



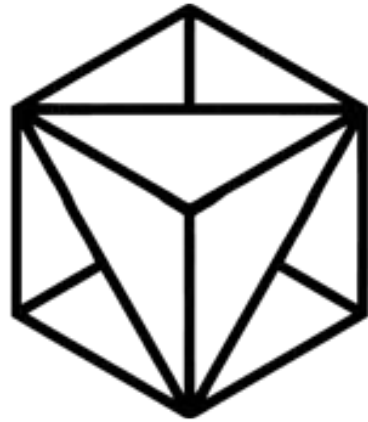
**KINETIC**<sup>®</sup>  
Property Advisors  
Energy Behind Every Deal

7175 N. Durango Dr.  
Las Vegas, NV 89149

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**Second Floor Medical Office**  
**+/- 1,514 - 4,911 SF Available | \$70 PSF TI**





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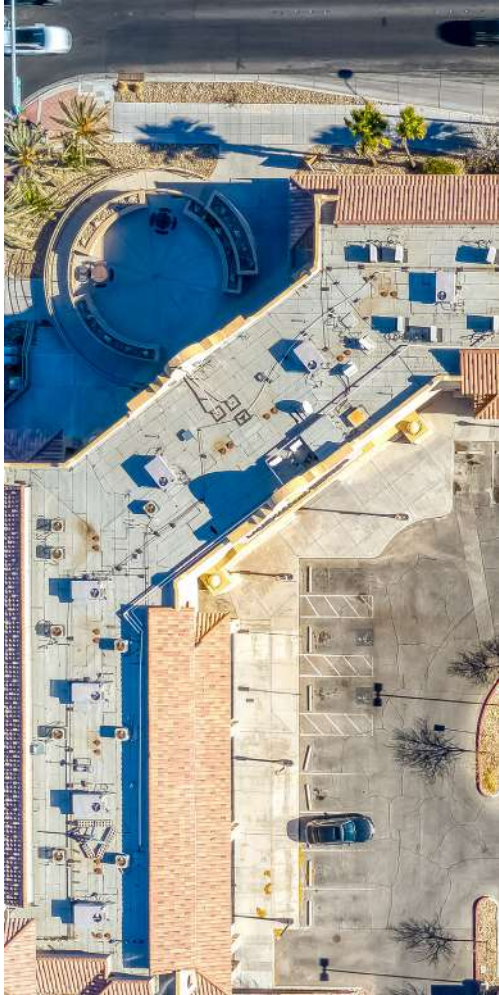
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# BUILT FOR MEDICAL. SCALED FOR GROWTH.



