

MICHAELS FOLLMER



NORTHWEST MEDICAL PLAZA

FOR LEASE | SECOND GENERATION MEDICAL & OFFICE SUITES

2901 – 2931 N. Tenaya Way | Las Vegas, NV 89128

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

PROPERTY DESCRIPTION

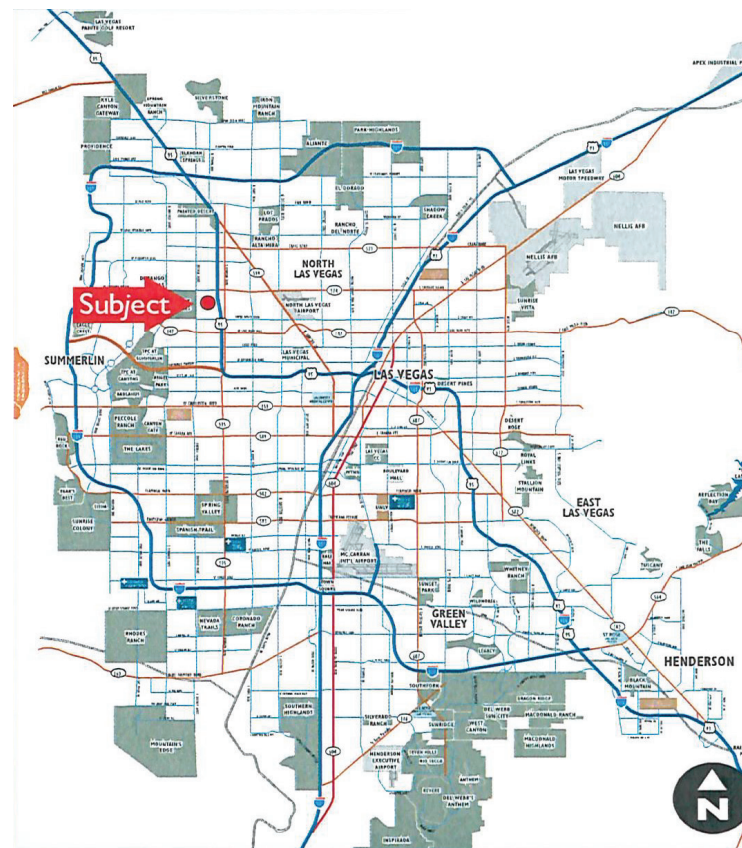
The Northwest Medical Plaza is one of the most desired locations in the Northwest Las Vegas submarket, strategically located within the heart of the City of Las Vegas Northwest Medical Corridor, with convenient access to I-95, and major arterials of Tenaya Way and Cheyenne Avenue.



