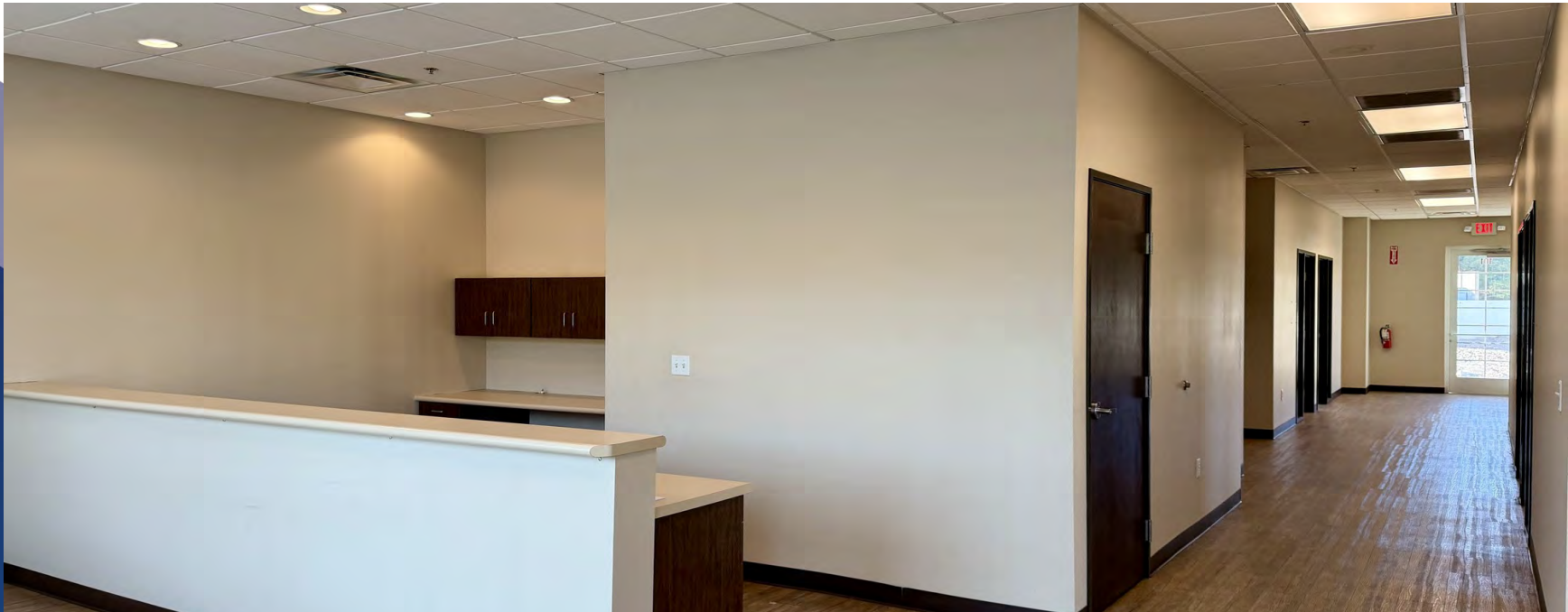


LEASE

2,152 SF MOVE-IN READY OFFICE

7375 S Pecos Road, Suite 101, Las Vegas, NV 89120



LEASE RATE:	\$1.35/SF/Month
NNN FEES:	\$0.70/SF/Month
AVAILABLE SF:	2,152 SF
TOTAL MONTHLY RENT:	\$4,411.60

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COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

2,152 SF MOVE-IN READY OFFICE

7375 S Pecos Road, Suite 101, Las Vegas, NV 89120



OFFERING SUMMARY

Lease Rate:	\$1.35 SF/Month (NNN)
NNN Fees:	\$0.70/SF/Month
Total Monthly Rent:	\$4,411.60
Available SF:	2,152 SF
Number of Units:	4
Year Built:	2016
Zoning:	Commercial Professional (CP)

PROPERTY OVERVIEW

Suite 101 offers 2,152 sq. ft. of bright, move-in ready office space in a well-maintained professional building on South Pecos Road. The layout includes six private offices - four approximately 15' x 12' and two approximately 14' x 10' - along with a spacious reception area, breakroom, private restrooms, and storage closet.

Large windows throughout the suite fill the space with natural light, and modern wood-style flooring enhances the clean, professional atmosphere. This suite is ideal for medical, wellness, or professional users looking for a turnkey space with excellent curb appeal and easy access to Green Valley and I-215.

