

321 N PECOS ROAD



TURNKEY MEDICAL OFFICE -IMMEDIATE OCCUPANCY



Description

North American Commercial is proud to present a fully built-out $\pm 5,154$ SF medical office offering a rare opportunity to establish or expand within an existing, purpose-designed clinical environment. Previously operated by a long-standing chiropractic practice for over 15 years, the space demonstrates proven demand and long-term viability for similar medical and wellness users.

The existing layout is optimized for efficient patient flow, multiple treatment rooms, and streamlined staff operations — enabling a seamless transition with minimal upfront capital investment and significantly reduced time to opening.

Strategic Advantages

- Immediate occupancy with no construction timeline
- Significant cost savings versus traditional medical buildout
- Established clinical layout designed for patient throughput
- Proven location with long-term medical use history

Property Specifications

Property Address:	321 N Pecos Rd Henderson, NV 8074
Parcel Number:	177-12-620-002
Parcel size:	1.98 Acres
Property Type:	Neighborhood Commercial (CN)
Office SF:	$\pm 5,154$
Lease Rate:	Contact Broker for Pricing
Layout:	7-Offices, Bullpen, Lobby, Front Entry Desk
Covered Parking:	Ten (10) Covered spaces
Total Parking:	Twenty (± 20) spaces
Restrooms:	Two (2)



Kevin Jackson

Anthony Battisti

NV LIC# S.0191427

NV LIC# S.0200033

Associate

Associate

(702) 573-2025 C

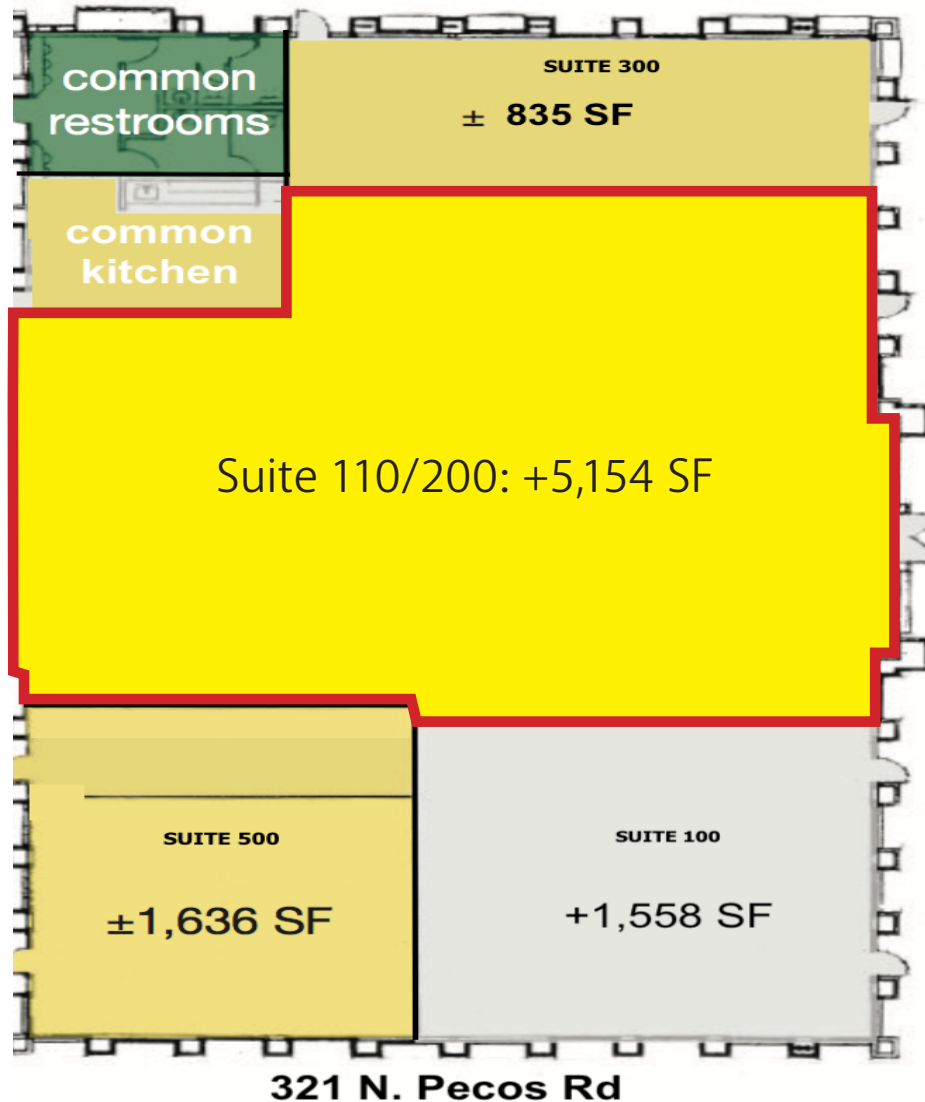
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Floor Plan



Space Available:

Suite 110/200: +5,154 SF

Space can be demised depending on the use.

Two (2) Restrooms

±7 Offices

Break Room

Open Bullpen

Large Lobby

Kevin Jackson

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Senior Associate

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Associate

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Property Map



SUBJECT PROPERTY

AREA HIGHLIGHTS

- High Density Residential Area
- Strong Local Patient Base
- Easy access to major roads

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