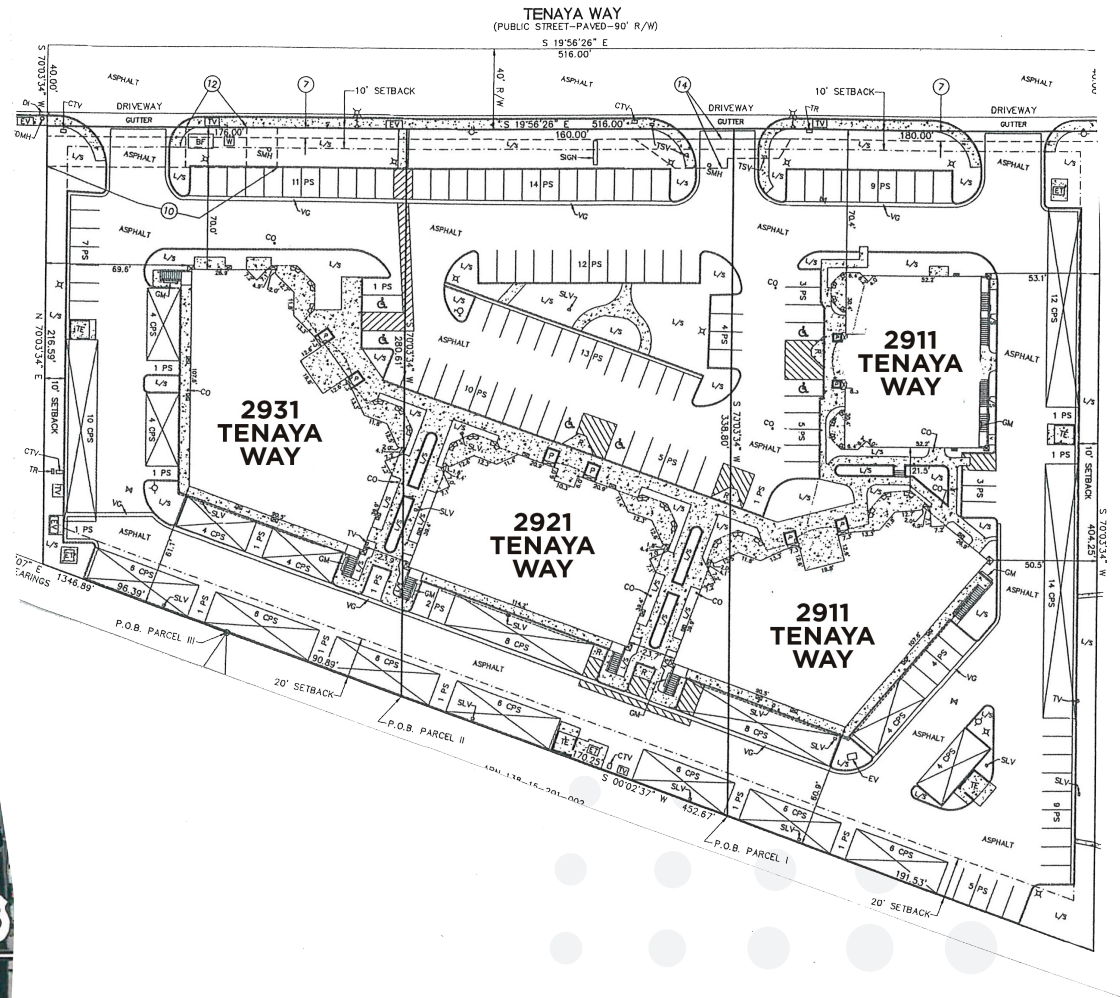
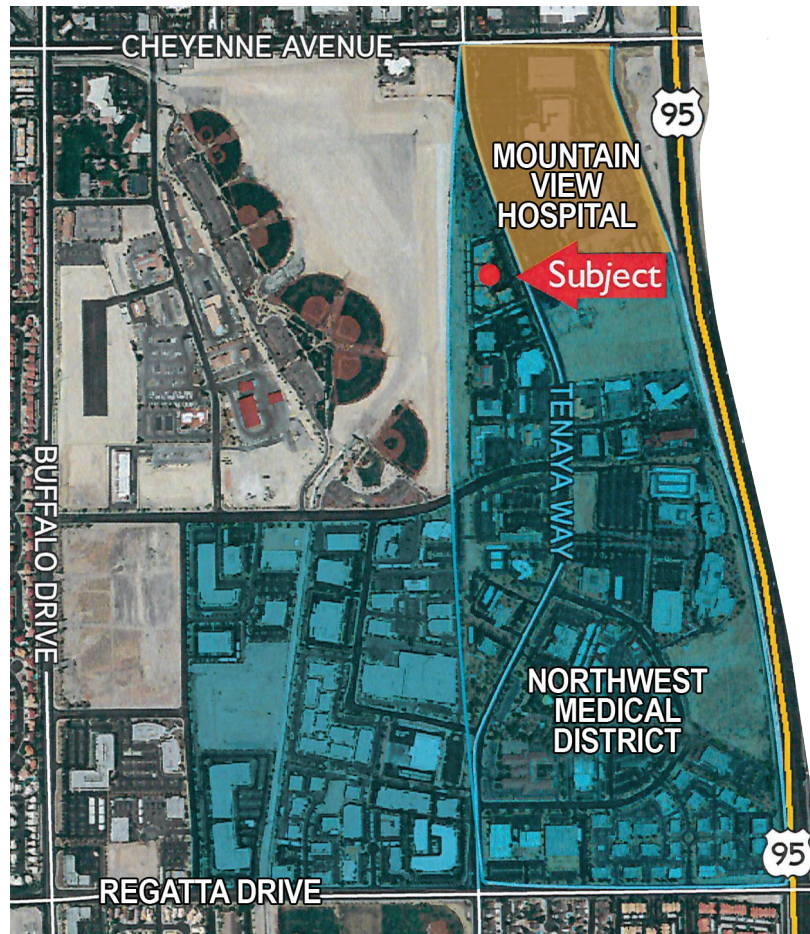
The property was constructed in 1997 and consists of four multi-tenant buildings totaling 58,142 square feet of 2nd generation, medical and office suites with unobstructed visibility fronting Tenaya Way. The property's upgraded image, proximity to the major medical campus of Mountain View Hospital, large contiguous floor plates, and surrounding healthcare user mix provide a unique opportunity for healthcare clinics & related users, healthcare administrative offices, and medical billing offices, in addition to general office users.

PROPERTY FEATURES

- Located in the heart of the City of Las Vegas Northwest Medical Corridor, directly adjacent to Mountain View Hospital.
- Ideal for medical users and office users requiring immediate freeway access.
- Strong Demographics and area growth.
- 2,677 SF of turn-key medical office space available for immediate occupancy.
- 2921 N Tenaya Way, Ste 106 available 11/1/27.
- Ample parking, including covered parking available.