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LOCATION INFORMATION

Building Name	Move-In Ready Office Suite with Natural Light
Street Address	7375 S Pecos Road, Suite 101, Las Vegas, NV 89120
City, State, Zip	Las Vegas, NV 89120
County	Clark County
Cross-Streets	Warm Springs Road and Pecos Road

PROPERTY HIGHLIGHTS

- 2,152 sq. ft. move-in ready office suite
- Bright and modern with abundant natural light
- Six private offices plus reception, breakroom and storage
- In-suite private restrooms
- Hard surface flooring throughout (no carpet)
- Convenient access to I-215 and Green Valley

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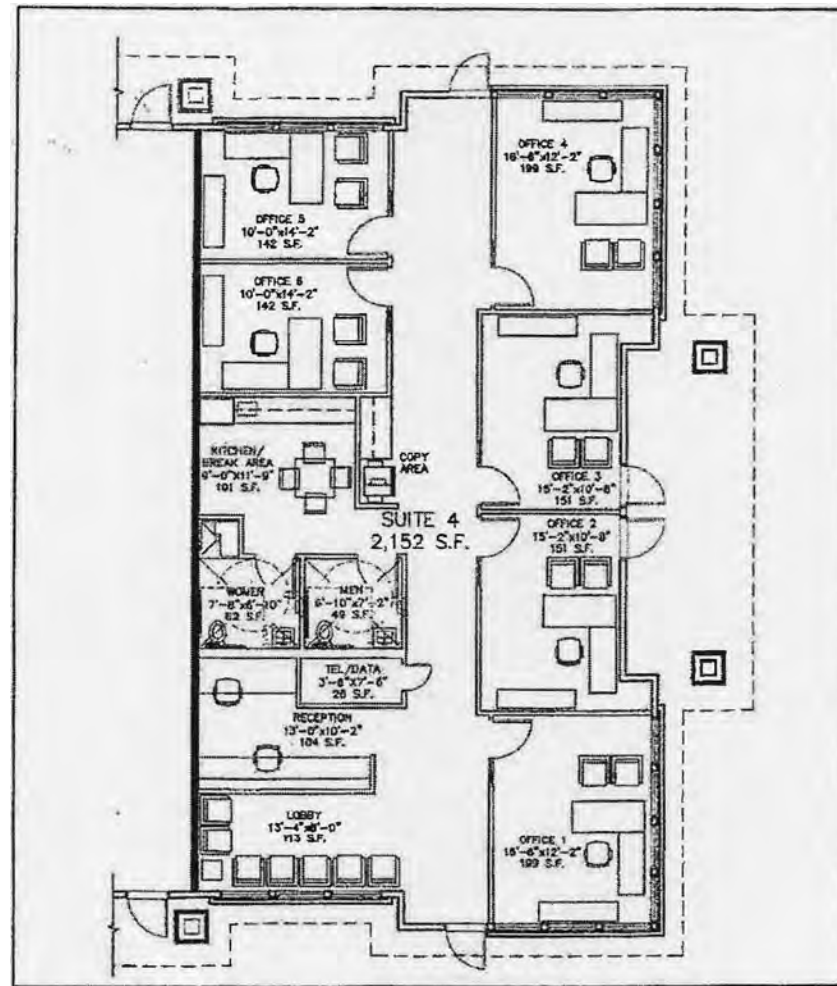
