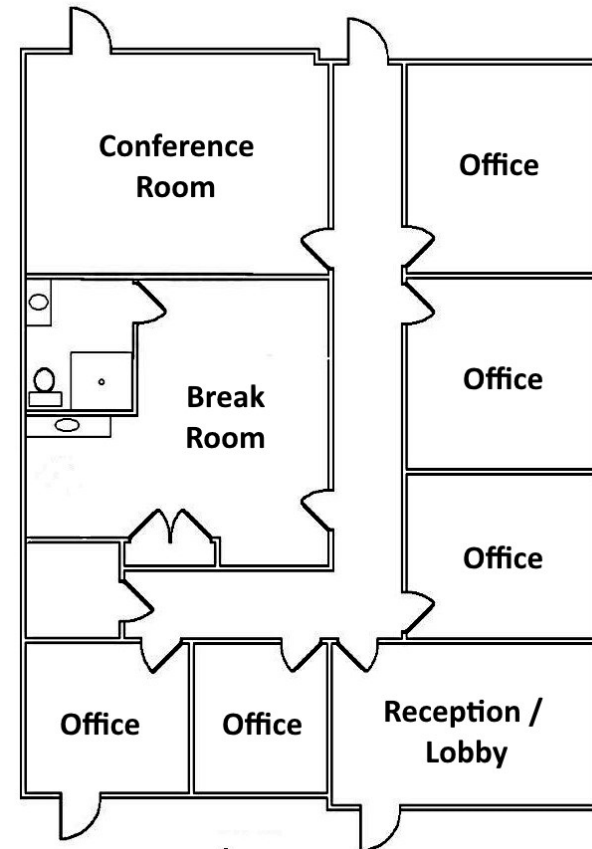
FOUNTAIN VIEW BUSINESS PARK | SUITE A9

SUITE A9

- Lease Rate \$1.55 NNN with \$0.45 CAMs (monthly).
- Easily accessible single-story garden style professional office and medical building.
- 5:1 parking ratio.
- Zoning: Commercial General (CG).
- Covered Parking Available.
- Building and monument signage available with approximately 32,000 vehicles per day driving by the building.

Space Description

- 2,389 +/- square feet
- Reception Area with Lobby
- 5 Private Offices
- Conference Room
- Private Restroom
- Break Room
- Storage Closet



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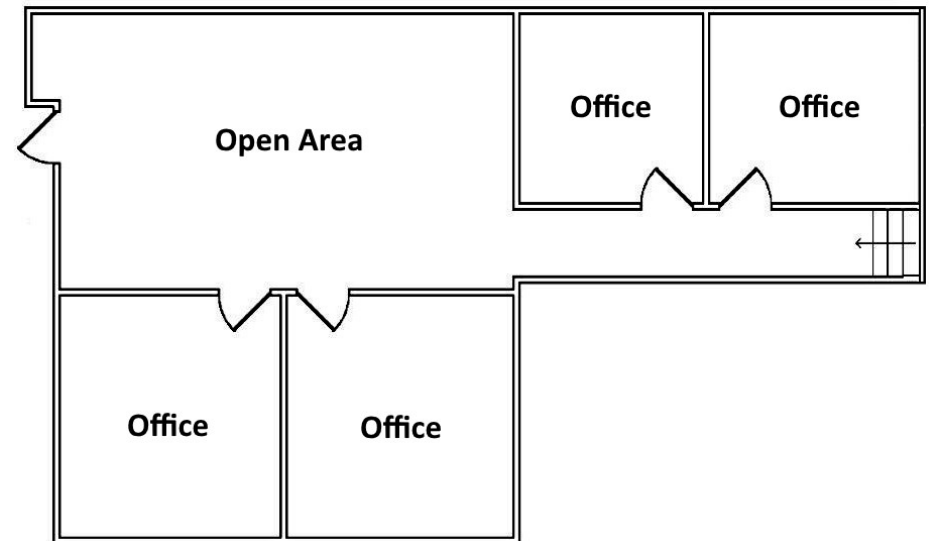


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FOUNTAIN VIEW BUSINESS PARK | SUITE A10-B

SUITE A10-B

- Lease Rate \$1.55 NNN with \$0.45 CAMs (monthly).
- Easily accessible single-story garden style professional office and medical building.
- 5:1 parking ratio.
- Zoning: Commercial General (CG).
- Covered Parking Available.
- Building and monument signage available with approximately 32,000 vehicles per day driving by the building.



