



FOR LEASE  
**STONE CREEK**  
6970 W. Patrick Lane, Las Vegas, NV 89113

**PETE JANEMARK, CCIM**  
Senior Vice President  
O: 702.527.7923  
C: 702.885.7383  
pete.janemark@svn.com  
NV #S.76731

**ERIC ROGOSCH**  
Vice President  
O: 702.527.5313  
C: 702.358.5116  
eric.rogosch@svn.com  
NV #S.52003





## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.50 - 1.75 SF/month (NNN)
<b>BUILDING SIZE:</b>	±24,952 SF
<b>AVAILABLE SF:</b>	2,947 - 6,213 SF
<b>NNN:</b>	\$0.47 SF/month
<b>ZONING:</b>	CG - Commercial General
<b>APN:</b>	163-34-601-044

**PETE JANEMARK, CCIM**  
O: 702.527.7923  
pete.janemark@svn.com  
NV #S.76731

**ERIC ROGOSCH**  
O: 702.527.5313  
eric.rogosch@svn.com  
NV #S.0052003

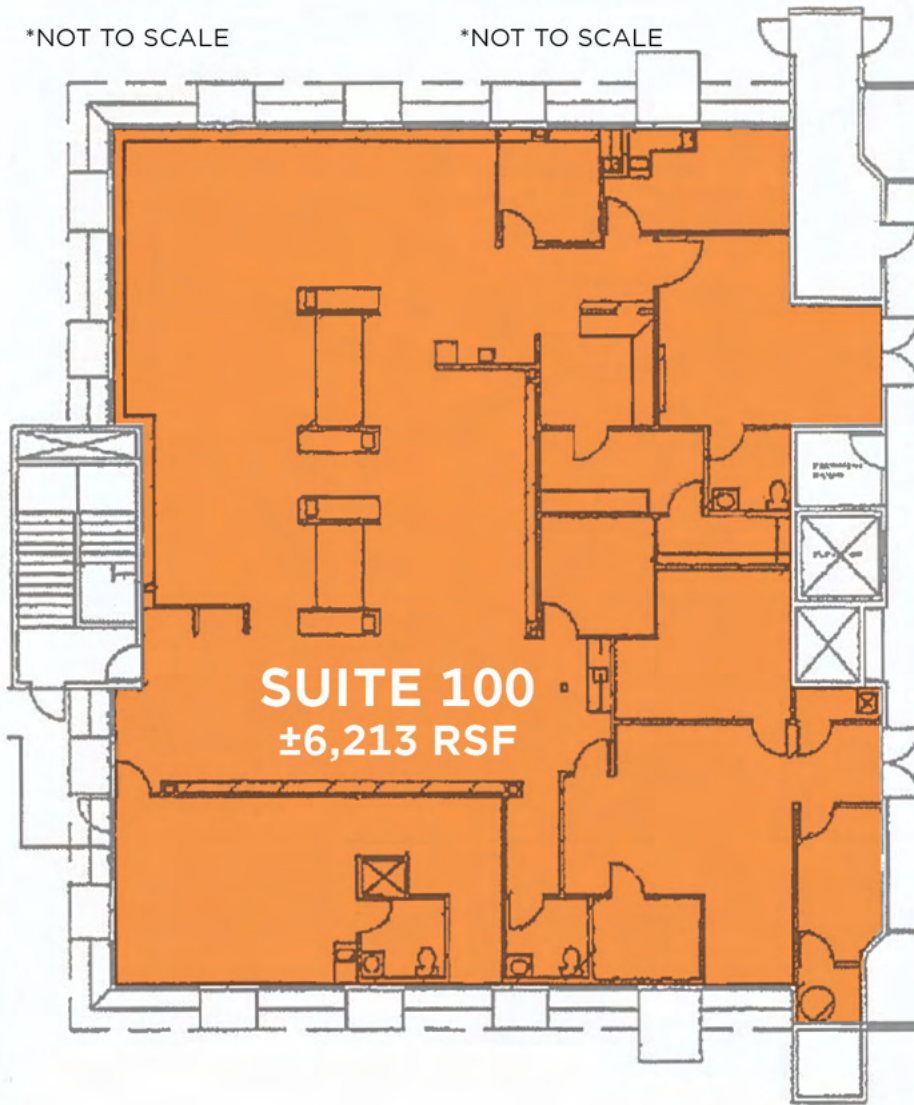
## PROPERTY DESCRIPTION

Available for Lease, Stone Creek Offices, is a ±24,952 SF free standing two story medical office building located in the highly sought after Southwest submarket. Stone Creek is superbly located just West of S. Rainbow Boulevard and is surrounded by numerous area amenities. Currently available: ±2,947 - ±6,213 RSF of Office space. Shell space available for future tenants to build out to their unique specifications. Stone Creek offers an abundant parking ratio of ±5.7:1000 and is in close proximity to the CC-215 Beltway.