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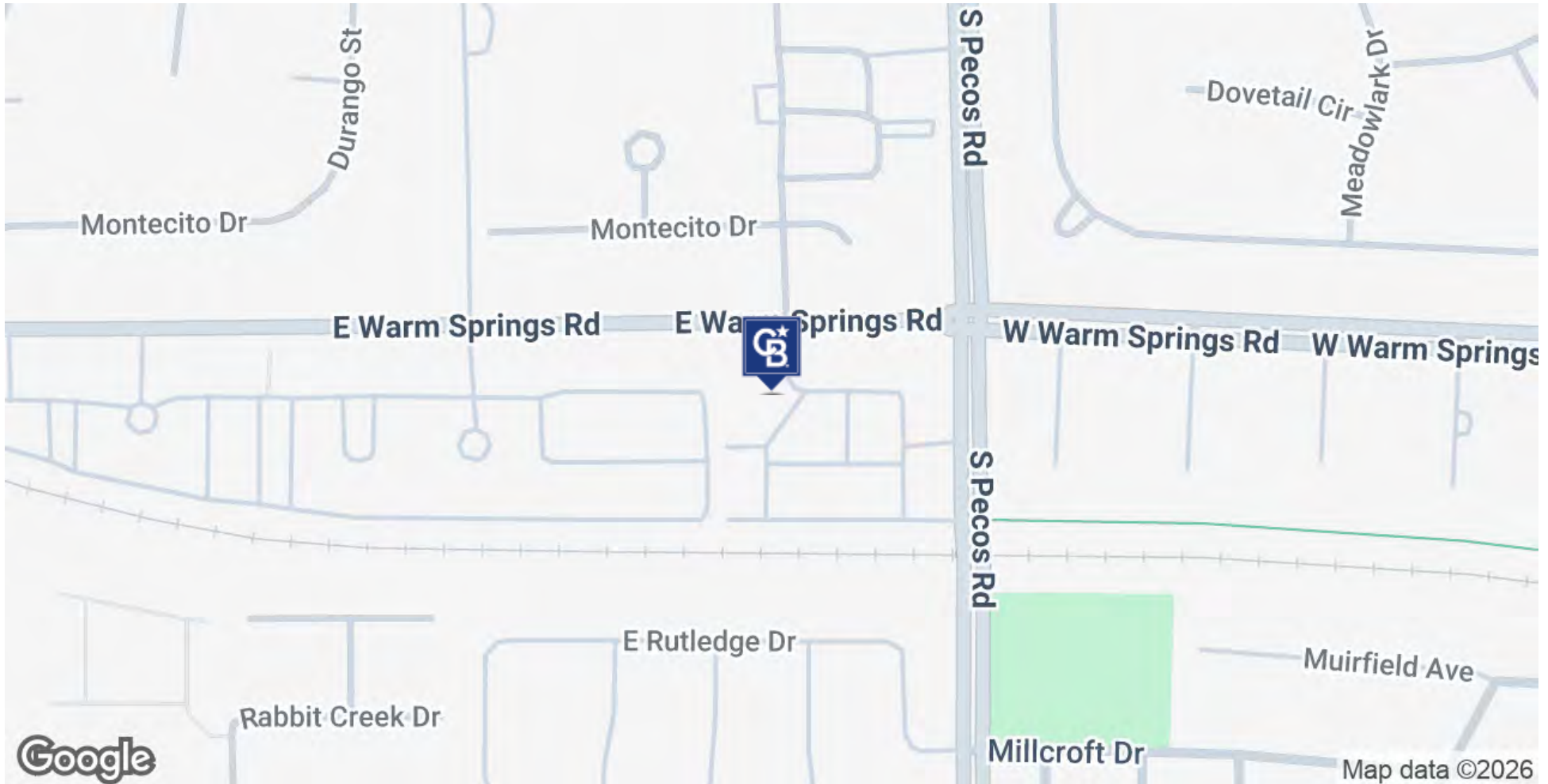
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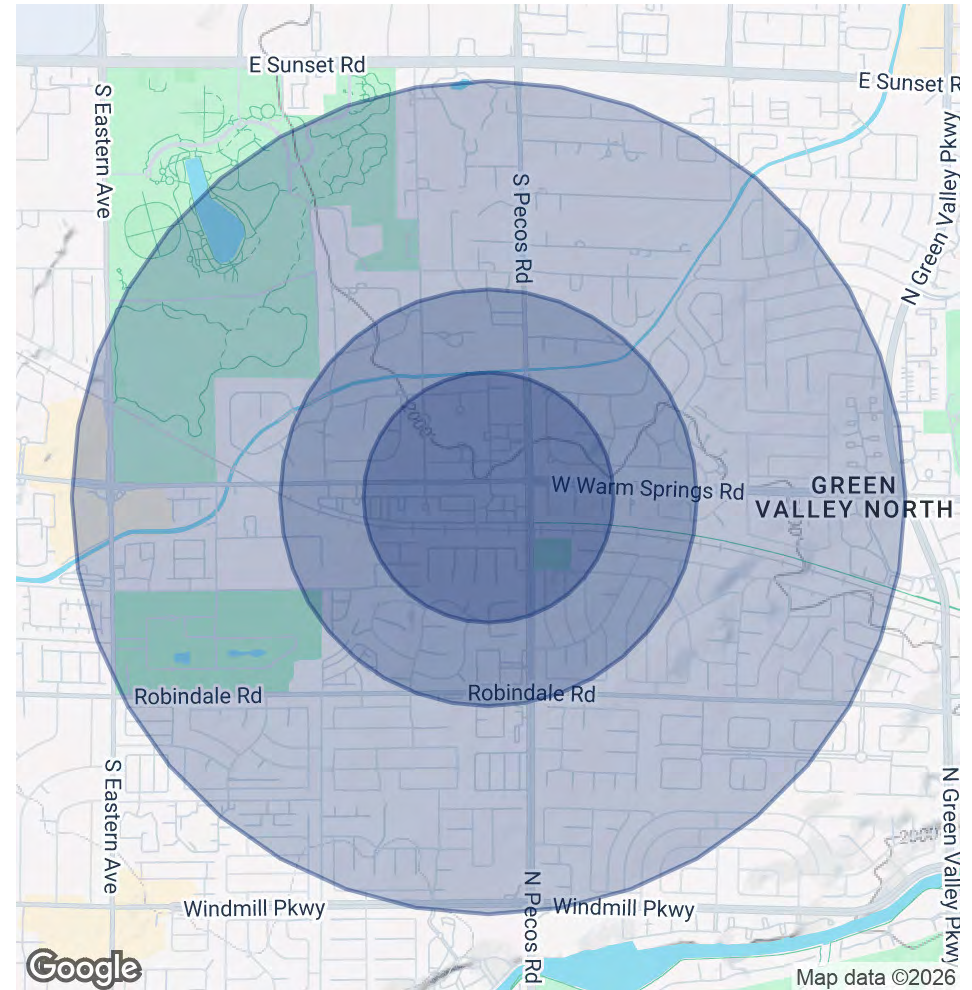
2,152 SF MOVE-IN READY OFFICE

7375 S Pecos Road, Suite 101, Las Vegas, NV 89120

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	799	3,330	12,200
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	318	1,282	4,714
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$119,859	\$120,008	\$120,737
Average House Value	\$724,427	\$629,978	\$634,340

Demographics data derived from AlphaMap



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