

FOR SALE OR LEASE

OFFICE CONDO



**7373 PEAK DRIVE
SUITE 170
LAS VEGAS, NV 89128**



Dana Berggren
NV Lic. B.55006
dana@berggrenCRE.com
(702) 326-3535



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FLOOR PLAN





SUITE 170

± 8,560 SF

DESIRABLE FIRST FLOOR

OCCUPY A PORTION AND LEASE A PORTION FOR ADDITIONAL INCOME

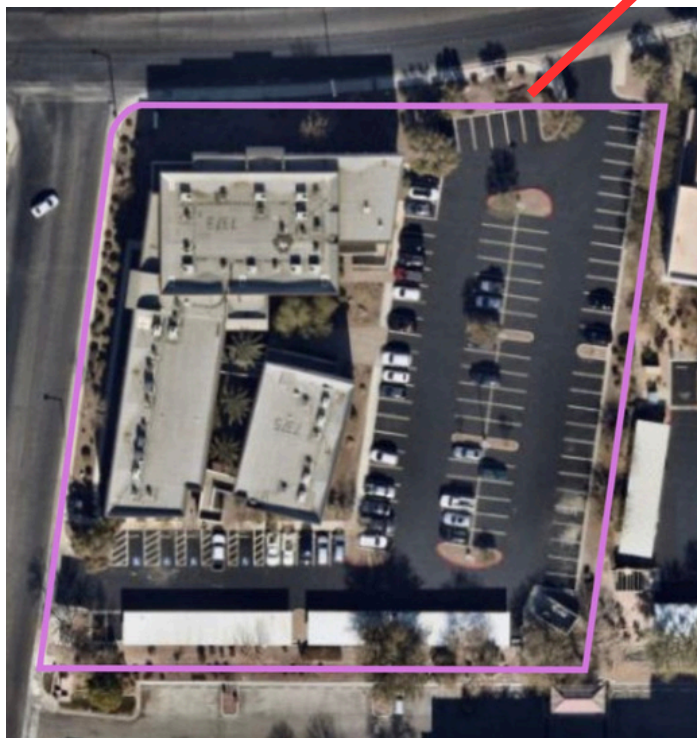
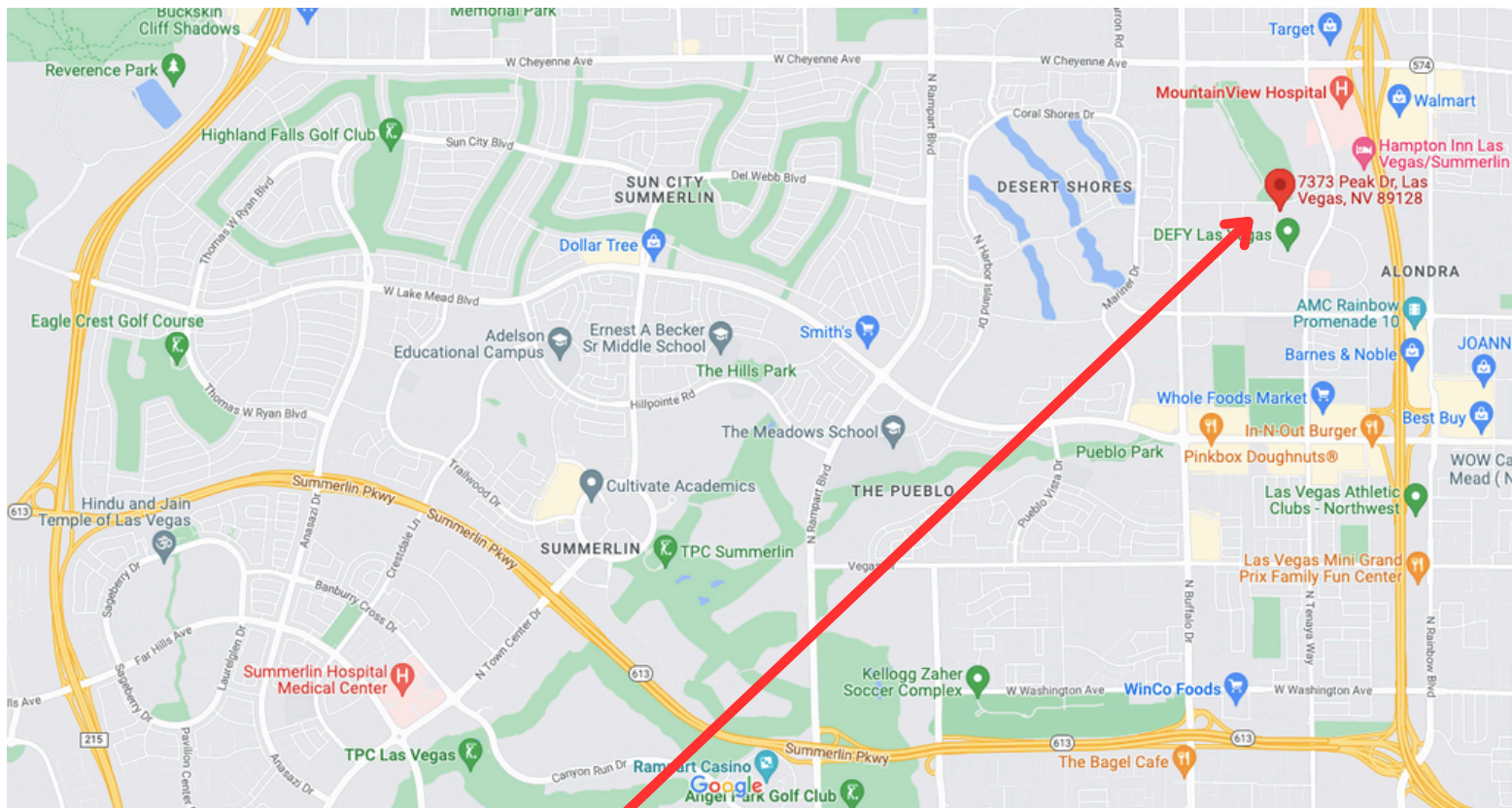
FUNCTIONAL MIX OF OPEN CREATIVE SPACE, PRIVATE OFFICES, AND CONFERENCE ROOMS

LARGE, EAT-IN BREAK ROOM

SALE: \$2,782,000 (\$325 PSF)

LEASE: \$2 PSF NNN





LOCATION

LOCATED IN THE NORTHWEST
MEDICAL AND TECHNOLOGY
DISTRICT

NEAR MOUNTAINVIEW HOSPITAL

CLOSE PROXIMITY TO US-95

16 MILES TO LAS VEGAS AIRPORT



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