## PROPERTY HIGHLIGHTS

- Common area balconies on the North, South, and East sides of the building
- Easy access to CC-215 Beltway & near by restaurants and retail amenities
- Ground floor and upstairs units available
- ±5.7:1000 parking ratio
- TIA available call broker for details

# FLOOR PLAN - SUITE 100



## SUITE DESCRIPTION

This suite is a former dialysis facility with a large reception area, private offices, a large treatment area, extensive plumbing, a break/locker room, and multiple private restrooms.



**PETE JANEMARK, CCIM**

O: 702.527.7923

pete.janemark@svn.com

NV #S.76731

**ERIC ROGOSCH**

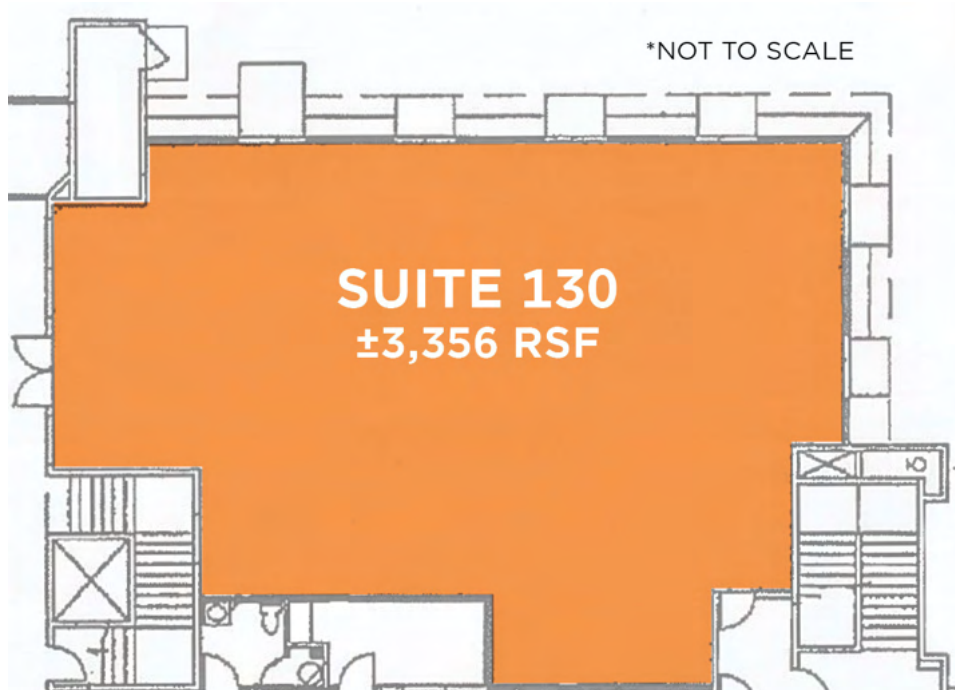
O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003



## FLOOR PLAN - SUITE 130



## SUITE DESCRIPTION

This suite is partially built out as a large open area with concrete floors and exposed ceiling.



