

# TUSCANO MEDICAL PARC

10521 JEFFREYS STREET | FOR LEASE



LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE # B.0146492

## DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

[dbauman@lee-associates.com](mailto:dbauman@lee-associates.com)

License: S.0182687

## NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

[nclovis@lee-associates.com](mailto:nclovis@lee-associates.com)

License: S.0193945

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10521 JEFFREYS STREET | HENDERSON, NV 89052



**CONTACT BROKER**

For lease rate



**±5,724 SF**

Space available

## PROPERTY HIGHLIGHTS

- Zoned Office Commercial
- Grey shell space with generous tenant improvement allowance available for qualified tenants
- Close proximity to retail and restaurant amenities
- Conveniently located adjacent to the Dignity Health - St. Rose Dominican Hospital campus in Henderson
- Easy access to I-15 and CC-215 freeways and The Las Vegas Strip
- \$0.44 PSF/ Mo. CAM



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	24,153	149,905	317,029
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$104,260	\$120,666	\$126,412
<b>2024 TOTAL HOUSEHOLDS</b>	10,179	60,600	129,567

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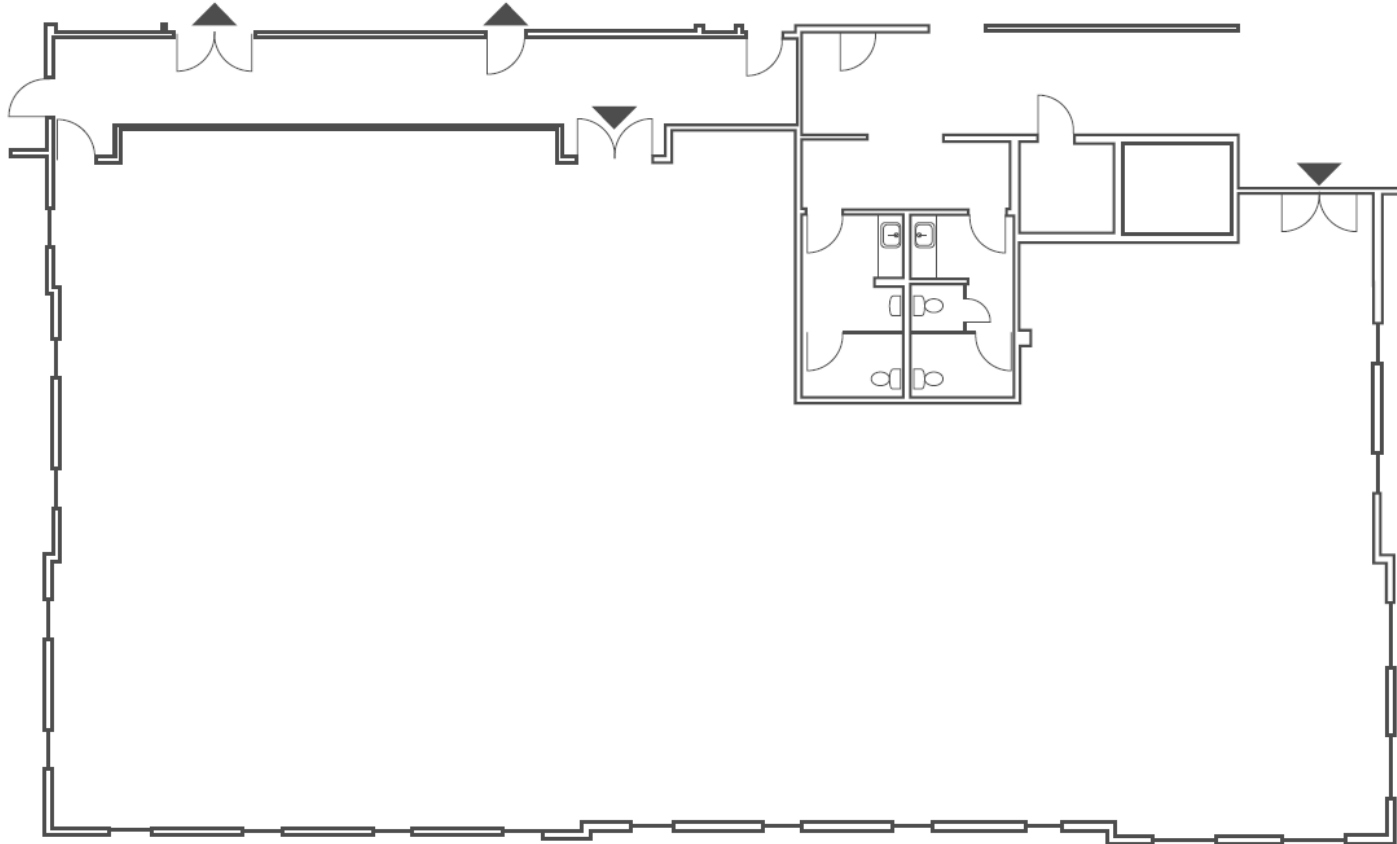


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BUILDING 10521 - SUITE 201

±5,724 SF



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | B.0146492 | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

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