

FOR LEASE

SHADOW PROFESSIONAL CENTER

400 SHADOW LANE, LAS VEGAS, NV 89106



41,849

Square Foot, Two-Story Office Building

2

Available Suites:

- 106 – 6,127 RSF (potential to demise)
Conceptual Suites: 106- 1,861 RSF; 107- 1,923 RSF; 108- 2,343 RSF
- 201 - 2,755 RSF

\$1.75

Price per Square Foot – NNN

\$0.63

Price per Square Foot Estimated CAMs

4.66

Per 1,000 SF Parking Ratio

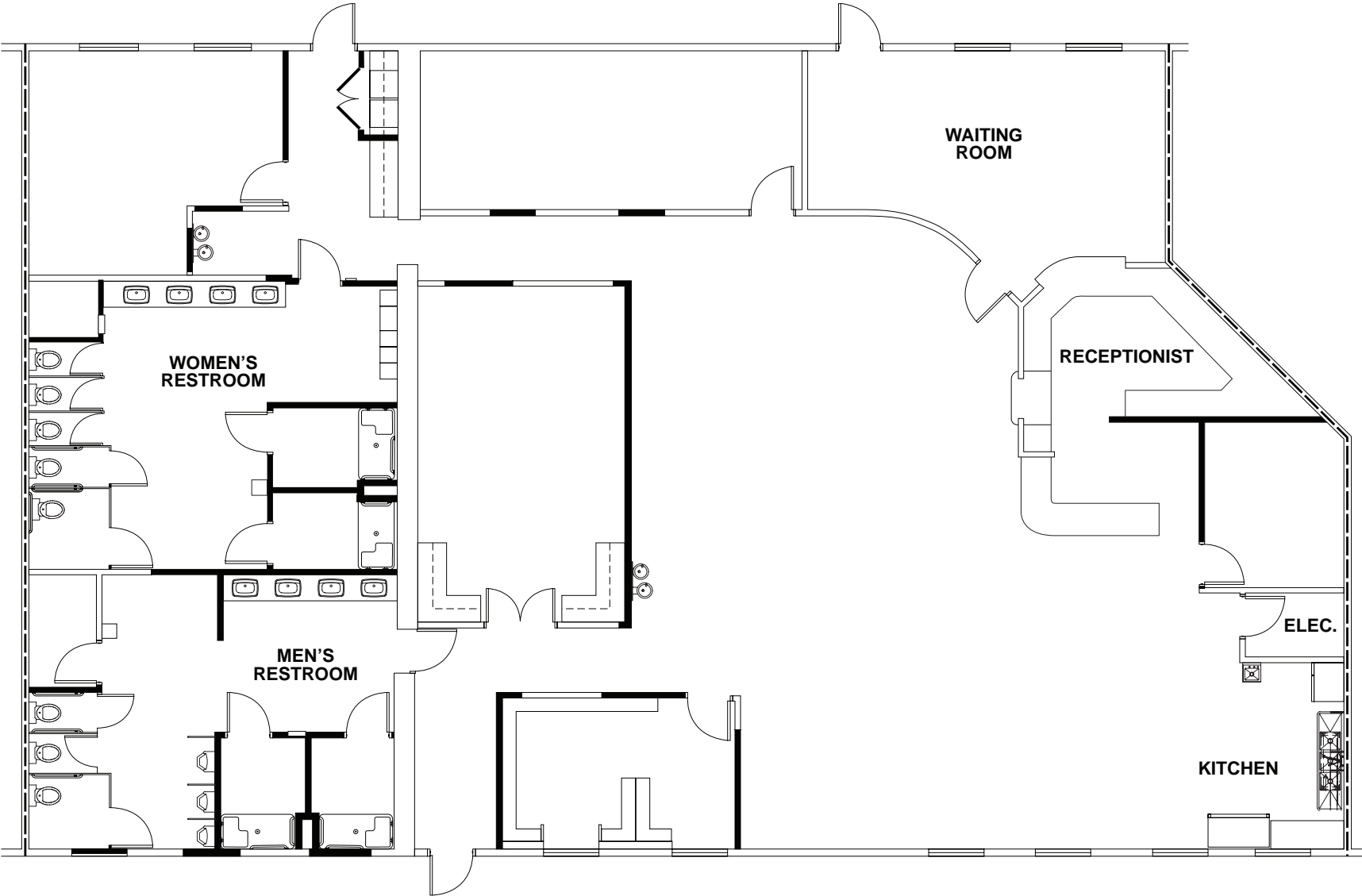
Highlights

Shadow Professional Center is located in the Las Vegas Medical District adjacent to UMC and Valley Hospital. It offers prominent exterior signage with direct frontage on Alta Drive and easy access to I-15.



