

FOR SUBLEASE

8981 W SAHARA AVE, SUITE 270,
LAS VEGAS, NV 89117

JARED A. BERGQUIST, CCIM
BUSINESS BROKER BUSB.0006829
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JARED A. BERGQUIST, LLC

BRIDGE PRACTICE SALES
BRIDGE COMMERCIAL REAL ESTATE

CONNECTING PEOPLE

BUILDING SUMMARY

Size: 3,064 SF

Address: 8981 W. Sahara Avenue, Suite 270, Las Vegas, NV 89117

Building Class: Class B

Building Type: Two-story professional office/retail center with a mix of medical, dental, optical, and general office tenants. Well-maintained property with modern finishes and ample parking.

Visibility & Access: Second-floor suite with elevator and stair access. Located directly on W. Sahara Avenue in a high-traffic west Las Vegas corridor surrounded by strong residential and retail activity. Easy ingress/egress and excellent visibility.



***Size: Approximately
3,064 SF***



KEY FEATURES

- **Fully Built-Out Optometrist Space** – turnkey layout with exam rooms, testing areas, and optical workflow already in place
- **Multiple Exam / Testing Rooms** – ideal for optometry, ophthalmology, or other medical specialties
- **Reception & Retail Display Area** – front lobby suitable for patient check-in and eyewear displays
- **Includes Existing Optical Infrastructure** – plumbing, electrical, counters, lab area, and specialty room layouts already set up
- **Adaptable Floor Plan** – easily convertible for medical, therapy, or general office users







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A B O U T U S

For the last two decades the dental industry has been Jared's professional focus. With hundreds of transactions completed in both commercial real estate and practice sales, the dental community has come to trust Jared as someone who is honest, ethical, and professional.

Jared has found even more success in his personal life. He is married to his dream girl and has six wonderful children ranging from 5 to 22 years old. Jared thoroughly enjoys sports; both watching and playing. He also enjoys hiking, mountain biking and going to the gym. He takes pleasure in a little karaoke from time to time as he channels his long love of music and performing, which he did quite often growing up. Jared spent two years living in Korea where he learned to speak Korean and formed a strong love for the Korean people and the food!

O U R S E R V I C E S

- Dental Practice Transitions
- Real Estate
- Lease Renewal
- Market Valuations
- Practice Relocation
- Lender Referrals
- Professional Referrals

OUR CONTACT

Jared A. Bergquist, CCIM
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VIEW OUR INTERACTIVE MAP, SHOWING ALL OF OUR
AVAILABLE PROPERTIES

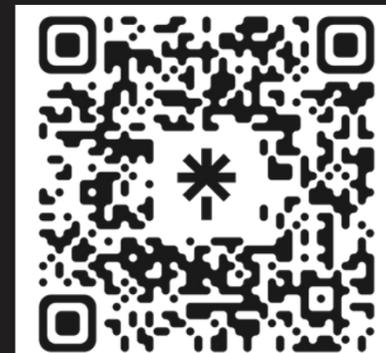
SCAN
HERE



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Our Links



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