

**± 1,200 SF**  
MEDICAL OFFICE  
**FOR LEASE**

**305 North Pecos Rd.**

**Suite C**

**Henderson, NV 89074**

**Ofir Barashy**

(702) 325-9673

ofir@barashy.com

License # BS.146149

## Property Snapshot



**± 1,200 SF**  
Available SF



**\$1.45 / SF**  
Lease Rate



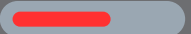
**\$0.39 / SF**  
NNN



Suite C presents a move-in ready ± 1,200 SF office space in a prime location, perfect for professional services and light medical uses.



**VIDEO TOUR**



## Property Highlights

- Space in Excellent Condition  
Well-maintained and move-in ready
- One Covered Parking Space  
Convenient, protected parking
- Located in a Desirable Area  
Surrounded by amenities & businesses
- Less than 2mi from I-215  
Easy access to major highways

 **BARASHY GROUP**

## Vicinity Map

Suite C is a move-in ready  $\pm$  1,200 SF office space, featuring tile and luxury vinyl flooring, one restroom, a large office or conference room, another office or reception area, an open bull-pen area, and one covered parking space.

Signage is available on Pecos and Robindale. The space is ideal for professional services and light medical uses. Note: Suite C has the only roof access to the building.

## Within 5 Miles



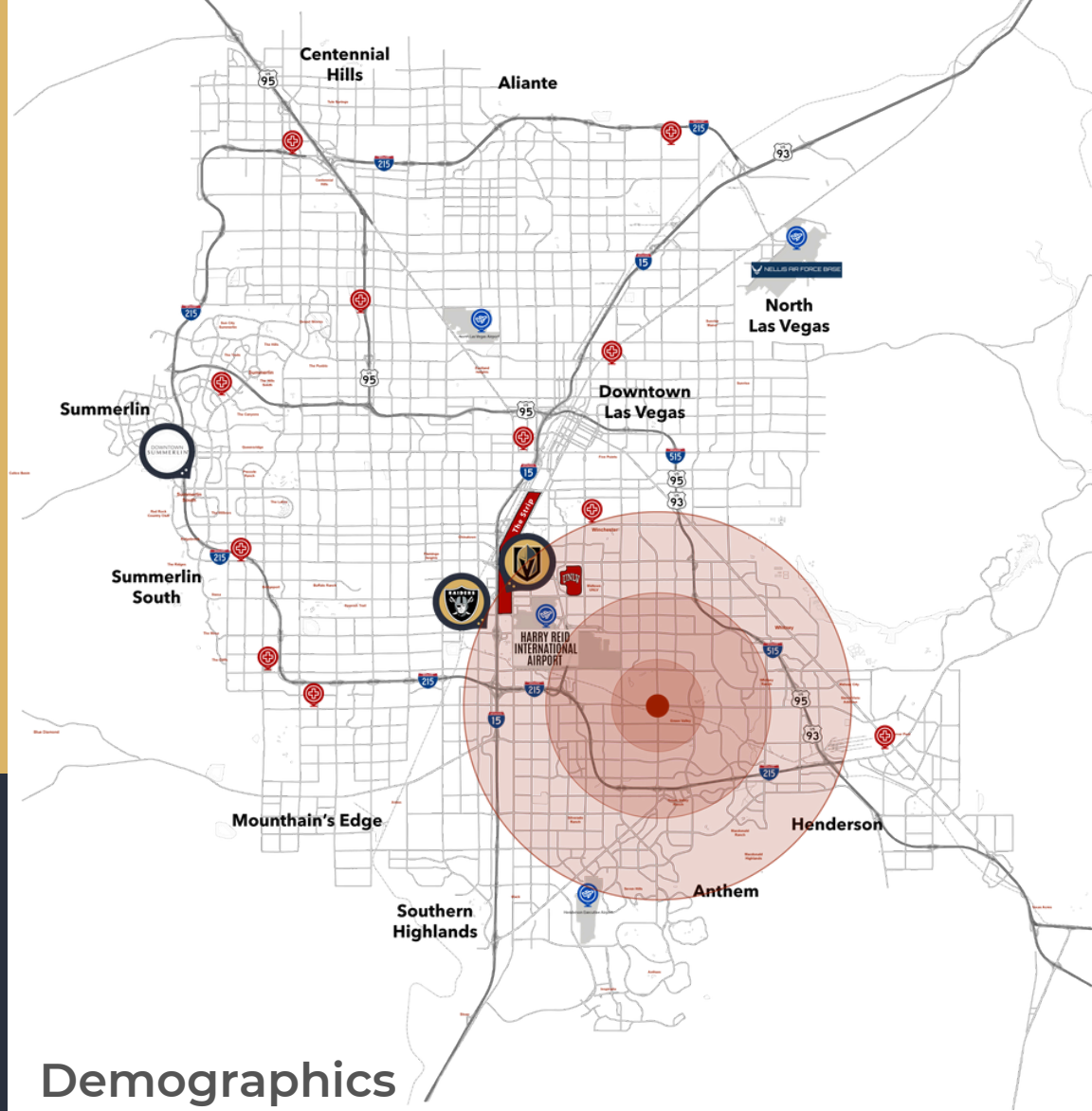
I-215 Freeway, St. Rose Parkway



Green Valley Ranch



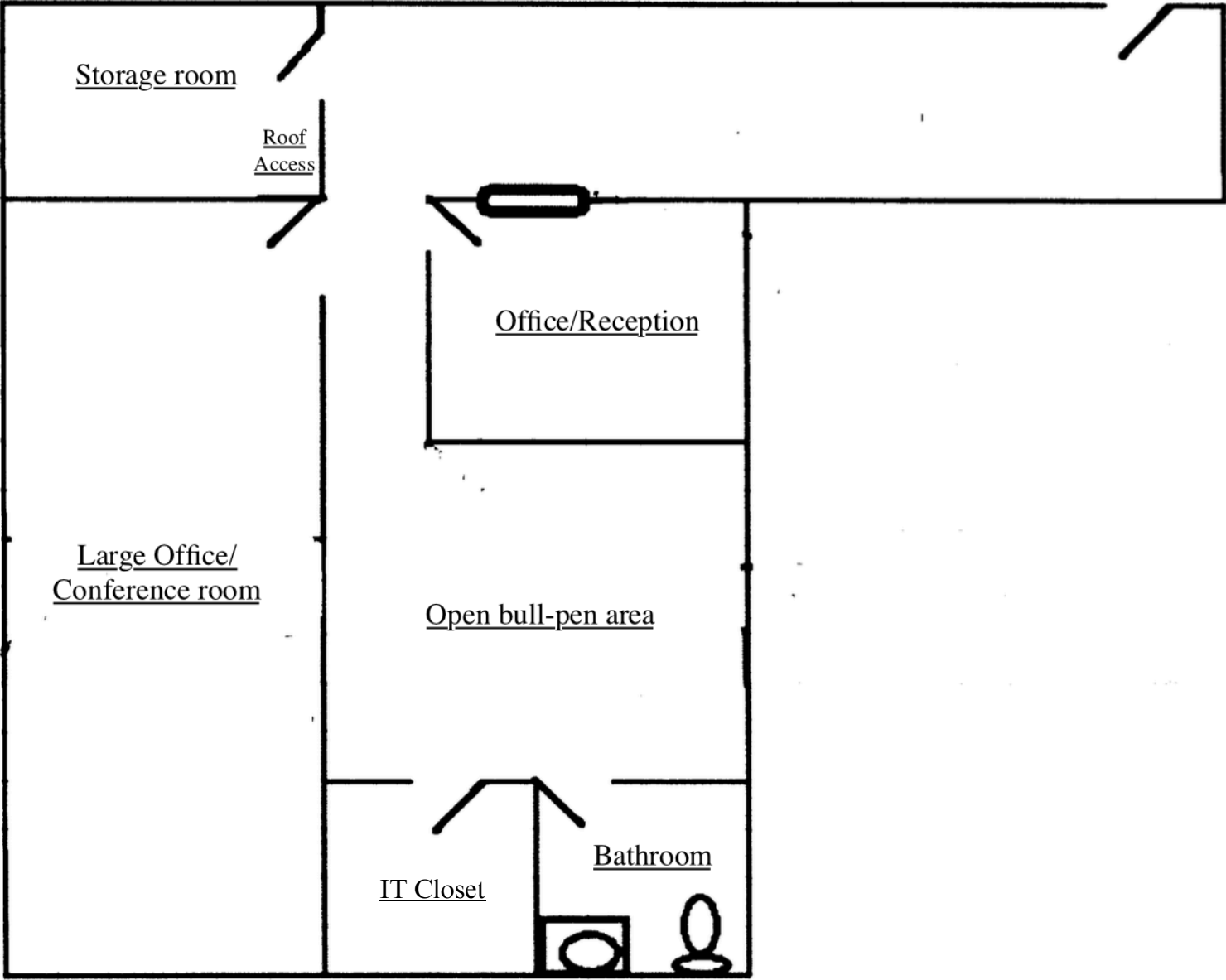
Harry Reid International Airport



## Demographics

Population	1-mile	3-mile	5-mile
2022 Population	19,626	140,134	390,183
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$119,108	\$108,056	\$97,524
Households	1-mile	3-mile	5-mile
2022 Total Households	7,128	55,166	153,360

# Floor Plan



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