Space Description

- 1,211 +/- square feet
- Open Area
- 4 Private Offices



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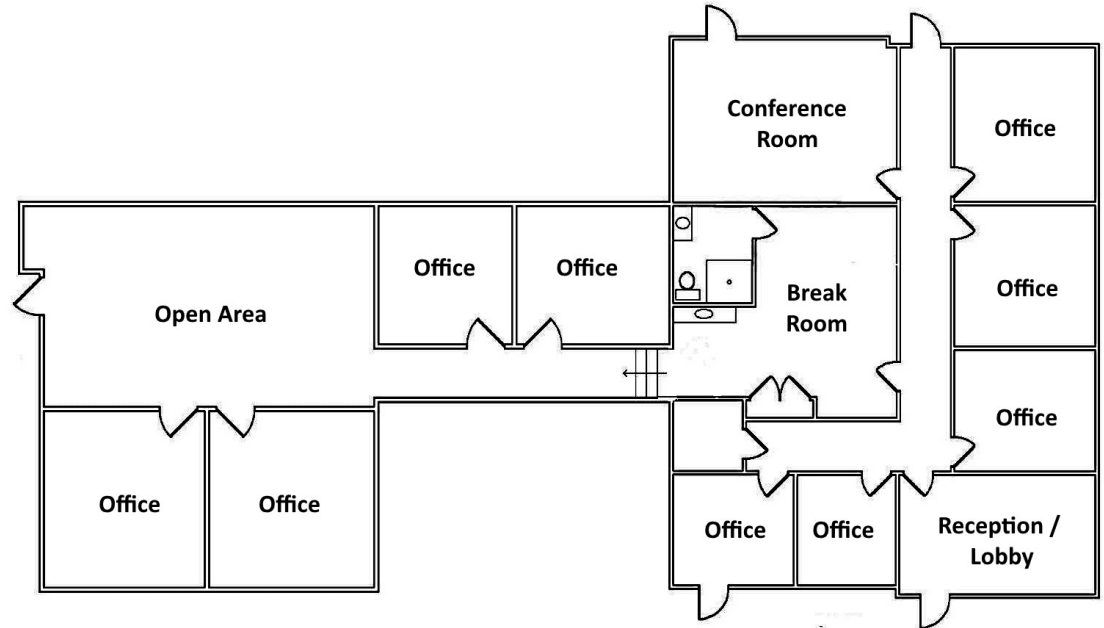
FOUNTAIN VIEW BUSINESS PARK | SUITE A9 - A10-B

SUITE A9 - A10-B

- Lease Rate \$1.55 NNN with \$0.45 CAMs (monthly).
- Easily accessible single-story garden style professional office and medical building.
- 5:1 parking ratio.
- Zoning: Commercial General (CG).
- Covered Parking Available.

Space Description

- 3,600 +/- square feet
- Reception Area with Lobby
- 9 Private Offices
- Small Open Area / Bullpen
- Private Restroom
- Large Breakroom
- Conference Room