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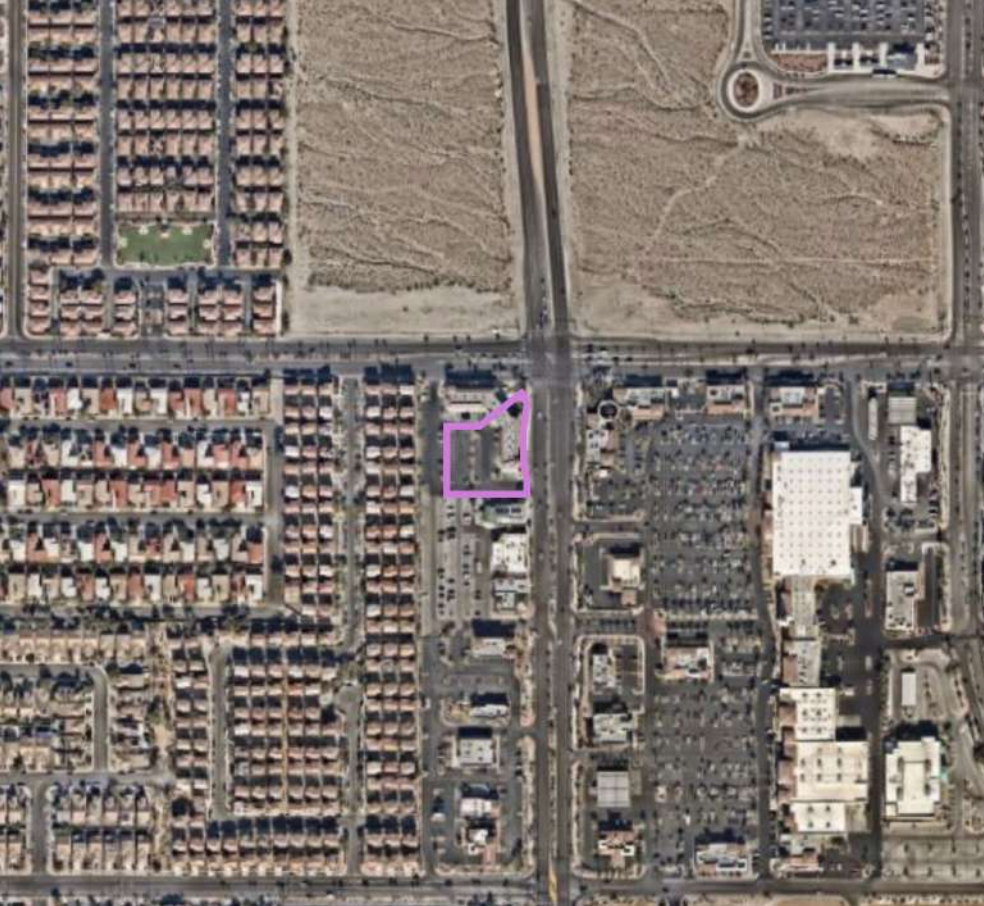
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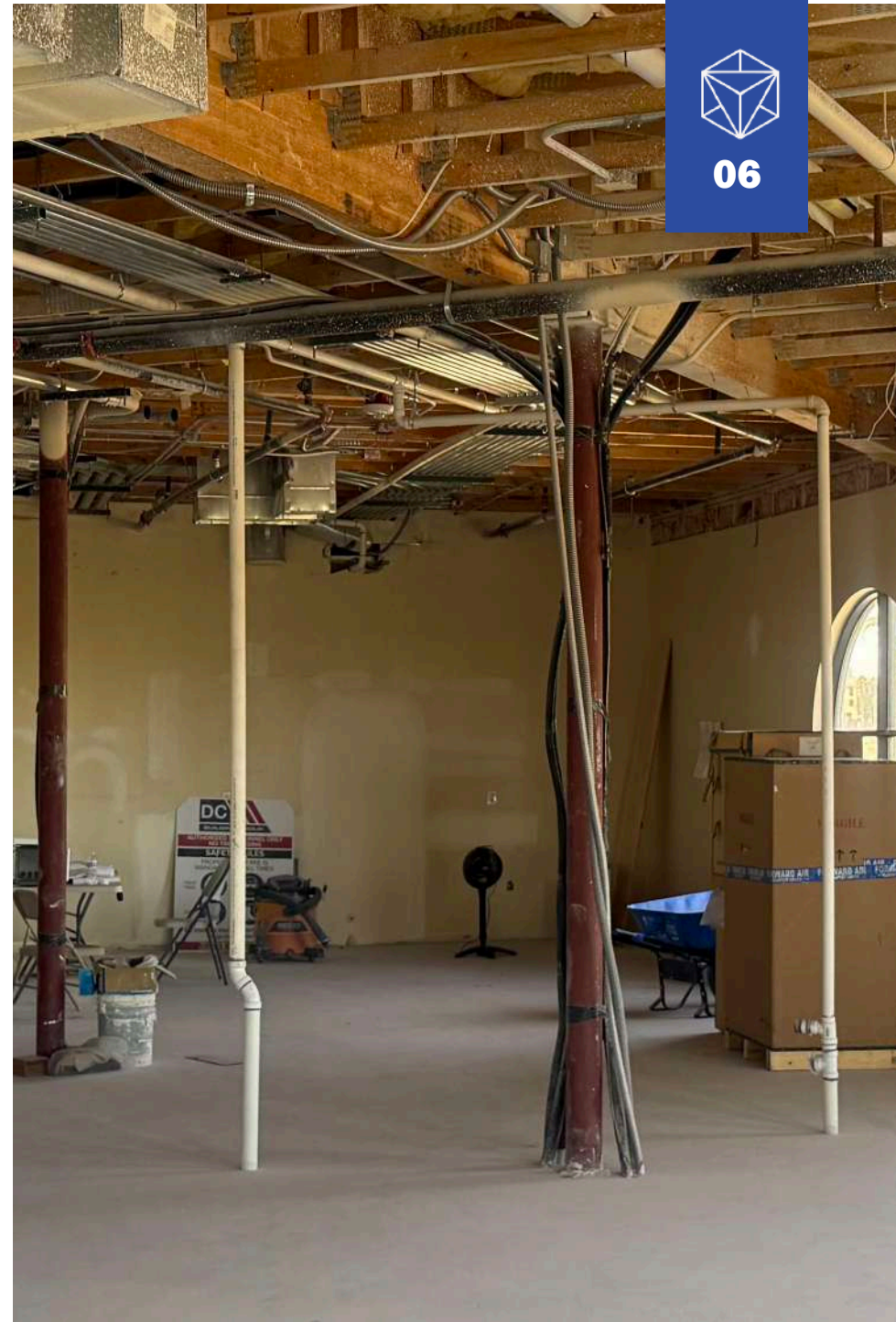


