



KINETIC

Real Estate Advisors

Energy Behind Every Deal

FOR LEASE

1510 W. Sunset Rd,
Henderson, NV 89014

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The information contained herein is subject to change without notice, and the recipient of these materials shall not look to Owner or the Kinetic Advisor nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time, with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in the Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Kinectic Advisor from any liability arising therefrom.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.



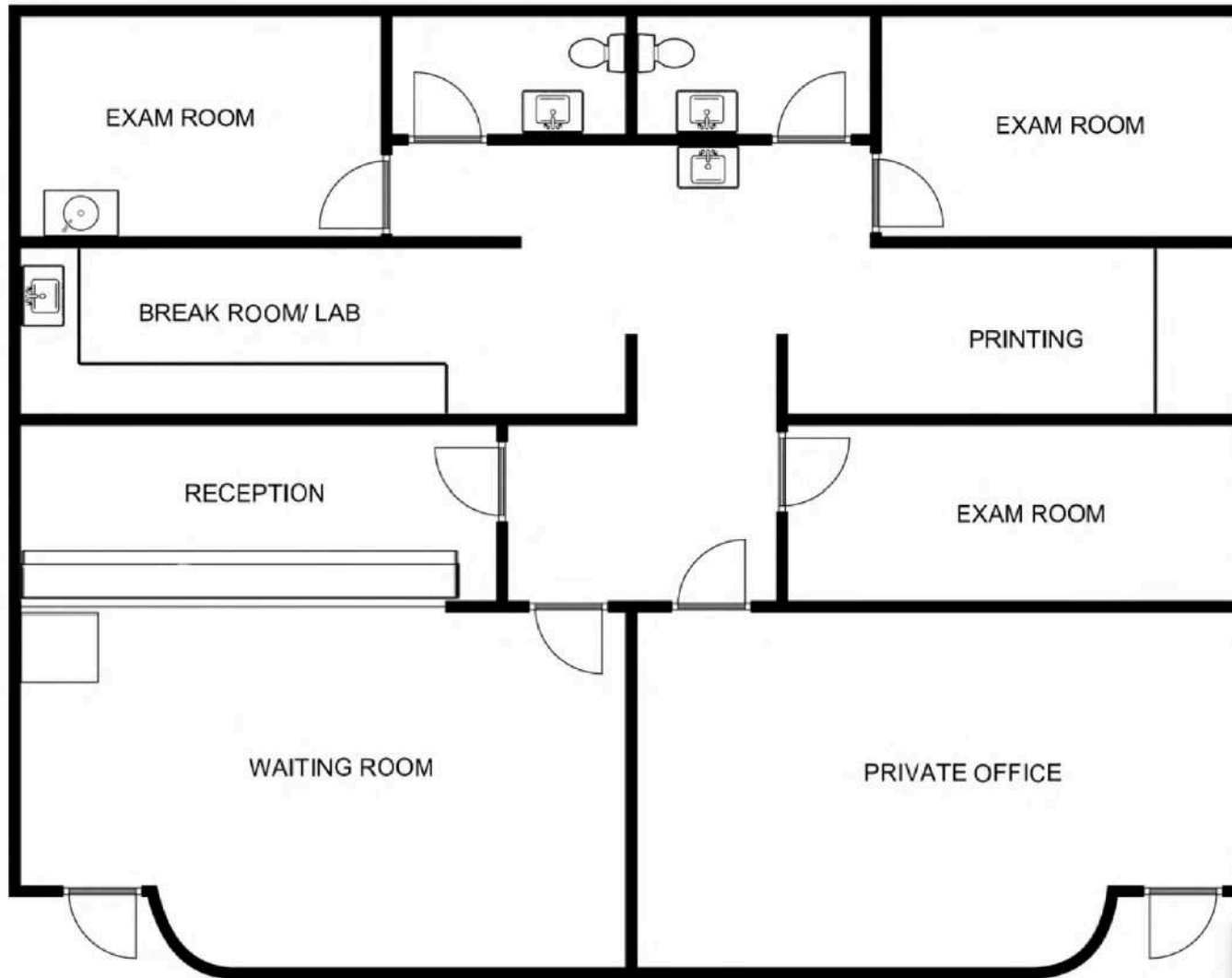
OFFERING SUMMARY

LEASE RATE:	\$1.75 - \$2.25 PSF MG
AVAILABLE SF:	1,093 - 4,741
ZONING:	CC
APN:	178-04-613-004
YEAR BUILT:	1992
JURISDICTION:	Henderson

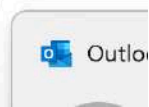
PROPERTY DESCRIPTION

Position your practice in this well-located medical office opportunity in the heart of Henderson. The property features a former P3 medical suite with 11 fully plumbed exam rooms, offering a turnkey layout ideal for a wide range of healthcare users.