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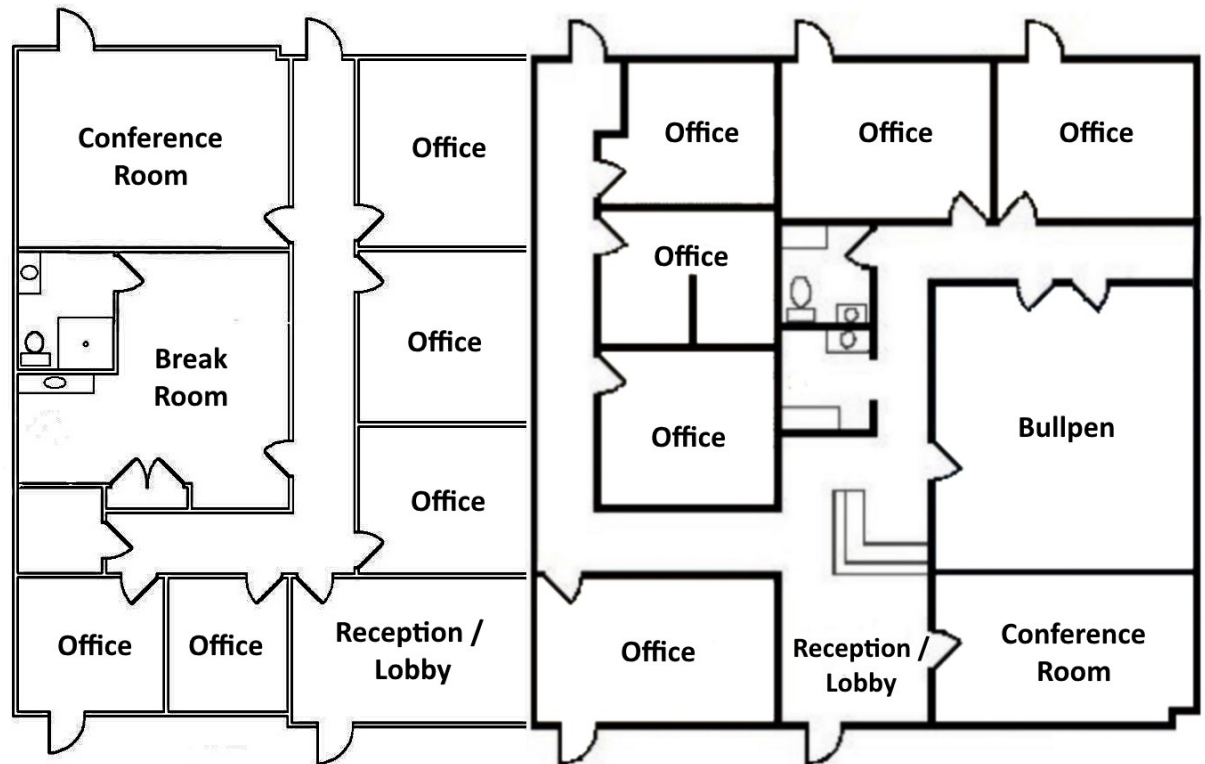
FOUNTAIN VIEW BUSINESS PARK | SUITE A7 - A9

SUITE A7 - A9

- Lease Rate \$1.55 NNN with \$0.45 CAMs (monthly).
- Easily accessible single-story garden style professional office and medical building.
- 5:1 parking ratio.
- Zoning: Commercial General (CG).

Space Description

- 5,370 +/- square feet
- 2 Reception Areas with Lobby
- 11 Private Offices
- Enclosed Bullpen
- 2 Private Restrooms
- Large Breakroom
- 2 Conference Rooms



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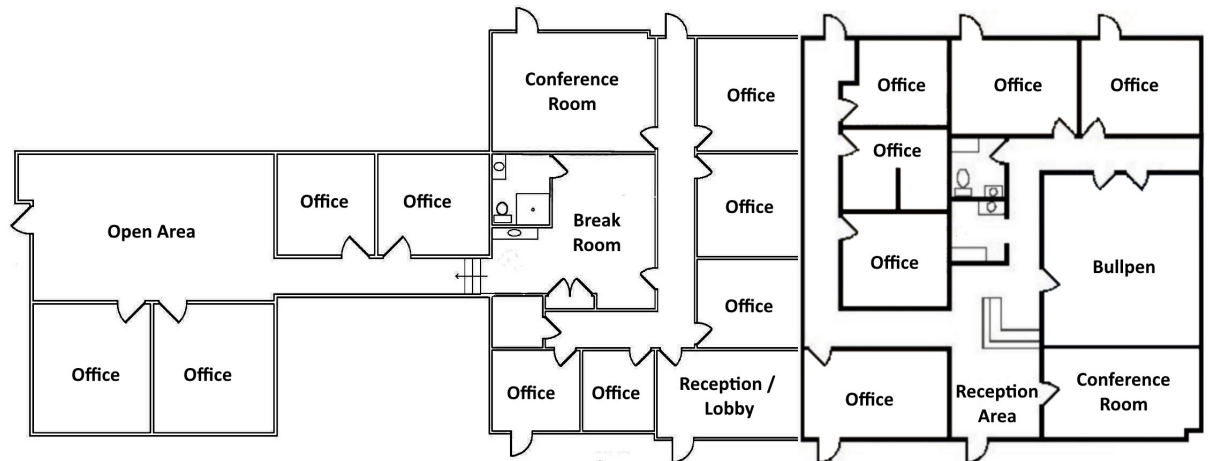
FOUNTAIN VIEW BUSINESS PARK | SUITE A7 - A10B

