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**WHITING & COMPANY**  
REAL ESTATE ADVISORS

## Prime Medical Office Central East Las Vegas

**LIST PRICE: \$999,988** (\$227/SF)

**CAP RATE\*: 7.39% | SALE-LEASEBACK** (\$1.40/sf NNN)

**4,401 SF | FLEXIBLE ACQUISITION OPTIONS**

**PRIME LOCATION | FAVORABLE DEMOGRAPHICS**



CASEY WHITING | BROKER

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# PROPERTY OVERVIEW

## 01 PREMIER LOCATION

Situated in the heart of Central East Las Vegas, the property benefits from strong surrounding demographics and a high concentration of healthcare providers, making it ideal for medical or related professional services. Excellent gated access to Pecos-McLeod Interconnect and East Flamingo Road ensures high visibility and secure patient access.

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## 03 PROPERTY DETAILS

Spacious **4,401 SF** medical office building,  
12 patient rooms | 4 offices | 2 waiting  
rooms | 2 Nurse's stations | 3 restrooms |  
10 sinks

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## 02 LEASEBACK OPTION

Currently 100% occupied with established medical operators, including The Nevada Clinic and Royal & Assoc A Prof Corp, indicating a proven track record of demand for this location and asset type.

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## 04 OWNER-USER OPTION

Gain control over operational costs and build equity in your medical facility. This property offers the perfect size and configuration for a single practice or multi-specialty group looking for an established and accessible location.

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# HIGHLIGHTS

**Exceptional Parking Ratio:** With a generous 7.0/1,000 SF parking ratio (30 surface spaces), the property offers ample parking for patients and staff, a significant advantage in any medical office setting.

**Market Rent & Strong Tenant Base:** Current average asking rents in the sub-market for 1-3 Star Office average (\$1.41/SF), offering strong return on investment and rent growth over time for a new owner.

**Strong Market Fundamentals:** The Central East Las Vegas 12-month leasing volume: 290,639 SF.  
1-3 Star vacancy is 19.6%; subject property boasts 0%

**Favorable Demographics:** The surrounding 1 and 3-mile radii boast substantial populations with positive projected growth rates, a solid median household income, and a significant daytime employee count, supporting a robust patient base.

**1.5% Annual Growth Rate  
Within a 3-Mile Radius**

**\$98 Million in Consumer Medical  
Spending Within a 3-Mile Radius**



# PROPERTY GALLERY

\*Inquire with Broker for additional photos of interior





# WHITING COMPANY

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## CONTACT INFORMATION

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