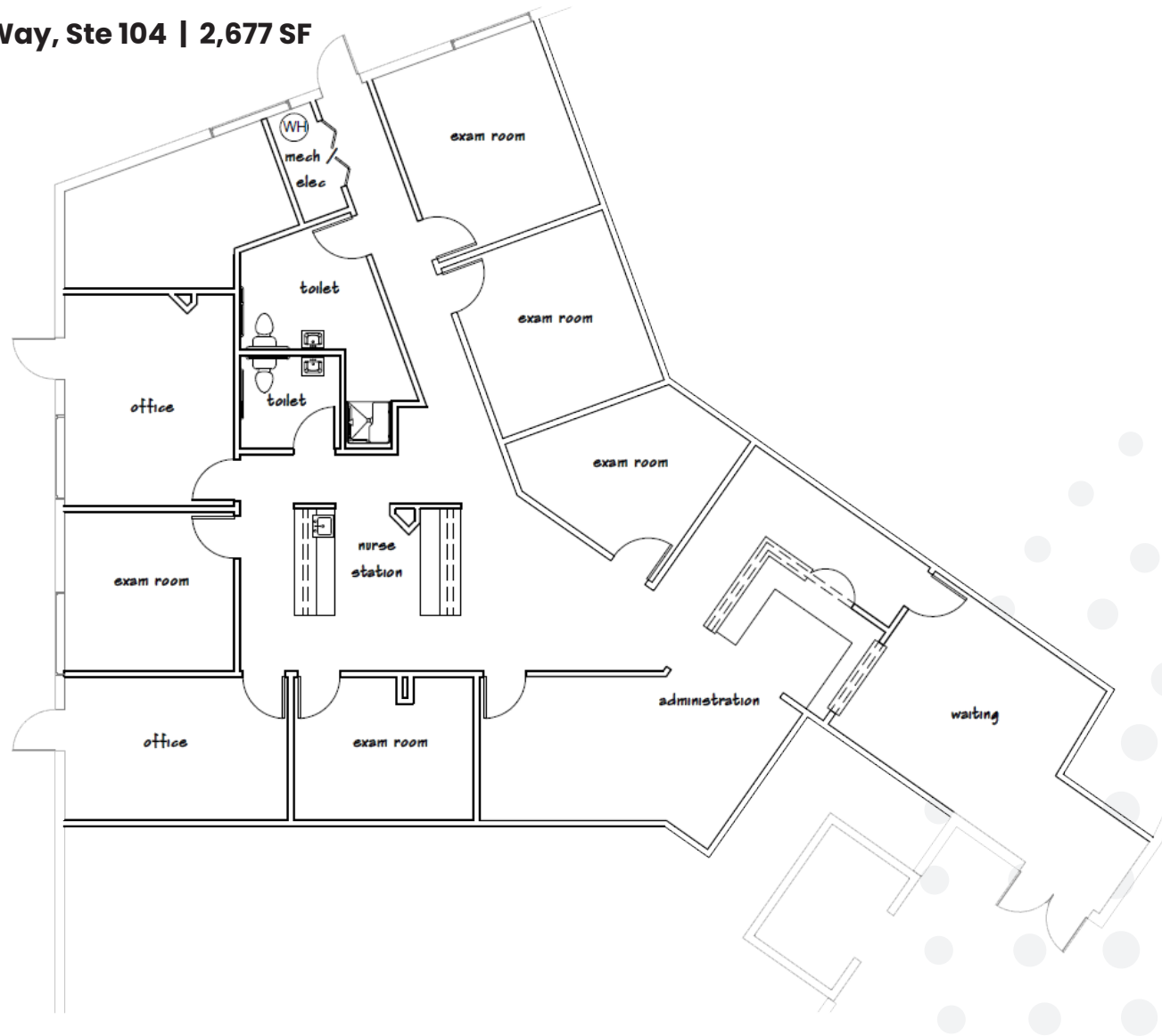


AVAILABLE UNITS	RENT	SQ. FT.	LEASE TERMS
2911 N Tenaya Way, Ste 104	1.75NNN	2,677	60 months
2921N Tenaya Way, Ste 106	1.75NNN	13,714	60 months

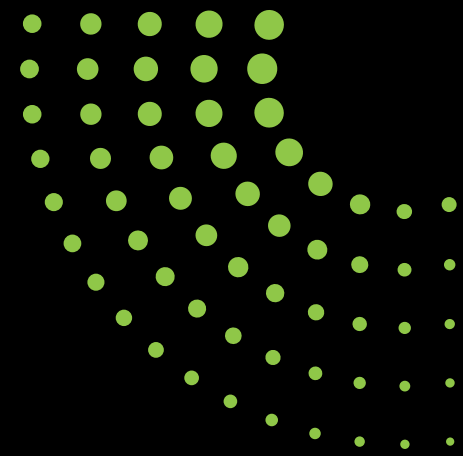


FLOOR PLAN

2911 N Tenaya Way, Ste 104 | 2,677 SF



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