



# PROFFESIONAL OFFICE AND MEDICAL BUILDING | FOR LEASE

801-807 SOUTH 7th STREET | Las Vegas, NV 89101



**PRIORITY ONE COMMERCIAL**  
REAL ESTATE BROKERAGE

7219 West Sahara Avenue, Suite 100 | Las Vegas, NV 89117 | 702.228.7464

**Brandon McCool**

Vice President

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[www.PriorityOneCommercial.com](http://www.PriorityOneCommercial.com)





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## PROPERTY HIGHLIGHTS

801-807 South 7th Street is located in the Downtown Las Vegas corridor and offers direct access to courthouses, I-15 and I-95 Interstates, and Las Vegas Blvd "The Strip".

This location offers superb amenities in the surrounding area such as numerous retail and restaurants.

## BUILDING DESCRIPTION

Location offers superb amenities in the surround area such as numerous retail, restaurants and medical services.

- Lease Rate: \$1.10 NNN with \$0.45 CAMs
- Easily accessible single-story garden style professional office and medical building.
- Parking to the building is on-site.
- Limited Commercial District (C-1).



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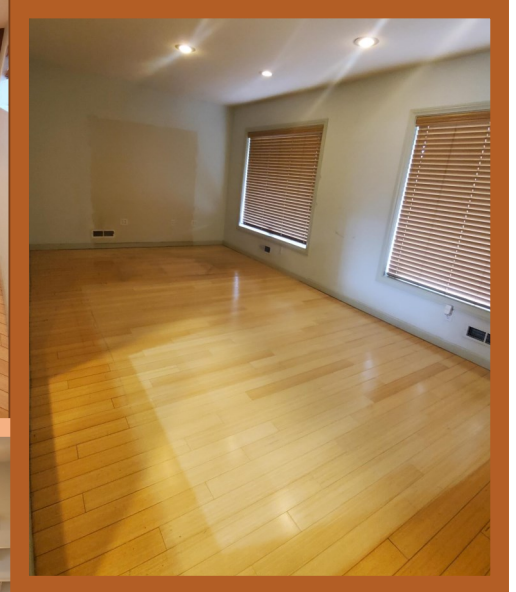


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## Suite 807

- +/- 1,978 square feet.
- Reception Area.
- Lobby Area.
- Six Private Offices.
- Conference Room.
- Break Room.
- Men's/Women's Restrooms.



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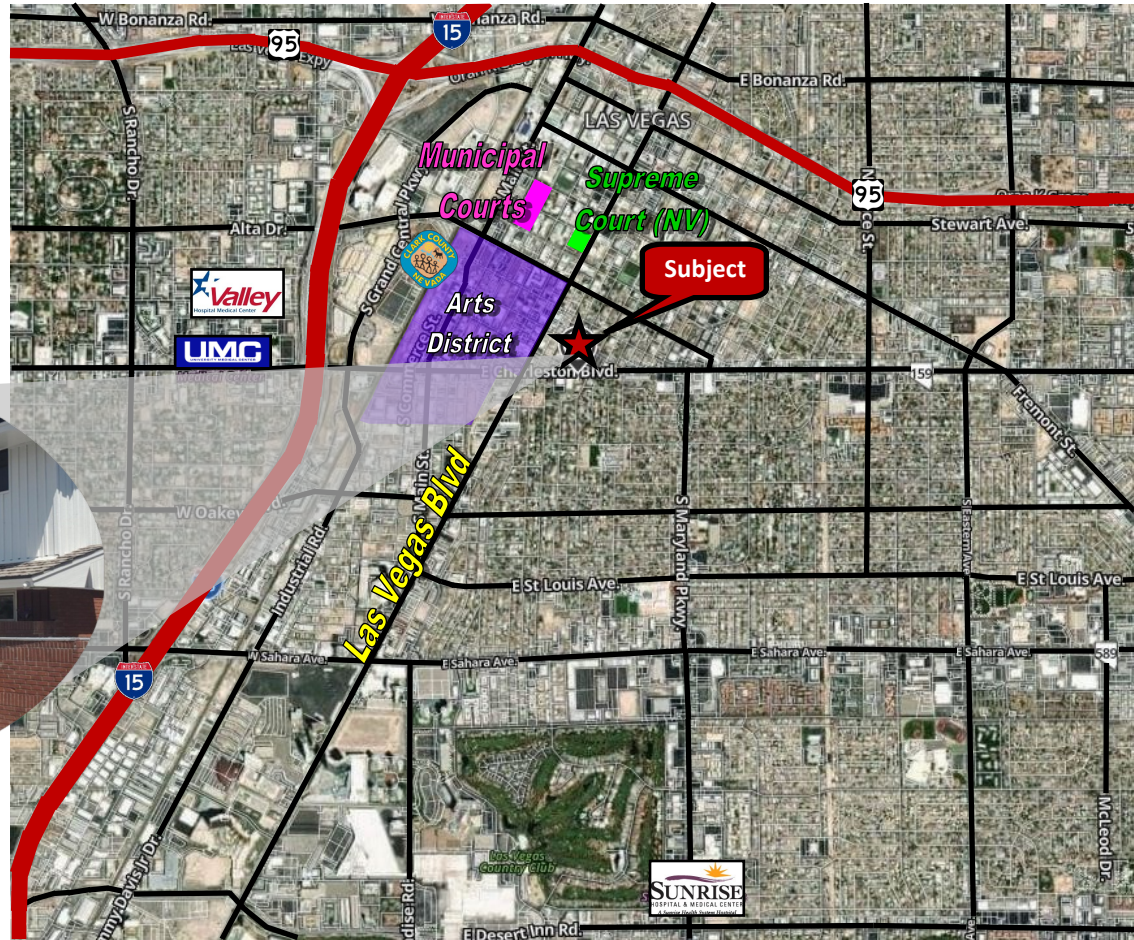
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*In conjunction with Bayer Realty Ltd, LLC Owner/Broker*

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