



FOR LEASE

INTRODUCTORY RENT INCENTIVE FOR 1ST YEAR \$1.50/SF/MO*

RETAIL/OFFICE/MEDICAL OFFICE SPACE /SPECIAL USE

3200 SOARING GULLS DR, LAS VEGAS, NV 89129



JAMES S. HAN, CCIM

Managing Director | Commercial Sales & Leasing

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*** SUBJECT TO CREDIT QUALIFICATIONS**

www.northcapcommercial.com • Tivoli Village | 400 S. Rampart Blvd., Suite 220, Las Vegas, NV 89145

SUITE 101 HIGHLIGHTS

Corner Space

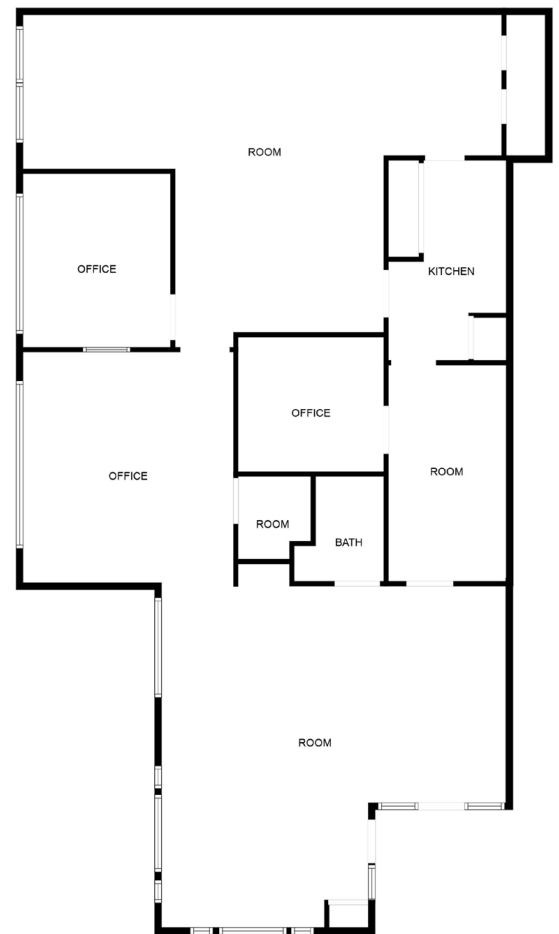
- Short Distance to Sun City Summerlin
- Direct Exposure to Cheyenne Ave.
- Traffic Count: 30,000 cars/day

Seeking The Following Uses:

- Retail
- Business Office
- Medical, Dental, Health Care, Veterinarian
- Physical Therapy
- Mental Health/Behavioral

Space Available	2,044 SF
Rental Rate	\$1.50 /SF/Mo 1ST YEAR Then \$2.15 - \$2.25 /SF/Mo
Date Available	Immediate
Service Type	NNN • \$0.51/SF/mo
Space Use	Office/Retail/Medical
Lease Term	5-10 years

FLOOR PLAN



Floor plan not to scale. To be used for illustrative purposes only



Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

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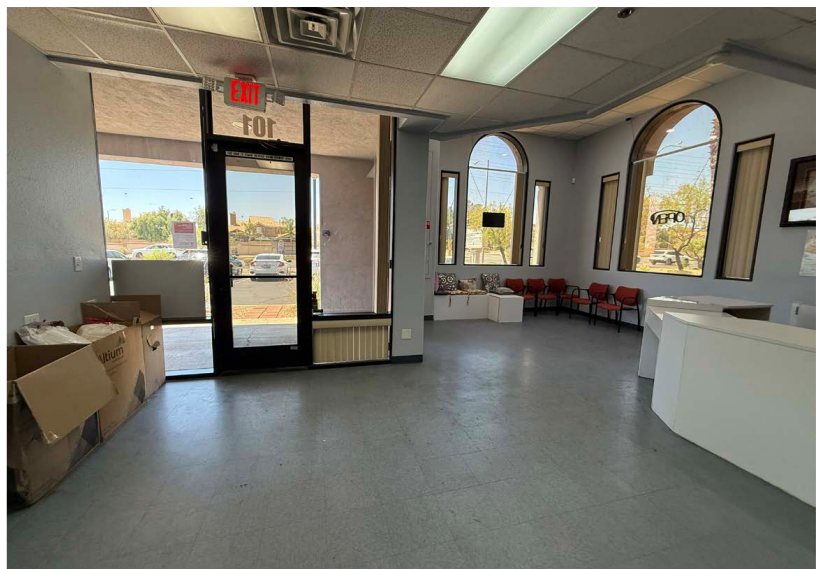
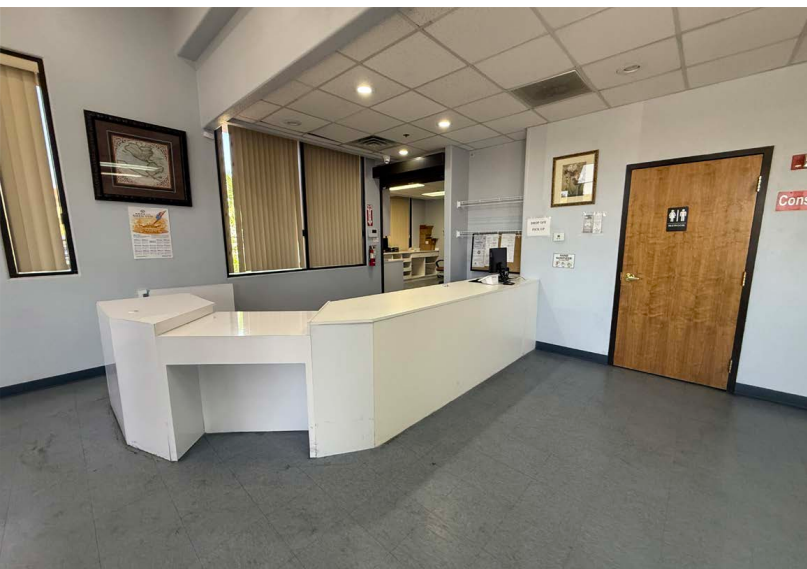
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