**PETE JANEMARK, CCIM**

O: 702.527.7923

pete.janemark@svn.com

NV #S.76731

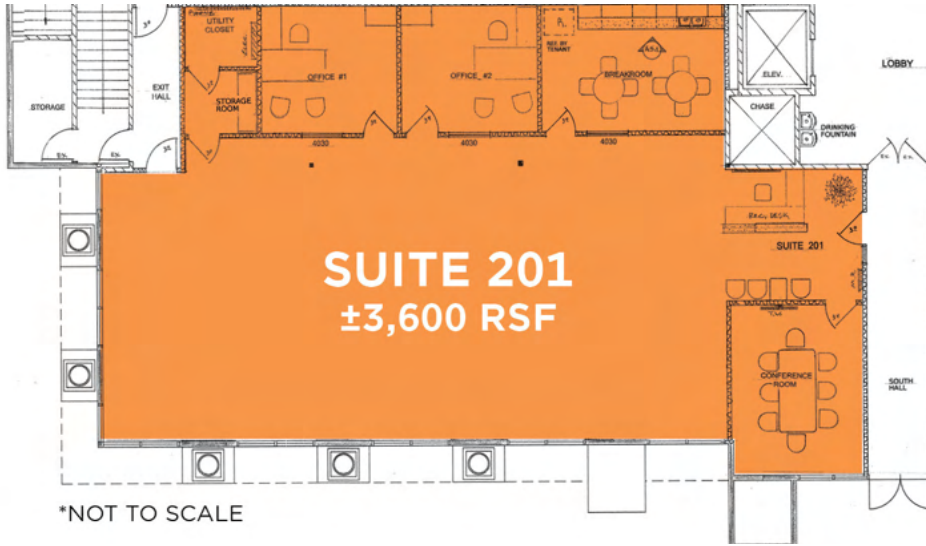
**ERIC ROGOSCH**

O: 702.527.5313

eric.rogosch@svn.com

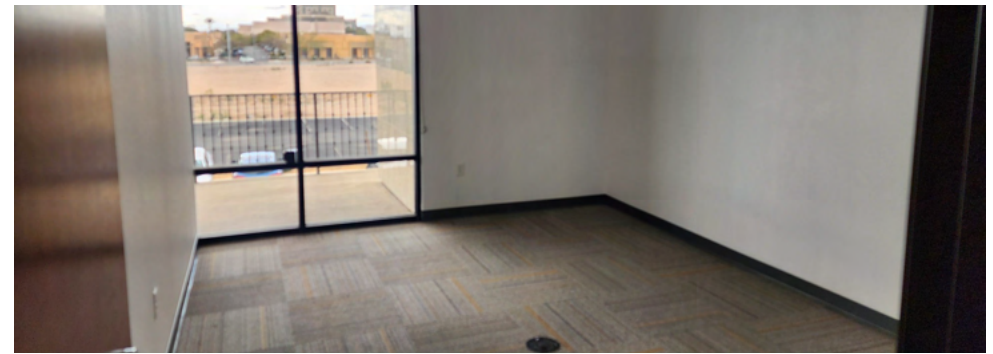
NV #S.0052003

# FLOOR PLAN - SUITE 201



## SUITE DESCRIPTION

This space is 2nd Generation offices with a reception, large open area, two offices, a large kitchen, a conference room, and lots of windows to enjoy the second story views.



**PETE JANEMARK, CCIM**

O: 702.527.7923

pete.janemark@svn.com

NV #S.76731

**ERIC ROGOSCH**

O: 702.527.5313

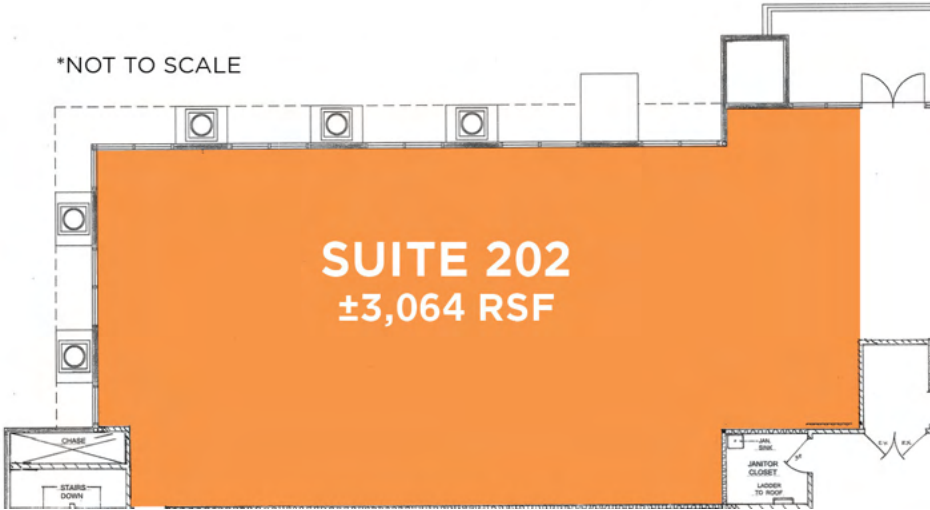
eric.rogosch@svn.com

NV #S.0052003

# FLOOR PLAN - SUITE 202

## SUITE DESCRIPTION

This space is in shell condition. TIA available for qualified tenant.

