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EXCELLENCE IN DENTISTRY
PAMELA G. CAGGIANO, D.D.S.

ADVANCED
SPINE & POSTURE

CARDENAS
LAWGROUP



Lease Brochure



Description

North American Commercial is proud to present this turnkey chiropractic office space for lease, ideally suited for a user seeking a fully built-out, ready-to-occupy medical environment. The ±5,154 square foot office, originally constructed in 2000, was previously utilized as a chiropractic practice and is thoughtfully designed to support similar medical uses.

The existing layout and improvements create a seamless transition for chiropractors or other healthcare users, allowing for immediate occupancy with minimal upfront investment. The property offers a total of ten (10) parking spaces, including two (2) covered spaces, providing convenient access for both staff and patients. Flexible lease terms are available, with pricing offered upon request. This is a rare opportunity to secure a well-maintained, purpose-built medical space in a functional and professional setting.

*Tenant to verify all building specifications

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: ±5,154

Lease Rate: Contact Broker for Pricing

Layout: 7-Offices, Bullpen, Lobby, Front Entry Desk

Covered Parking: Two (2) Covered spaces

Total Parking: Ten (10) spaces

Restrooms: Two (2)



Kevin Jackson

Anthony Battisti

NV LIC# S.0191427

NV LIC# S.0200033

Associate

Associate

(702) 573-2025 C

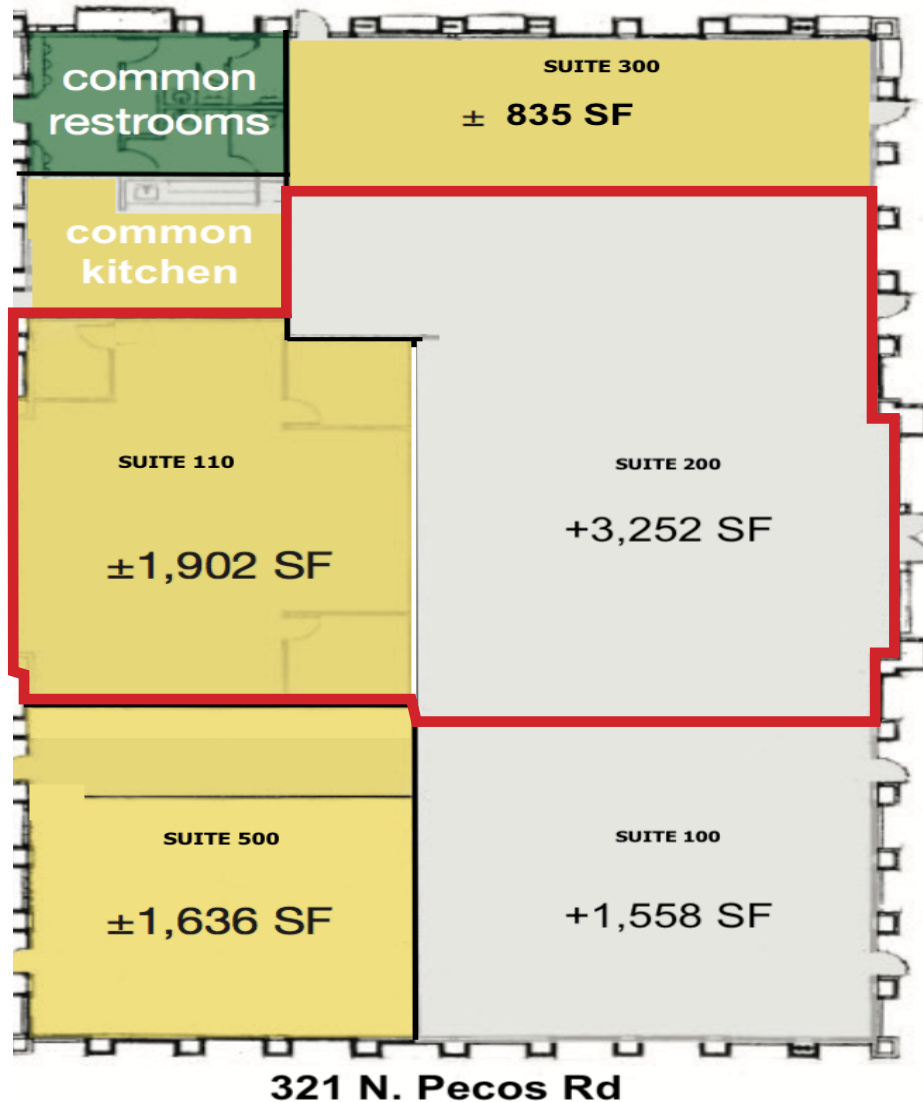
(702) 449-0167 C

kevin.jackson@nac-re.com

anthony_battisti@nac-re.com



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

NV LIC# S.0191427

Senior Associate

(702) 573-2025 C

kevin.jackson@nac-re.com

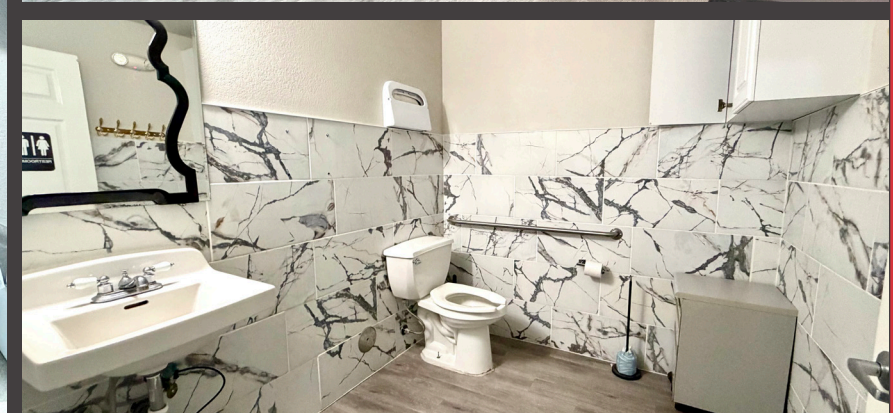
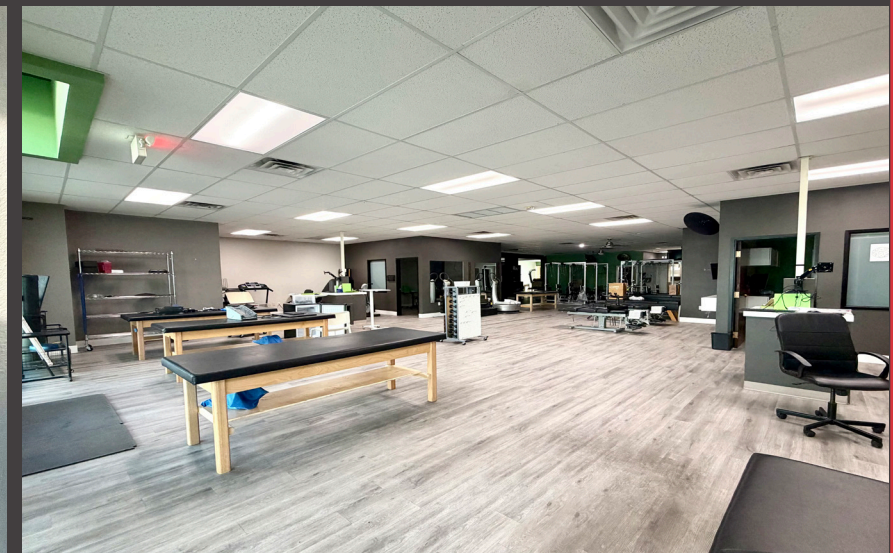
Anthony Battisti