SUITE A7 - A10B

- Lease Rate \$1.55 NNN with \$0.45 CAMs (monthly).
- Easily accessible single-story garden style professional office and medical building.
- 5:1 parking ratio.
- Zoning: Commercial General (CG).
- Covered Parking Available.

Space Description

- 6,581 +/- square feet
- 2 Reception Areas with Lobby
- 15 Private Offices
- 2 Open Areas/Bullpens
- 2 Private Restroom
- Large Breakroom
- 2 Conference Rooms



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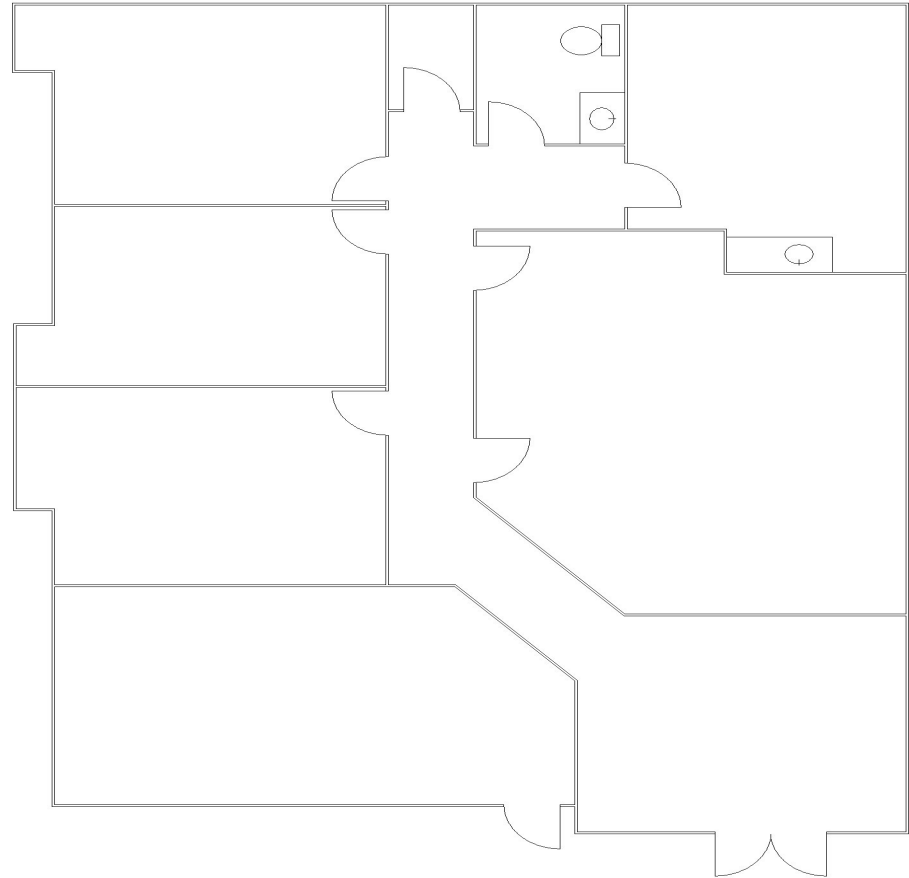
FOUNTAIN VIEW BUSINESS PARK | SUITE B10

SUITE B10

- Lease Rate \$1.60 NNN with \$0.45 CAMs (monthly).
- Easily accessible single-story garden style professional office and medical building.
- 5:1 parking ratio.
- Zoning: Commercial General (CG).
- Covered Parking Available.

Space Description

- 2,145 +/- square feet
- Large Reception Area
- Conference Room
- 3 Private Offices
- Break Room
- Private Restroom
- Break Room / Kitchen



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