

POINTE NORTH

7312 - 7324 W CHEYENNE AVE.

FOR LEASE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | LICENSE # B.0146492

JOANNA ZIRBES, CCIM

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7312 - 7324 W CHEYENNE AVE | LAS VEGAS, NV 89129



\$1.75 - \$2.50 PSF NNN

Lease rate



±624 - 3,410 SF

Space available

PROPERTY HIGHLIGHTS

- ±25,800 SF office campus adjacent to the Northwest Medical District with quick access to the US 95 and Summerlin Pkwy.
- Walking distance from Mountain View Hospital and Optum MOB campus
- Fantastic floor plans provide solutions for all business sizes
- Excellent traffic counts of ±45,000 cars per day
- Strong population growth projected in the nearby areas of over 7% by 2025
- Current budgeted operating expenses (NNNs) for 2025 are \$0.59 PSF /monthly (subject to change)



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	16,745	172,307	409,335
2024 AVERAGE HOUSEHOLD INCOME	\$87,223	\$97,553	\$101,384
2024 TOTAL HOUSEHOLDS	7,109	67,603	155,312

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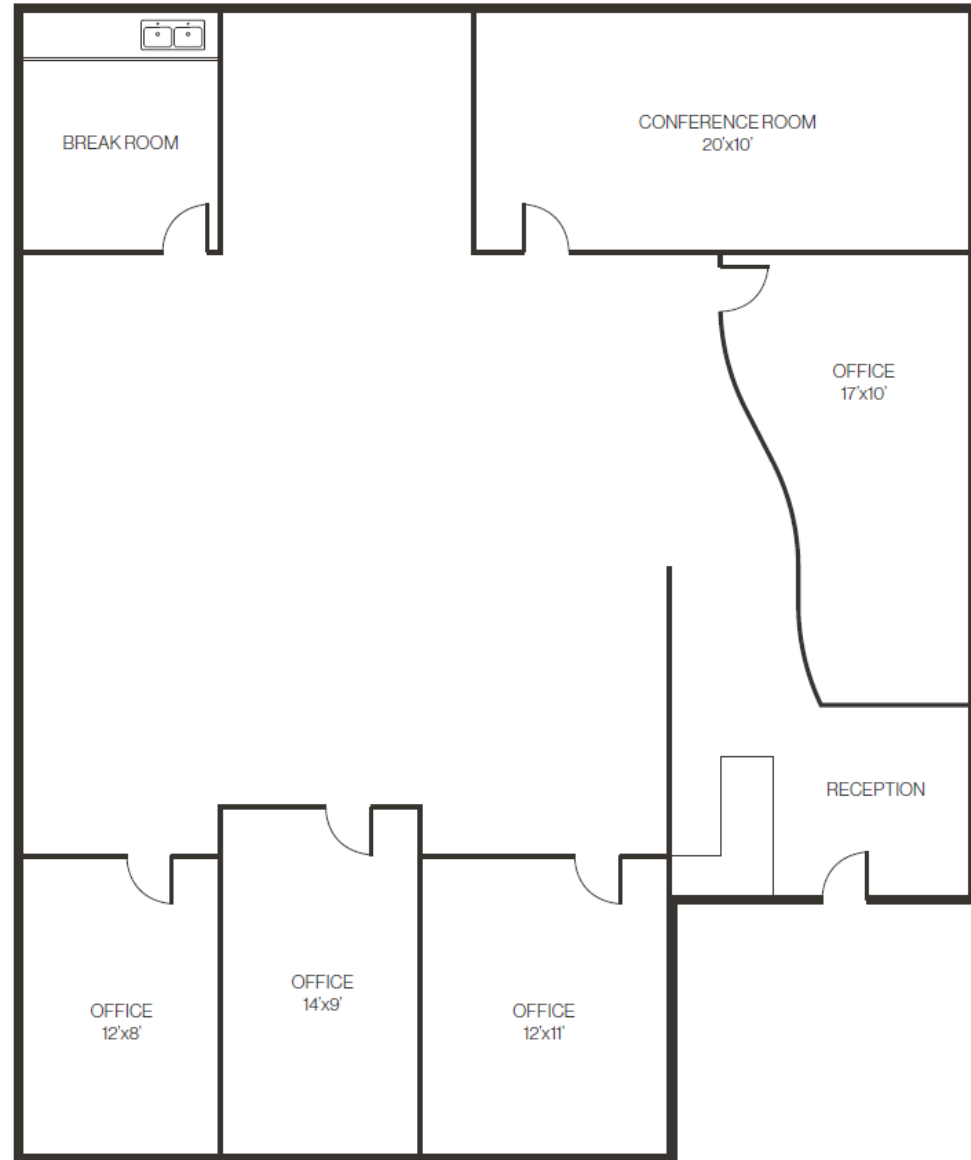


