

FOR LEASE

SUMMERLIN ADJACENT MEDICAL OFFICE

3425 CLIFF SHADOWS PKWY • LAS VEGAS NV • 89129



PROPERTY DETAILS

- \$3.00/SF Per Month NNN (\$36.00/SF per year)
- 3,000-12,500 RSF Available (entire 1st floor)
- Cliff Shadows Frontage. Right off the 215.
- Co-locate with Priority Health Mgmt. Group
- Generous TI allowance available
- 1.0902 Load Factor
- \$.75/SF Per Month Op. Ex. (\$9.00/SF per year)
- 5-10+ year lease term
- Turn-key Medical Space Available (Suite 110)



For more information, please contact:
Mike McLeod MBA, CCIM

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C: 702-366-4369
E: mikesmcleod@gmail.com
3658 N. Rancho Drive
Las Vegas, NV 89130



**ALBRIGHT ♦ CALLISTER
& Associates, LLC.**

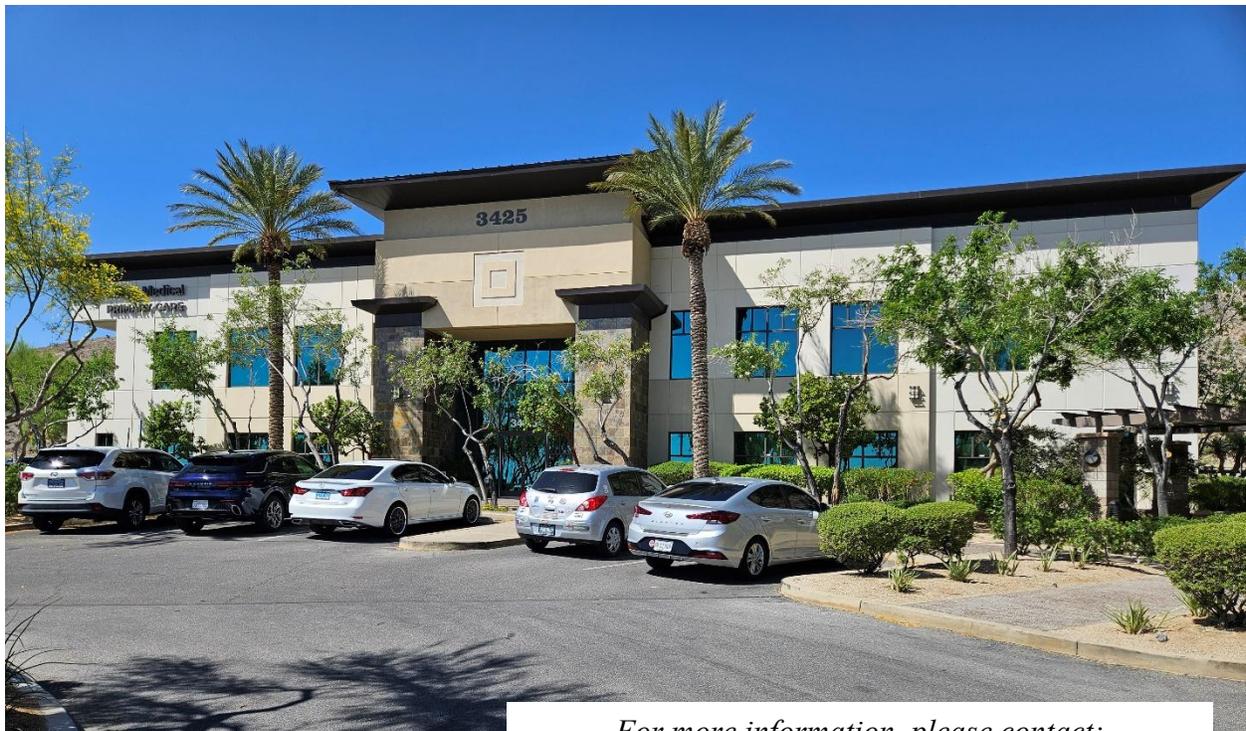
Commercial Real Estate Services

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MAP



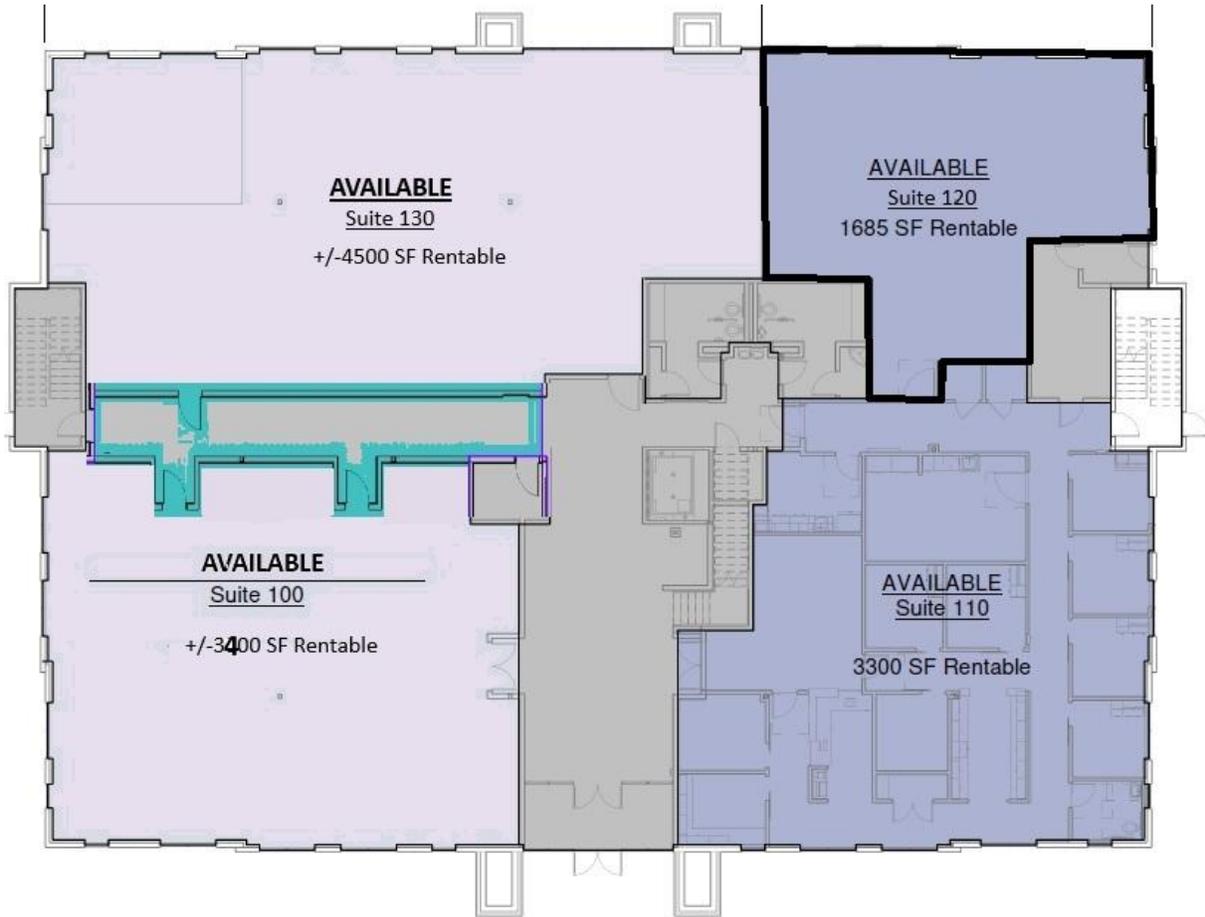
BUILDING FRONT



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LEVEL ONE FLOOR PLAN



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