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PROPERTY HIGHLIGHTS



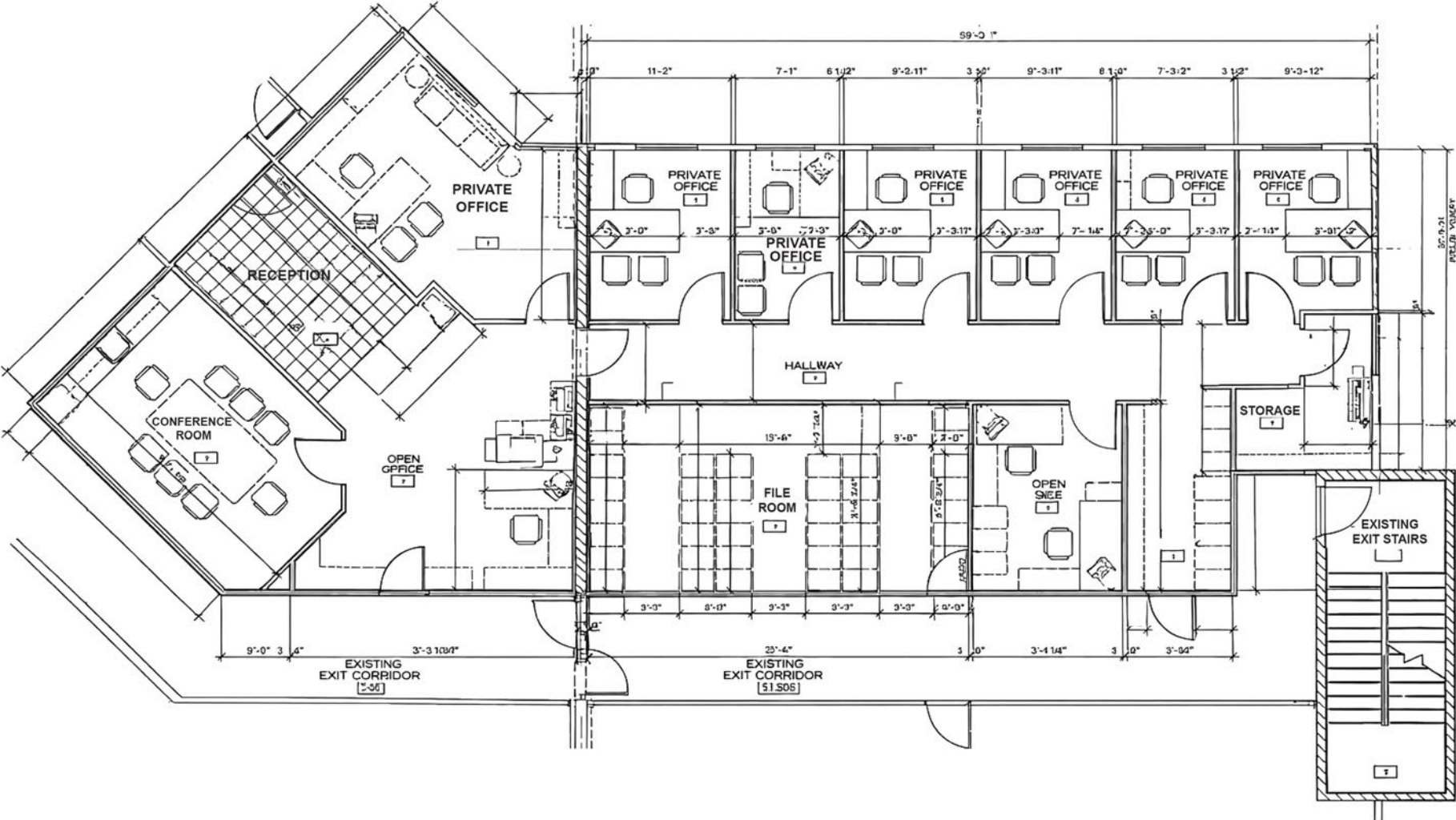
CONCEPTUAL FLOOR PLAN

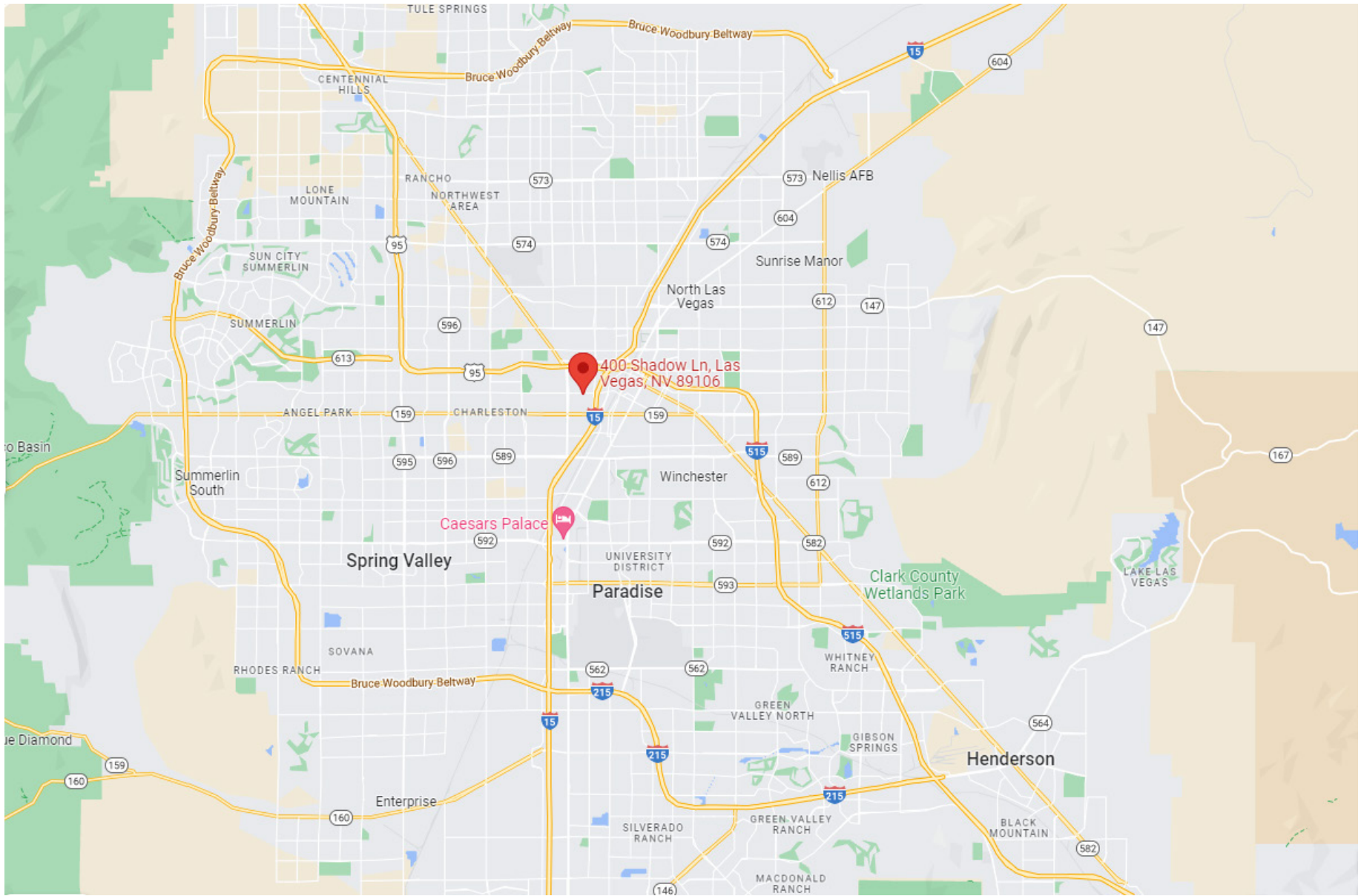


SUITE 106 :
RSF : 1,861 SF

SUITE 107 :
RSF : 1,923 SF

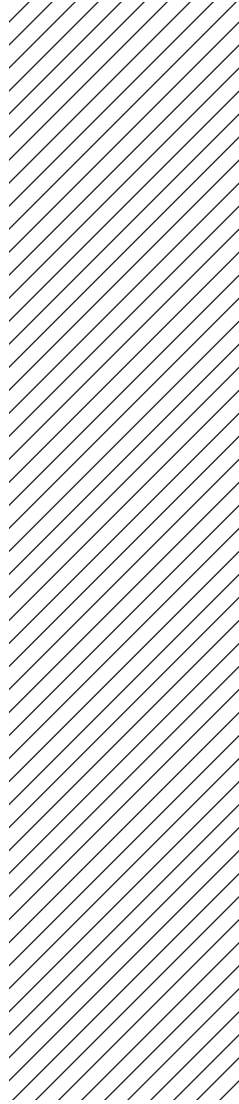
SUITE 108 :
RSF : 2,343 SF





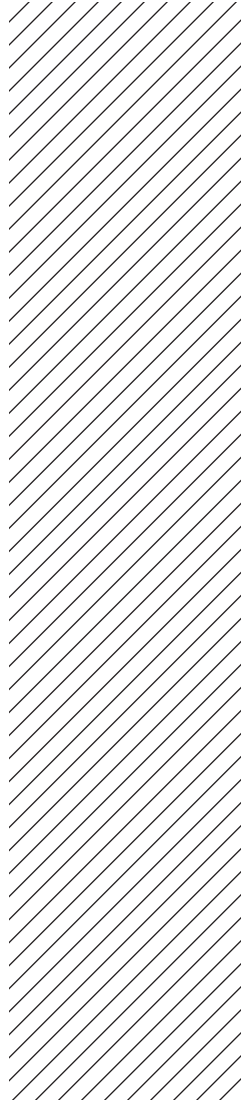
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AERIAL HIGHLIGHTS



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PROPERTY PHOTOS



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PROPERTY PHOTOS

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