



MEDICAL OFFICE SPACE FOR LEASE

7455 W. Azure Drive, Suite 140,
Las Vegas, Nevada 89130

CONTACT

Adam Drake, MBA, CPM
Associate
702-968-7307
AdamD@suncommercialre.com
NV Lic # S.0185306.LLC



PROPERTY OVERVIEW



HIGHLIGHTS

- Conveniently located at the Southeast corner of the U.S. 95 and the 215 Beltway cross section with excellent ingress/egress into the office complex
- Interior layout includes a check in/check out area, two restrooms, a breakroom, office, 7 exam rooms, records room, multiple corridor sinks and a nurses station
- Surrounded by high density residential, many retail offerings, and the heavily traveled cross section of U.S. 95 and the 215 Beltway
- The office plaza includes several medical tenants including Fresenius Kidney Care Centennial, Pain Institute of Nevada, Centennial Children's Dentistry, Centennial Psychological Services and Centennial Hills Orthodontics

SUMMARY

| | |
|---------------|----------------------------|
| Lease Rate: | \$2.15/SF (MG) |
| Availability: | ±1,857 SF |
| APN: | 125-271-140-11 |
| Year Built: | 2007 |
| Zoning: | Town Center District (T-C) |

AREA DESCRIPTION

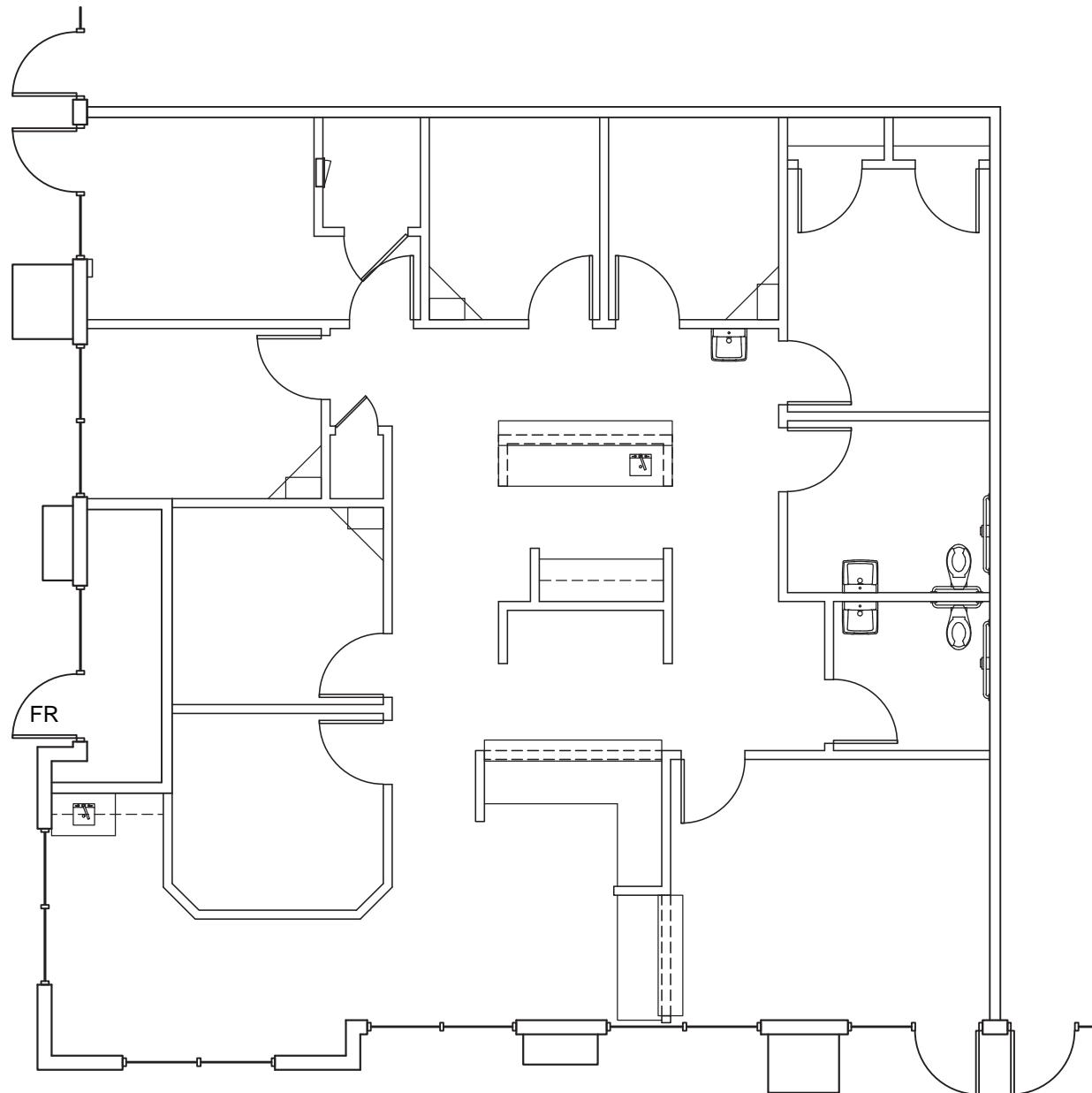
The subject property consists of approximately 1,857 SF of medical office space. The building is located on W. Azure Drive between Centennial Center Boulevard and N. Tenaya Way. This single story medical office building was built in 2007 and is zoned T-C.



