

**9970 W Cheyenne Ave**  
Las Vegas, NV 89129 - **\$9,250,000**

**FOR SALE/LEASE**



Beautiful free standing office/medical building exclusively offered by Berkshire Hathaway Home Services Nevada Properties - Commercial Division located at 9970 W Cheyenne Ave for sale or lease. Close to Mountain View Hospital and Summerlin Medical Center. Great location for your custom build office or medical space. Up to 13, 107 SF available that can be sub-divided into minimum 3,000 square feet unit/s. Ample parking and great visibility from Cheyenne Ave. and easy access to I-215.

- HERA Women's Healthcare utilizing 9,146 sq/ft
- Great Visibility from Cheyenne Ave.
- Heavy Residential Communities
- Easy Access to I-215
- Landlord may offer Tenant improvement allowance
- Open Floor-Plan
- 24 Hour Access

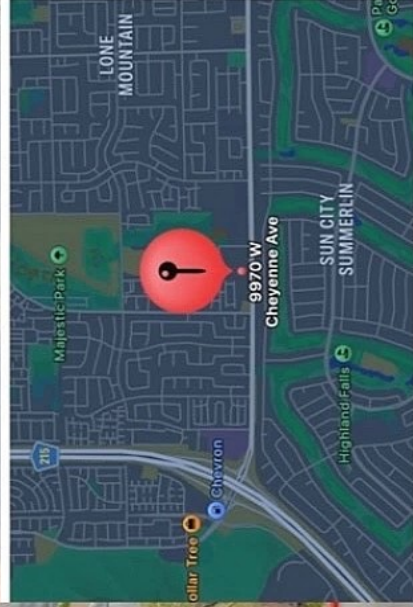
**BERKSHIRE  
HATHAWAY**  
HOME SERVICES

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NEVADA PROPERTIES  
COMMERCIAL DIVISION

**9970 W Cheyenne Ave**  
Las Vegas, NV 89129 - **\$9,250,000**

**FOR SALE/LEASE**



Beautiful Office and Medical building located at a prime location surrounded by heavy residential communities and close to Mountain View Hospital and Summerlin Medical Center. Great location for your custom build out office or medical space. Up to 13, 107 SF available that can be sub-divided into minimum 3,000 square feet unit/s. Ample parking and great visibility from Cheyenne Ave. and easy access to I-215.

**PROPERTY DETAILS:**

Net Rentable (SQ FT) : 22,221 of which 9,114 SF is

rented and has a lease of 10 years

Building: one (1) Year Built: 2005

Building Class B

Lot Size: 2.38 Acres

Stories: one (1)

APN#: 138-07-411-014

Asking Price: \$9,250,000

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**BERKSHIRE** | NEVADA  
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**HOME SERVICES**

COMMERCIAL DIVISION

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