

TUSCANO MEDICAL PARC

10521 JEFFREYS STREET | FOR LEASE



8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

DAVID BAUMAN, SIOR, CCIM

Principal

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10521 JEFFREYS STREET | HENDERSON, NV 89052



CONTACT BROKER

For lease rate



±5,724 SF

Space available

PROPERTY HIGHLIGHTS

- Zoned Office Commercial
- Grey shell space with generous tenant improvement allowance available for qualified tenants
- Close proximity to retail and restaurant amenities
- Conveniently located adjacent to the Dignity Health – St. Rose Dominican Hospital campus in Henderson
- Easy access to I-15 and CC-215 freeways and The Las Vegas Strip
- \$0.44 PSF/ Mo. CAM



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	24,153	149,905	317,029
2024 AVERAGE HOUSEHOLD INCOME	\$104,260	\$120,666	\$126,412
2024 TOTAL HOUSEHOLDS	10,179	60,600	129,567

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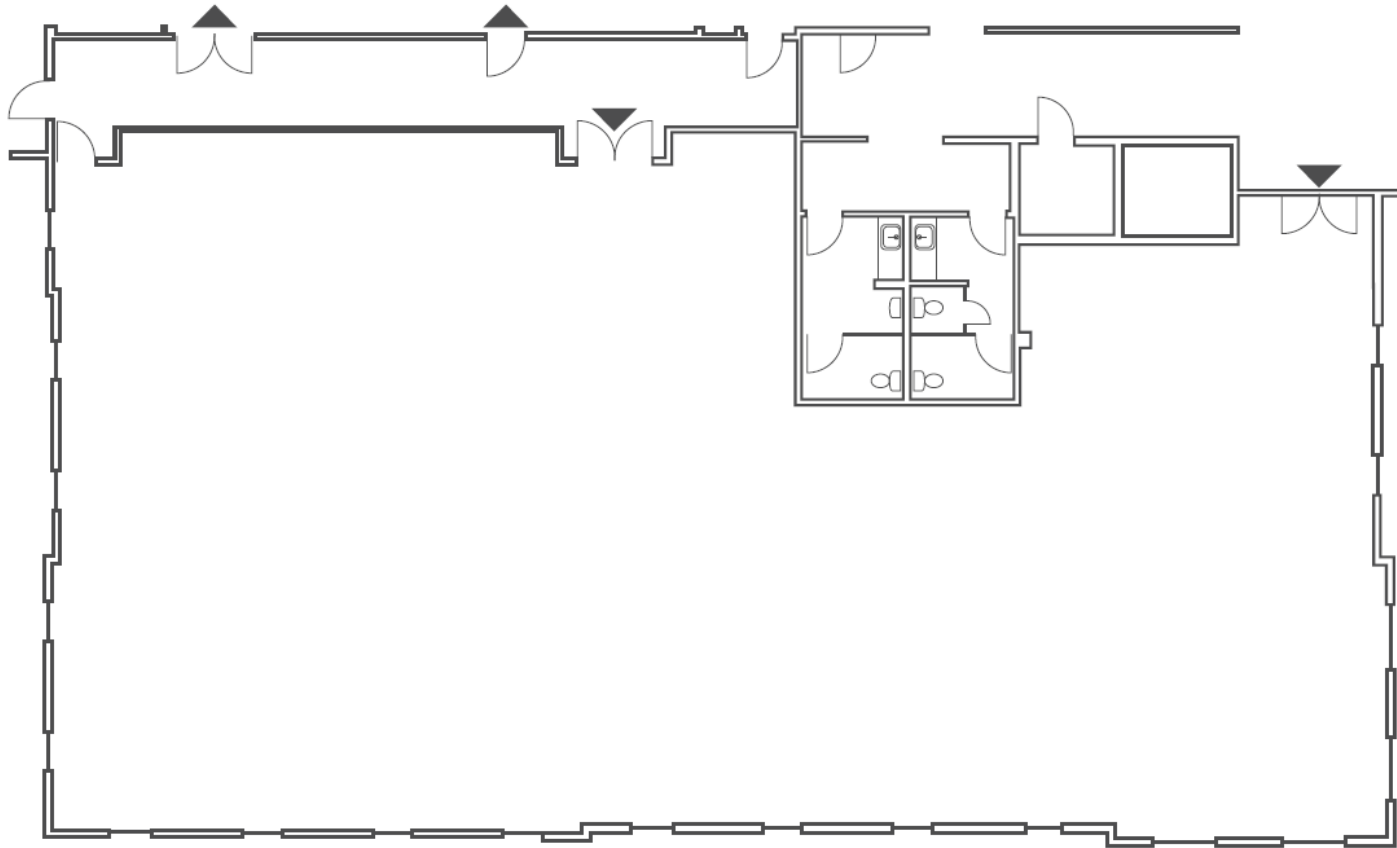


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10521 JEFFREYS STREET | HENDERSON, NV 89052

BUILDING 10521 - SUITE 201

±5,724 SF





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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