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Property Address	7175 N. Durango Dr. Las Vegas, NV 89149
Property Type	Gray Shell Office
Parcel Number	125-20-117-007
Parcel Size	.73 Acres
Rentable Sq. Ft.	+/-1,514 - 4,911
Zoning	Town Center District (T-C)
Parking	Private/Covered
Parking Ratio	5:1000 SF
Year Built/Remodeled	2006/2026



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# OPPORTUNITY OVERVIEW



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Base Rent

**\$2.50 PSF NNN**

CAM

**\$0.53 PSF**

Size

**1,514 - 4,911 SF**

Product Type

**Gray Shell Office**

Jurisdiction

**Las Vegas**

## Gray Shell Medical Office | Blank Canvas ready for Custom Build Out

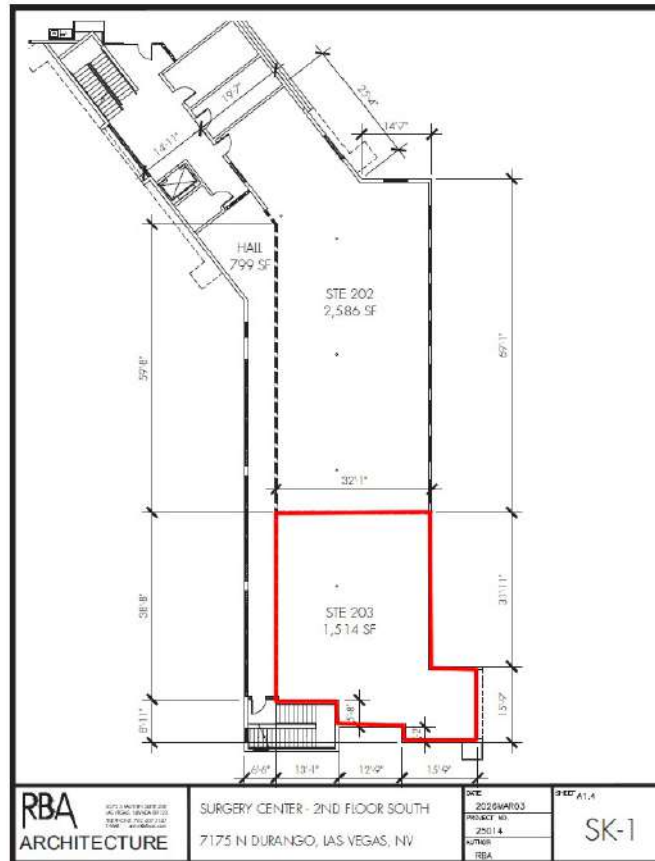
- Full Floor Opportunity |  $\pm 4,911$  SF Available — Rare ability to secure an entire second-floor medical footprint or lease smaller configurations ( $\pm 1,514$  SF /  $\pm 2,586$  SF) with efficient demising options.
- \$70 PSF Tenant Improvement Allowance — Significant capital provided to design and build a fully customized medical environment tailored to your practice.
- Positioned Within an Established Medical Ecosystem — Co-tenancy includes a plastic surgeon, surgery center, pediatrician, and imaging provider, creating built-in referral synergy and patient traffic.
- Under New Ownership | \$1M+ Exterior Renovation Underway — Institutional-level repositioning delivering a refreshed identity, enhanced curb appeal, and long-term asset quality.
- Designed for Medical Use — Second-floor gray shell offers a blank canvas for optimal layout efficiency, patient flow, and modern clinical build-out.
- Northwest Las Vegas Growth Corridor — Strong surrounding demographics, expanding residential base, and convenient access support long-term practice growth and patient demand.