SUITE	TENANT	SIZE (SF)
12-01	Home Protection Association	±1,276 SF
12-02	People's Care Nevada	±2,371 SF
12-03	Pointe North Dental	±3,010 SF
12-04	AVAILABLE	±864 SF
12-05	Red Rock Neuro. Consultants	±893 SF
12-06	Integrated Pain Relief	±1,833 SF
12-07	Premier Realty Group	±1,180 SF
12-08	AVAILABLE	±646 SF
12-09	AVAILABLE	±624 SF
24-01	Professional Eye Care Center	±3,568 SF
24-02	AVAILABLE	±1,833 SF
24-03	AVAILABLE	±646 SF
24-04	Little Miracles	±624 SF
24-06	Reliable Hospice	±647 SF
24-07	AVAILABLE	±3,410 SF
24-09	Tiny's Got Sole	±893 SF
24-10	AVAILABLE	±1,488 SF

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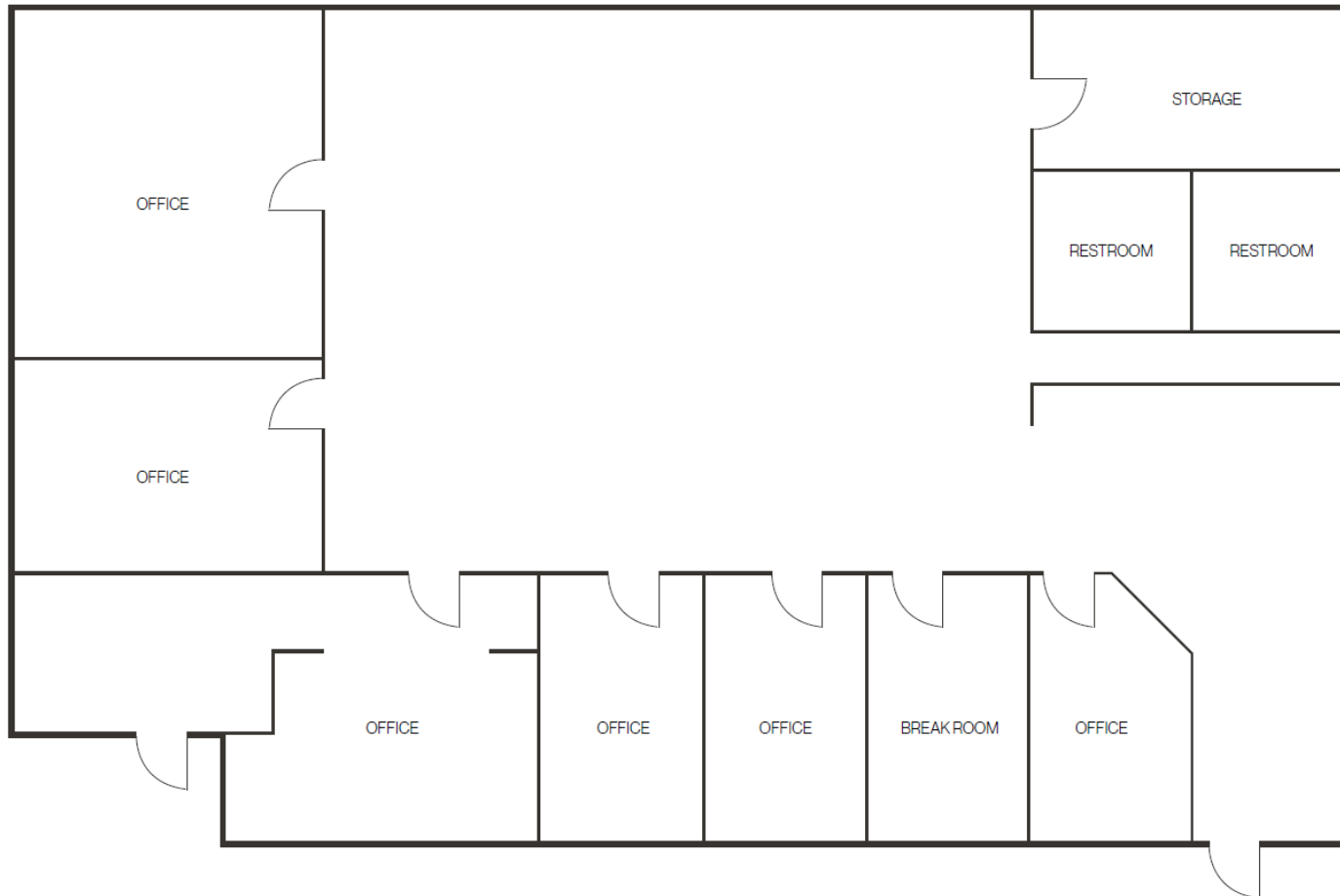
SUITE 24-03 | ±1,833 SF



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SUITE 24-07 | ±3,410 SF



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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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