

# FOR SALE OR LEASE



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**7373 PEAK DRIVE  
LAS VEGAS, NV 89128**

**OFFICE  
CONDOS**

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## SUITE 110

± 2,774 SF

DESIRABLE FIRST FLOOR

MEDICAL OFFICE SUITE

4 EXAM ROOMS AND ONE LARGE PHYSICAL THERAPY ROOM  
ALL WITH SINKS

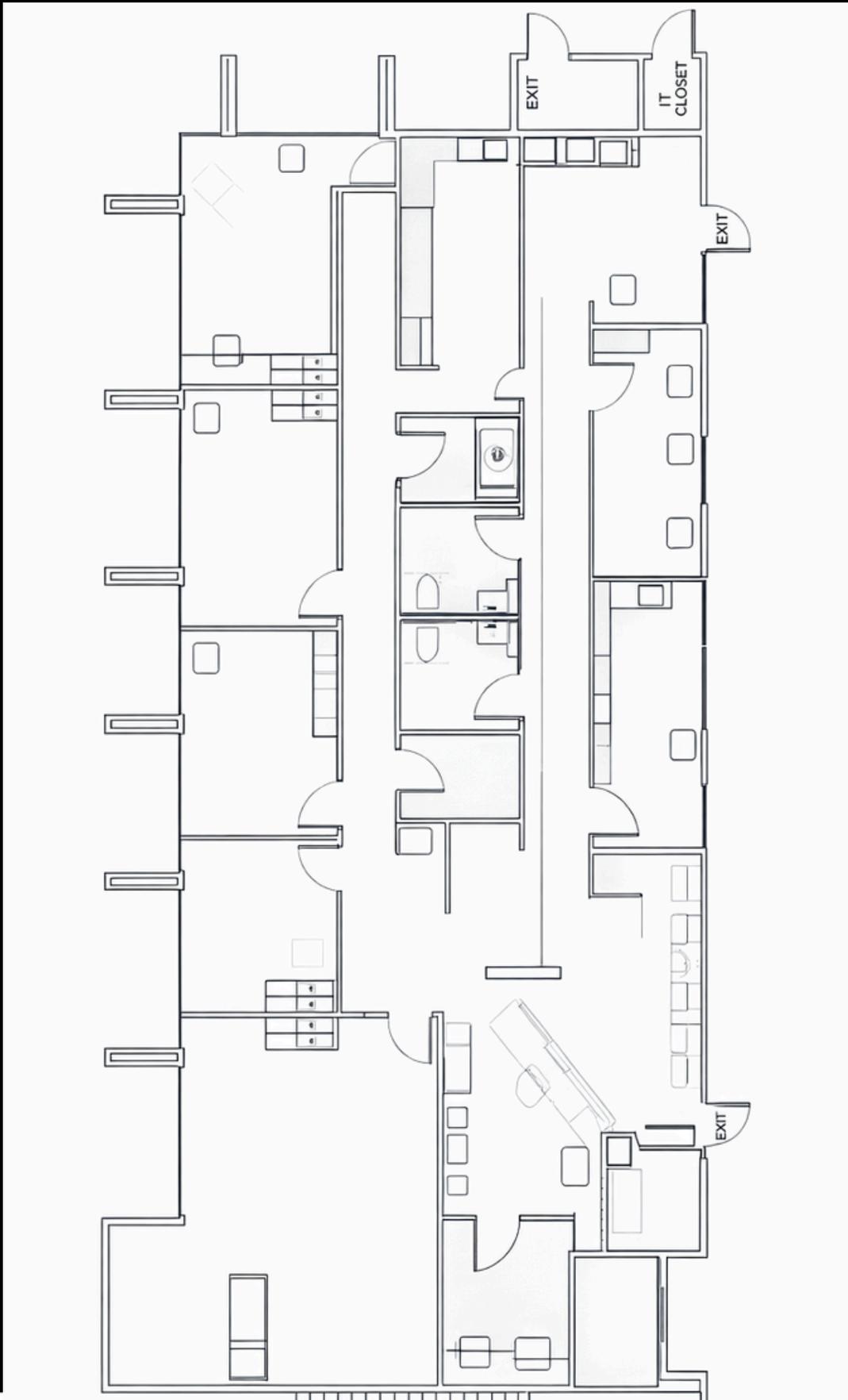
BREAK ROOM, LAB ROOM, FRONT OFFICE AND BACK OFFICE