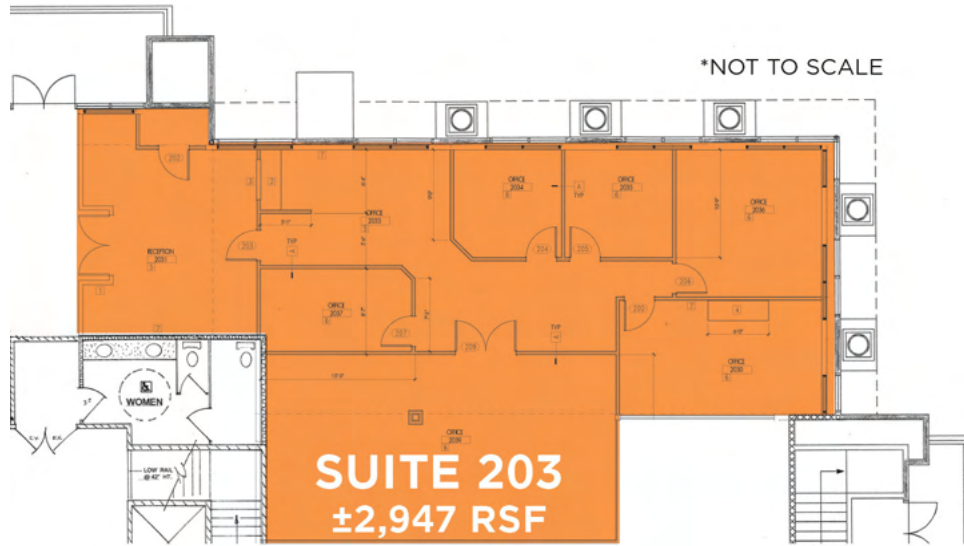


**PETE JANEMARK, CCIM**  
O: 702.527.7923  
pete.janemark@svn.com  
NV #S.76731

**ERIC ROGOSCH**  
O: 702.527.5313  
eric.rogosch@svn.com  
NV #S.0052003

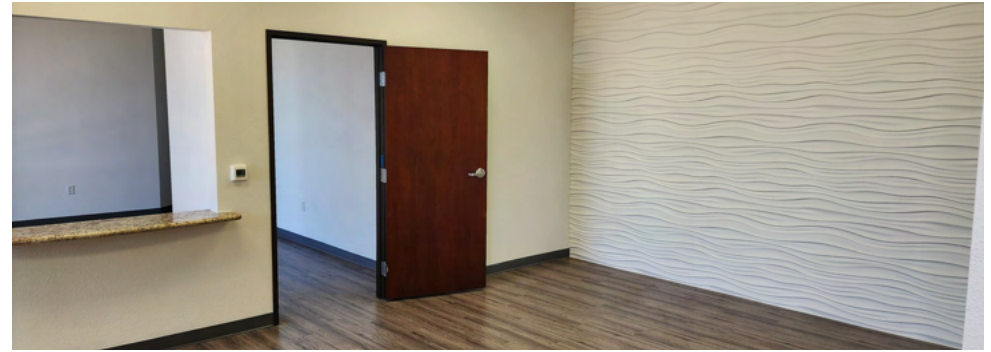


## FLOOR PLAN - SUITE 203



## SUITE DESCRIPTION

This space is 2nd Generation offices with a large reception area, two work areas, five large offices, and a large conference room.



**PETE JANEMARK, CCIM**

O: 702.527.7923

pete.janemark@svn.com

NV #S.76731

**ERIC ROGOSCH**

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003

# FLOOR PLAN - SUITE 204



## SUITE DESCRIPTION

Shell condition. TIA available for qualified tenant.



**PETE JANEMARK, CCIM**  
O: 702.527.7923  
pete.janemark@svn.com  
NV #S.76731

**ERIC ROGOSCH**  
O: 702.527.5313  
eric.rogosch@svn.com  
NV #S.0052003



**ADDITIONAL PHOTOS**



**PETE JANEMARK, CCIM**  
O: 702.527.7923  
pete.janemark@svn.com  
NV #S.76731

**ERIC ROGOSCH**  
O: 702.527.5313  
eric.rogosch@svn.com  
NV #S.0052003



**ADDITIONAL PHOTOS**



**PETE JANEMARK, CCIM**  
O: 702.527.7923  
pete.janemark@svn.com  
NV #S.76731

**ERIC ROGOSCH**  
O: 702.527.5313  
eric.rogosch@svn.com  
NV #S.0052003



# RETAILER MAP



**PETE JANEMARK, CCIM**

O: 702.527.7923

pete.janemark@svn.com

NV #S.76731

**ERIC ROGOSCH**

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003