

FOR LEASE – PRIME MEDICAL / OFFICE BUILDING

7580 W Sahara Ave, Las Vegas, NV 89117

Exceptional Lease Opportunity

Discover a rare chance to Lease a **high-visibility two-story medical/office building** in one of Las Vegas' most desirable corridors. This ±11,483 SF property, built in 2003/remodeled in 2017, offers a professional medical buildout, strong curb appeal, and unmatched exposure on West Sahara Avenue. Perfect for healthcare practices, professional offices, or investors seeking a stable income property in a high-growth market.

Key Leasing Points

- **Turnkey Medical Buildout** – Reception, exam rooms, nurses' station, and support areas already in place.
 - **Prime Location** – Minutes from Summerlin, Canyon Gate, US-95, and CC-215 with strong daily traffic counts.
 - **High Visibility & Signage** – Monument and building signage along West Sahara for maximum exposure.
 - **Growing Demographics** – 5-mile population of nearly **484,000**, projected to exceed **520,000 by 2029**.
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Property Snapshot

- **Building Size:** ±11,483 SF (two stories)
 - **Lot Size:** ±0.75 acres
 - **Zoning:** C-1 (City of Las Vegas – Neighborhood Commercial)
 - **Year Built:** 2003 remodeled 2017
 - **Parking:** ±21 striped spaces
 - **APN:** 163-03-412-013
 - **Elevator**
 - **Common restrooms**
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Suites Available:

- **3200 sq ft**
- **2539 sq ft**
- **6439 sq ft total of the second floor**

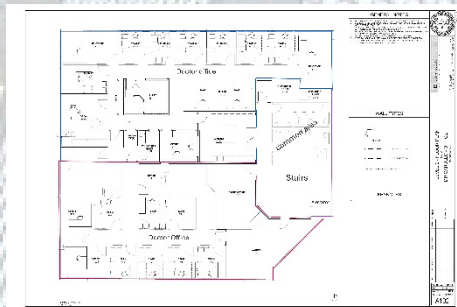
The building is also **FOR SALE**



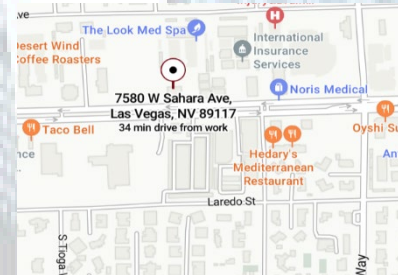
Information deemed reliable but not guaranteed. Buyer to verify all details.

Investment Potential

- **Healthcare Demand:** Las Vegas continues to see expanding healthcare needs, driving medical office absorption.
- **Immediate Usability:** Save on costly tenant improvements with existing medical infrastructure.
- **Future Value:** Excellent opportunity to reposition with cosmetic updates and capture higher rental rates.



Second Floor plan



Contact

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Broker

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