

UNITS WITH
NO LOAD FACTOR!



FOR LEASE

4425 S. PECOS ROAD

OFFICE/MEDICAL OFFICE

Las Vegas, NV 89121

PROPERTY FEATURES

4425 South Pecos Road is a beautifully maintained medical and professional office building, prominently located on Pecos Road just north of Harmon Avenue. Each unit offers an easily accessible exterior entrance with door and distinguishing features, including secure underground parking and private on-site storage units for tenants. Units can be combined for greater flexibility. This property stands out from older competing buildings in the area!

HIGHLIGHTS

- Medical and Professional Office Suites
- Individual Units with no Load Factor
- Prominent Visibility on Pecos Road
- Underground Parking for Tenant
- Monument Signage Available
- C.A.M. \$0.35 per SF per Mo



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

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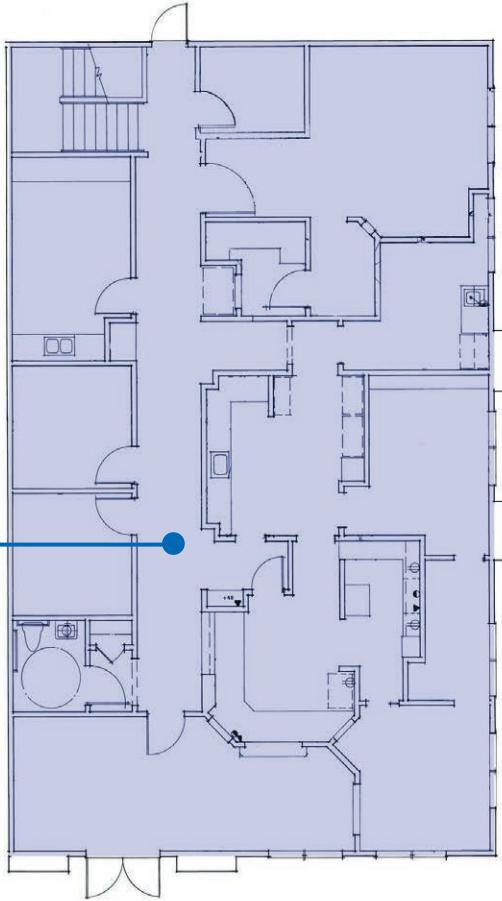
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SUITE 1:

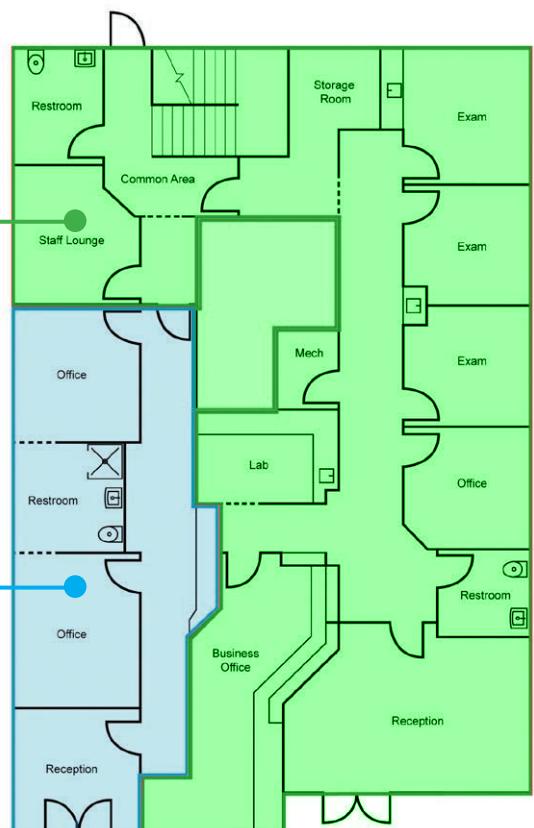
SUITE 2 & 3:



**SUITE 1:
2,747 SF**

**SUITE 2:
2,143 SF**

**SUITE 3:
970 SF**



CAN BE COMBINED: 3,113 SF

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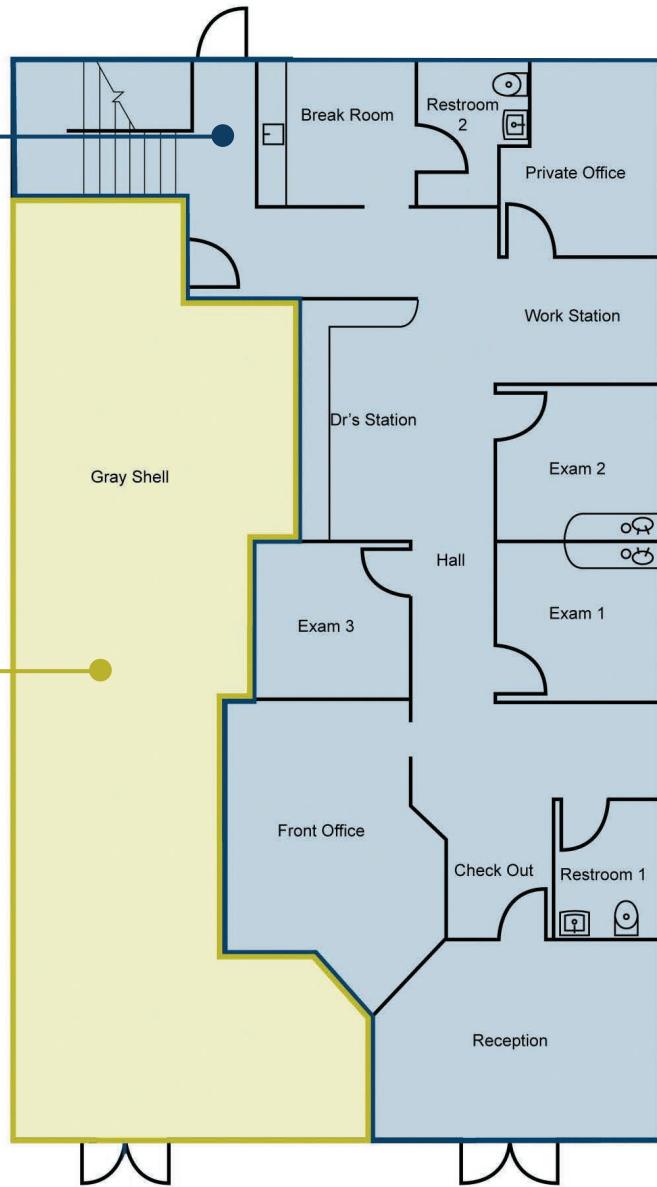
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SUITE 5 & 6:

SUITE 5:
1,932 SF



SUITE 6:
1,150 SF

CAN BE COMBINED: 3,082 SF

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