**SALE: \$1,095,730 (\$395 PSF)**

**LEASE: \$2.50 PSF NNN**



# SUITE 110 - FLOOR PLAN





## SUITE 170

± 8,560 SF

DESIRABLE FIRST FLOOR

OCCUPY A PORTION AND LEASE A PORTION FOR ADDITIONAL INCOME

FUNCTIONAL MIX OF OPEN CREATIVE SPACE, PRIVATE OFFICES, AND CONFERENCE ROOMS

LARGE, EAT-IN BREAK ROOM

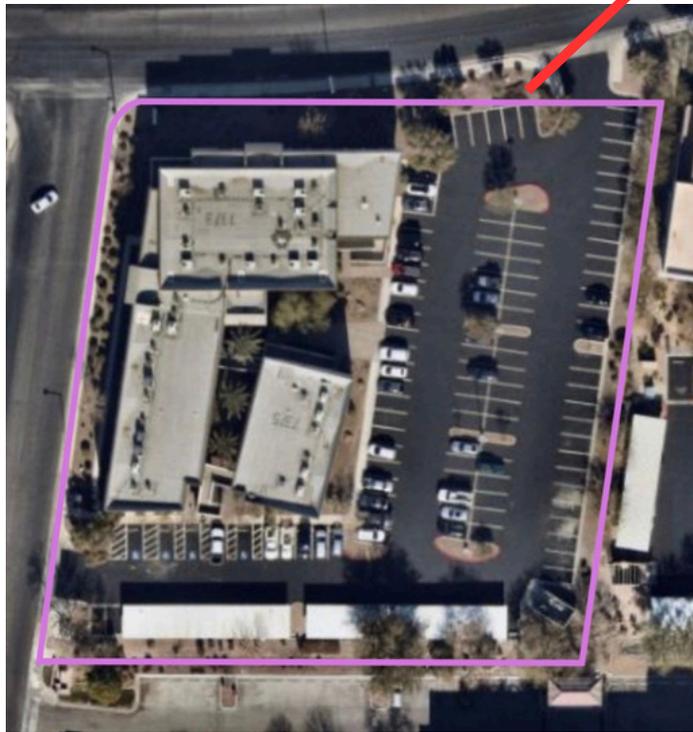
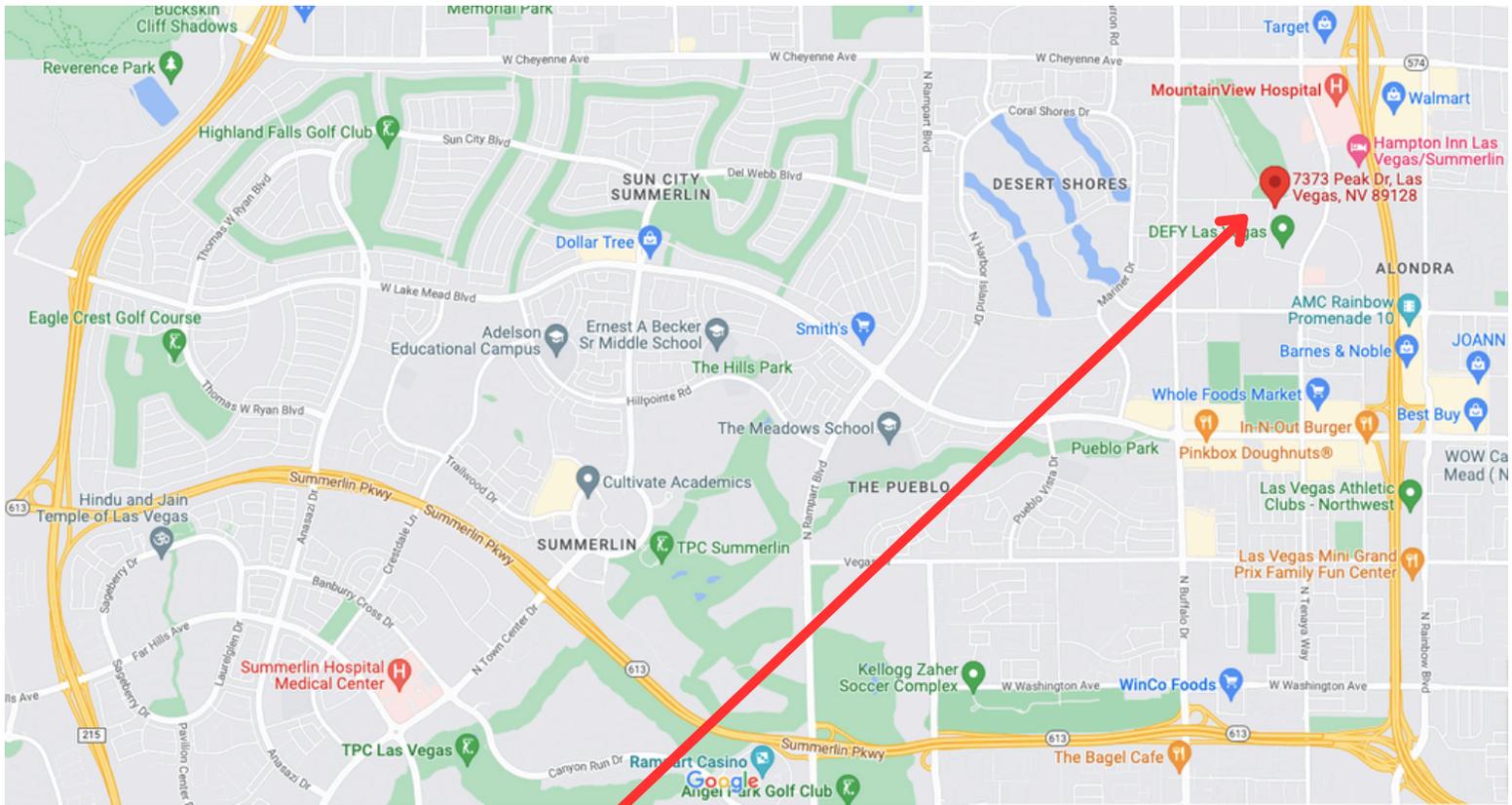
**SALE: \$2,782,000 (\$325 PSF)**

**LEASE: \$2.25 PSF NNN**



# SUITE 170 - FLOOR PLAN





## LOCATION

LOCATED IN THE NORTHWEST  
MEDICAL AND TECHNOLOGY  
DISTRICT

NEAR MOUNTAINVIEW HOSPITAL

CLOSE PROXIMITY TO US-95

16 MILES TO LAS VEGAS AIRPORT



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