



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
- Prominents Visibility on Pecos Road
- Underground Parking for Tenant
- Monument Signage Available
- C.A.M. \$0.35 per SF per Mo

UNIT NUMBER	SIZE	RATE
1	2,747 SF	\$1.10 /SF/per Mo
2	2,143 SF	\$1.10 /SF/per Mo
3	970 SF	\$1.10 /SF/per Mo
5	1,932 SF	\$1.10 /SF/per Mo
6	1,150 SF	\$1.10 /SF/per Mo



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

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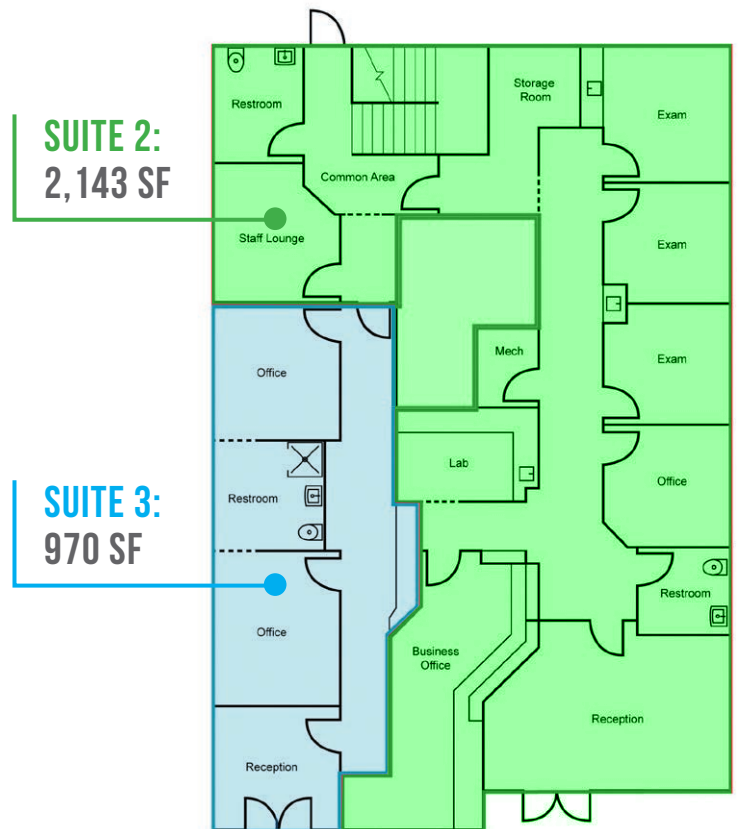
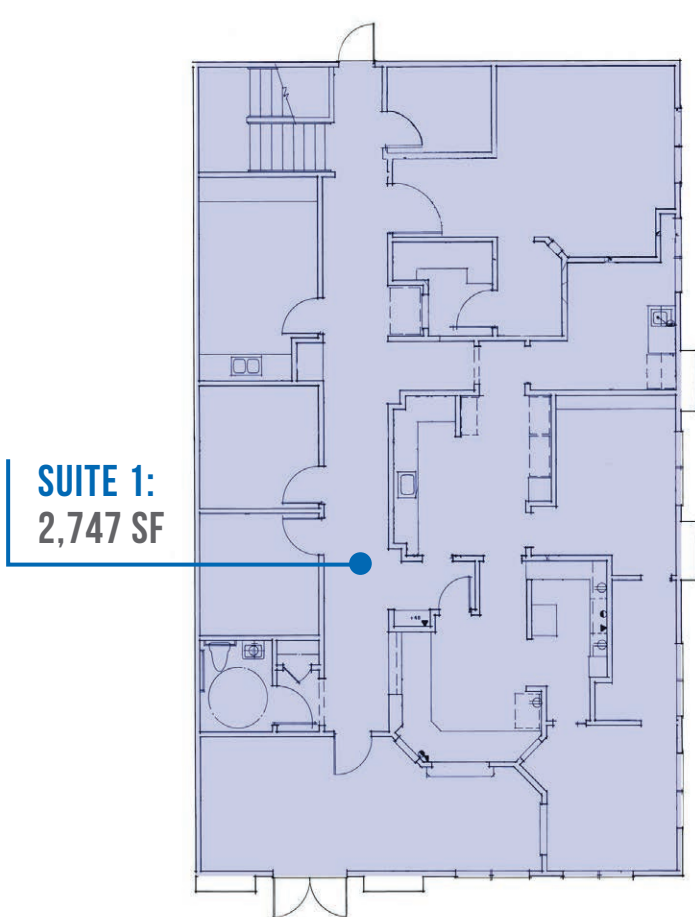
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SUITE 1:

SUITE 2 & 3:



CAN BE COMBINED: 3,113 SF

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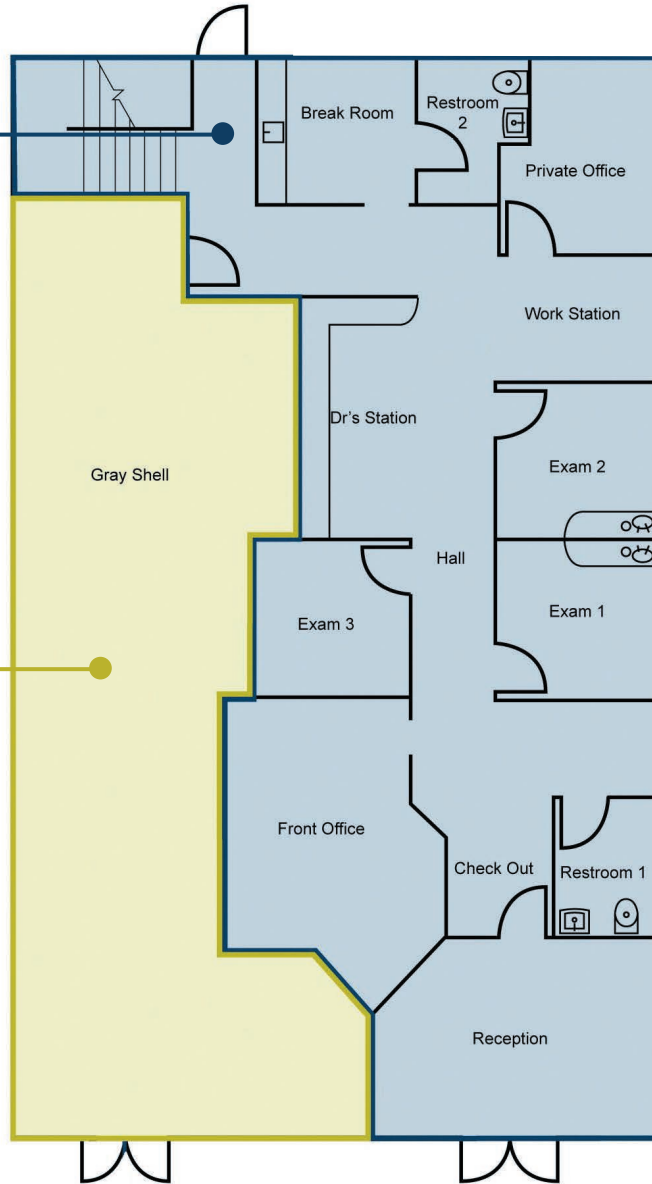
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SUITE 5 & 6:

SUITE 5:
1,932 SF

SUITE 6:
1,150 SF



CAN BE COMBINED: 3,082 SF

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