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# Suite 203: 1,514 SF

# FLOORPLAN

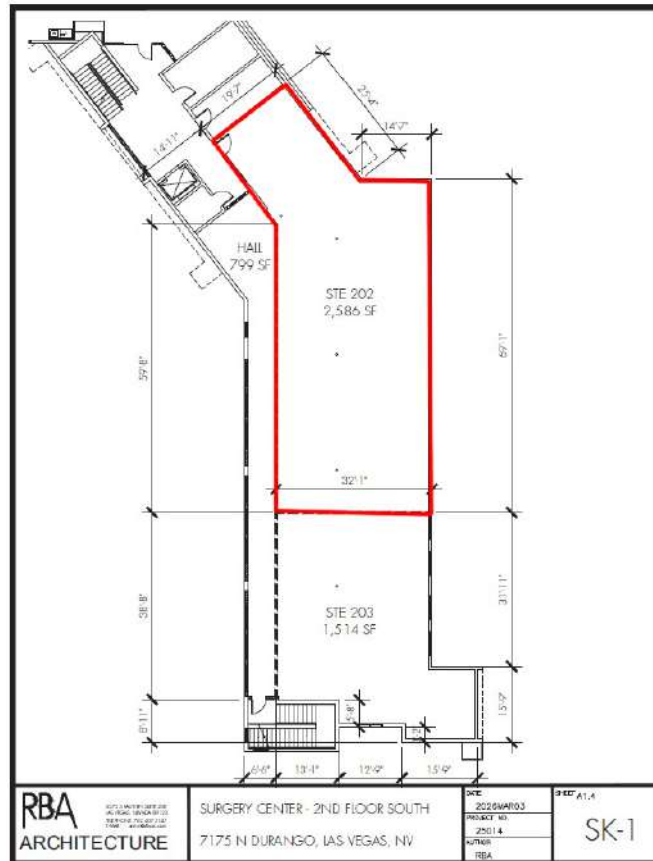




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# Suite 202: 2,586 SF

# FLOORPLAN

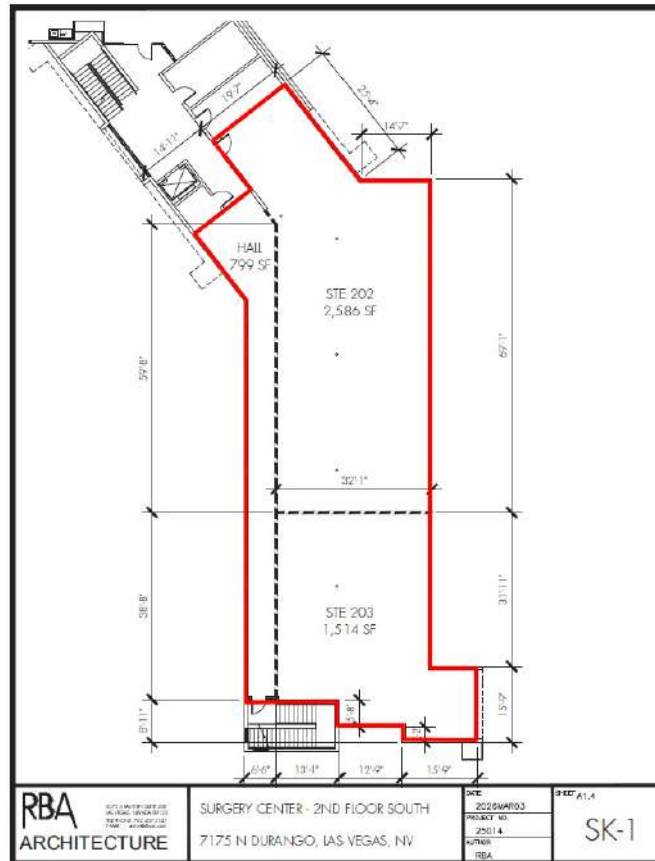




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# Suite 202 & 203: 4,911 SF

# FLOORPLAN





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# Professional Transaction Management

-  *Full-service representation from initial tour through lease execution, ensuring a streamlined and efficient process.*
-  *Advisory on layout functionality, growth planning, and alignment of the space with operational needs.*
-  *Clear breakdown of lease economics, including rent structure, operating expenses, and long-term occupancy costs.*
-  *Strategic positioning of LOIs and lease terms to protect tenant interests and optimize deal outcomes.*
-  *Direct interface with ownership to manage communication, approvals, and deal momentum.*
-  *Guidance on tenant improvements, contractor coordination, and delivery timelines.*



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# DEMOGRAPHIC HIGHLIGHTS



		1 Mile	3 Mile	5 Mile	
population		2025 Projection	22,087	144,238	357,485
		2019 Estimate	18,782	124,713	320,311
		2010 Census	10,766	87,548	255,560
		Growth 2019 - 2024	3.29%	2.95%	2.22%
			6.20%	3.90%	2.47%
households		2025 Projection	7,945	54,951	146,705
		2019 Estimate	6,818	47,782	123,374
		22010 Census	3,993	34,287	100,480
		Growth 2019 - 2024	3.11%	2.84%	2.07%
household income		2025 Average Household Income	\$72,787	\$88,325	\$86,469
businesses		# of Businesses	749	4,323	9,658
		# of Employees	8,281	42,331	91,762



**KINETIC**<sup>®</sup>

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Energy Behind Every Deal

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Kinetic Deal Acceleration System<sup>™</sup>