The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

7455 W. Azure Drive, Suite 140

FLOOR PLAN



Floor plan and square footage are approximate and may not be to scale.



The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

7455 W. Azure Drive, Suite 140

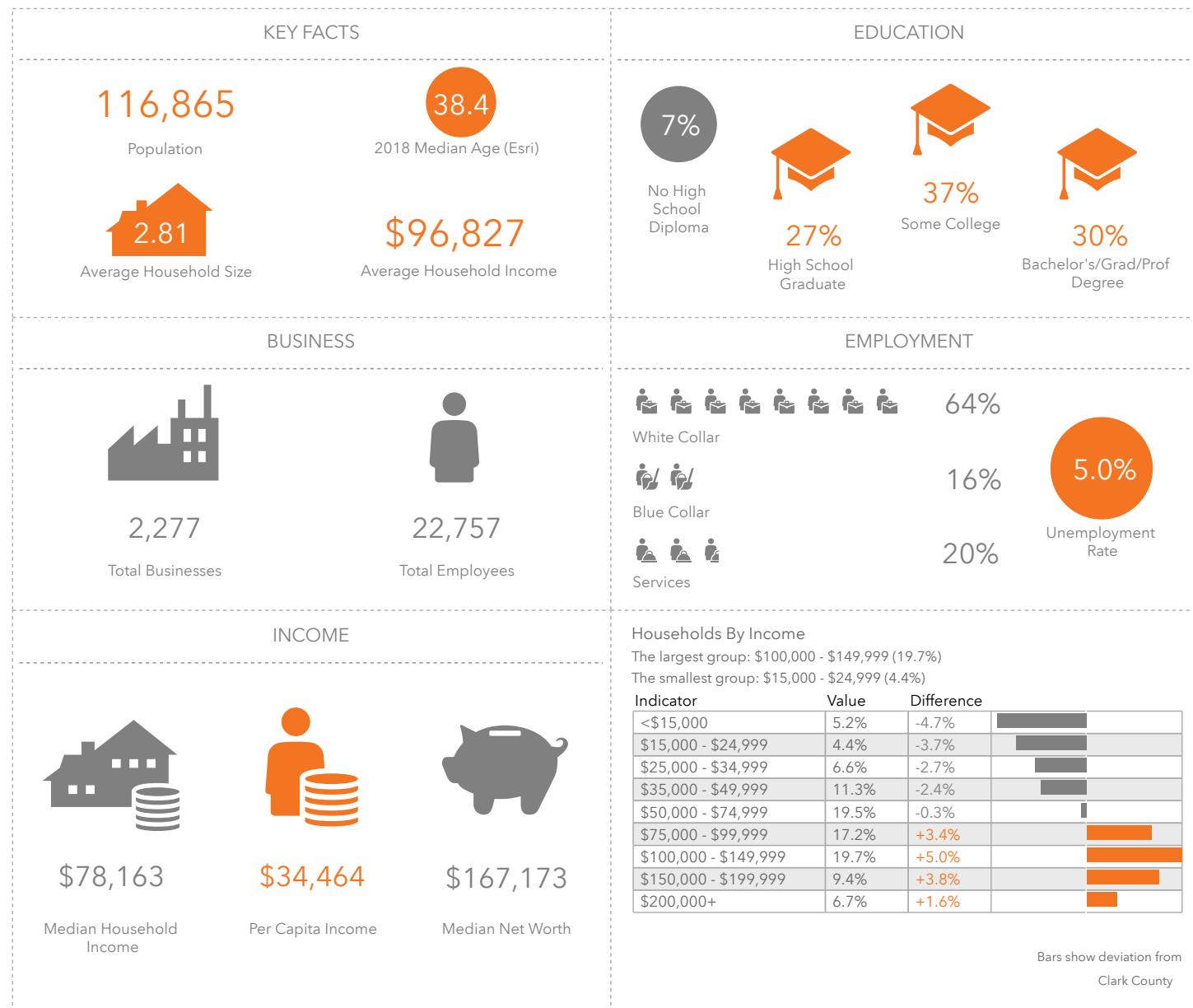
AERIAL



The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