NV LIC# S.0200033

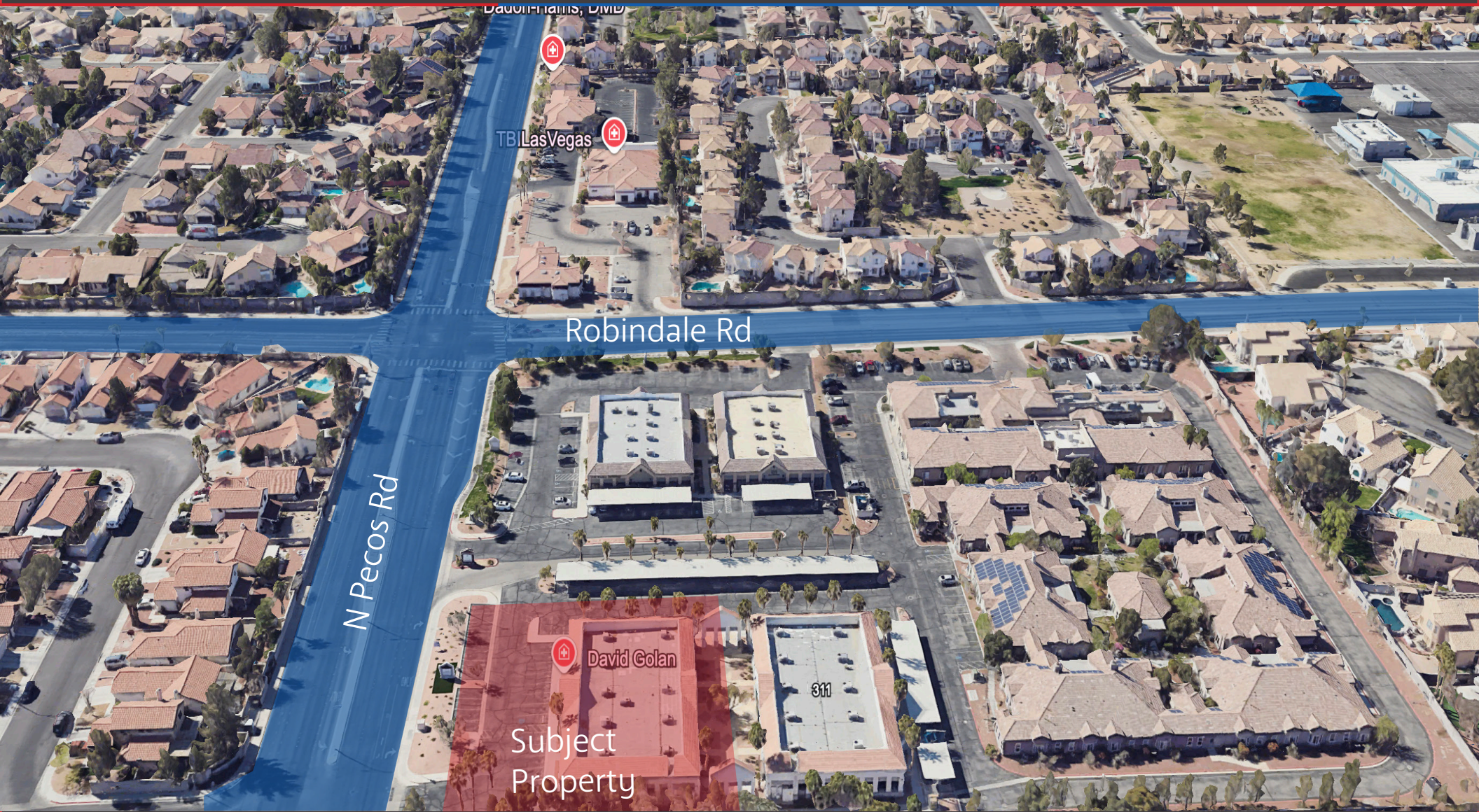
Associate

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Property Map



Kevin Jackson

Anthony Battisti

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