7455 W. Azure Drive, Suite 140

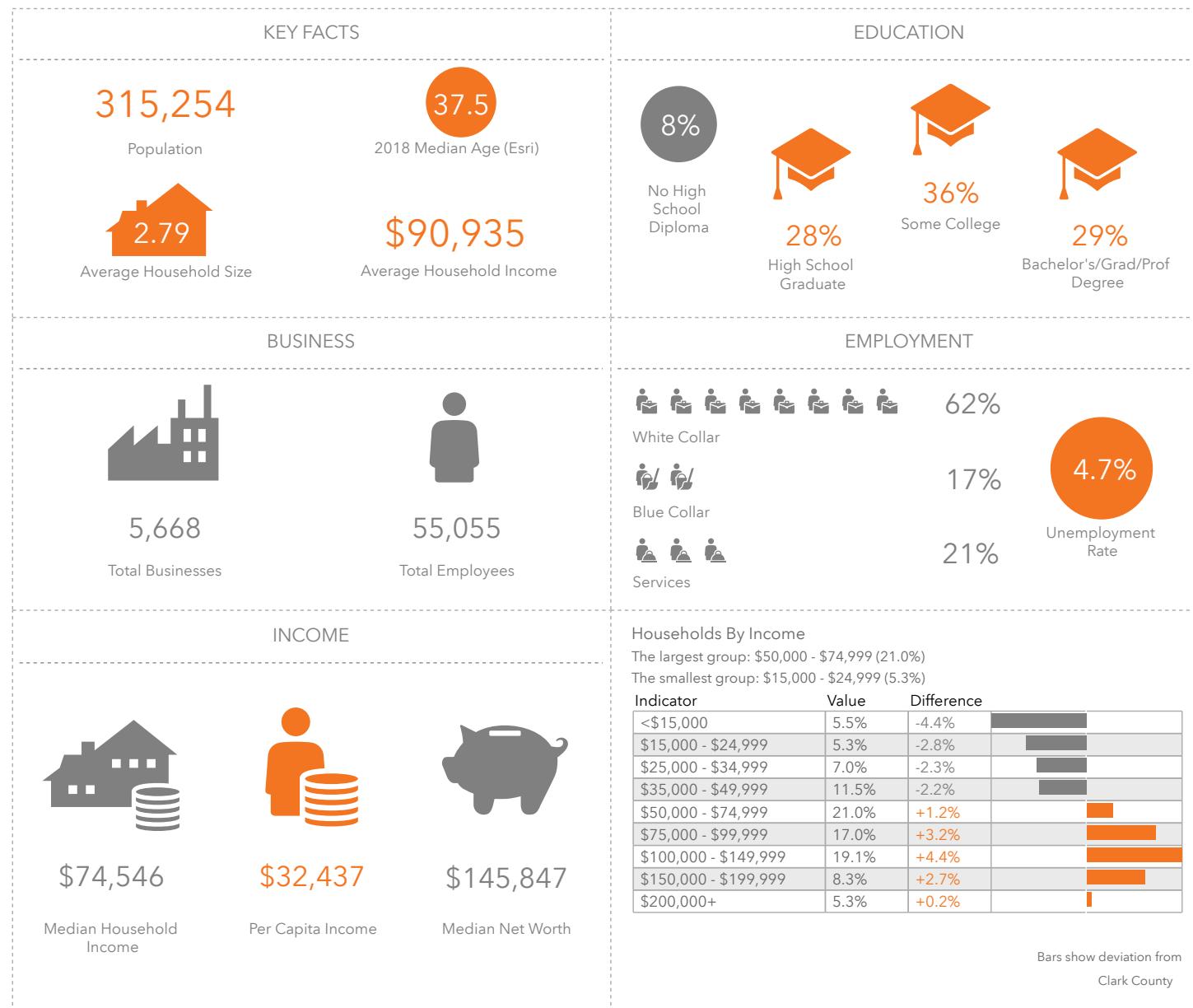
AREA DEMOGRAPHICS (3 MILE RADIUS)



The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

7455 W. Azure Drive, Suite 140

AREA DEMOGRAPHICS (5 MILE RADIUS)



The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

7455 W. Azure Drive, Suite 140