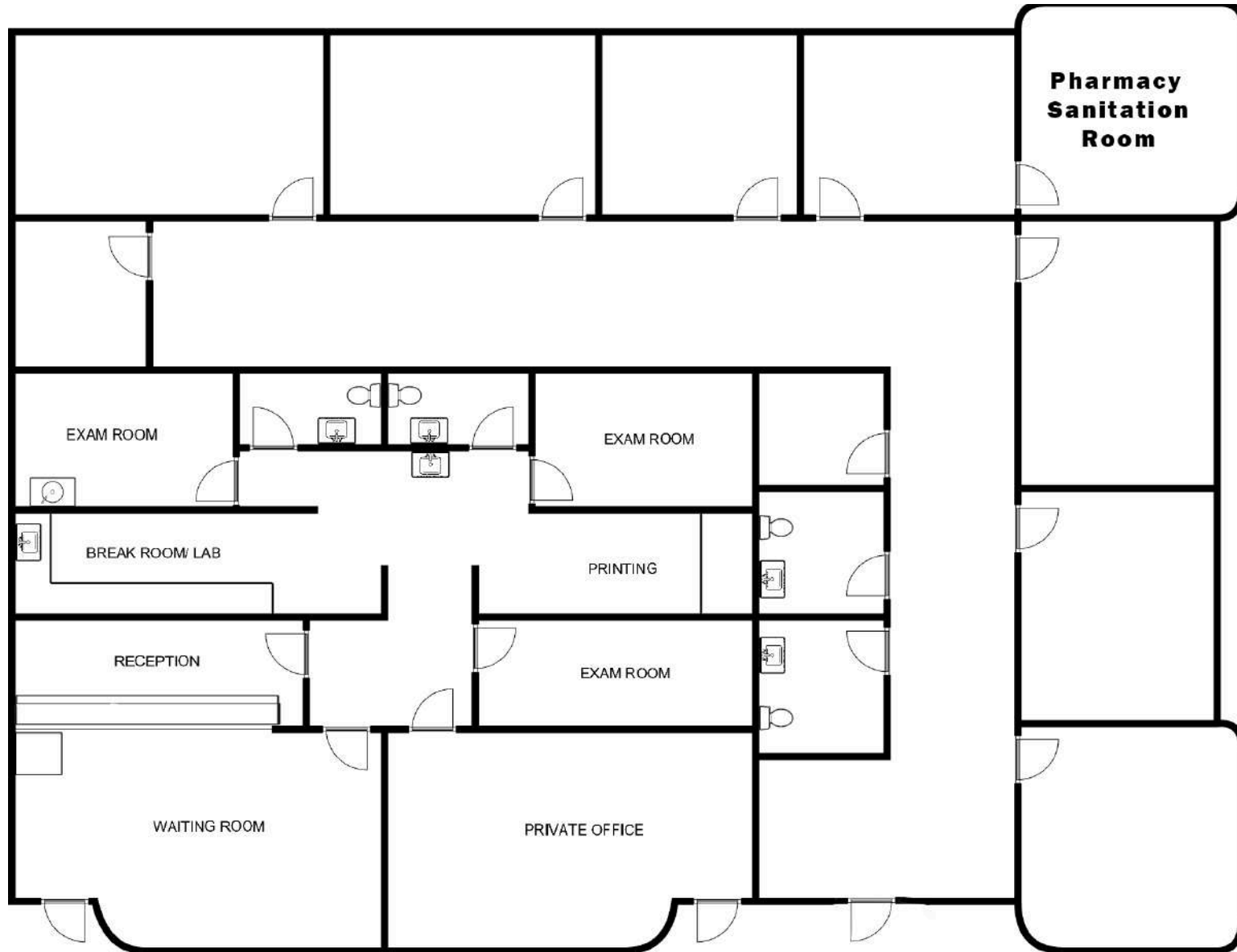
Additionally, a former pharmacy suite is available, complete with a dedicated sanitation room, making it well-suited for medical, compounding, or specialty healthcare operations. Efficient layouts, existing medical infrastructure, and strong surrounding demographics make this a rare plug-and-play opportunity for operators looking to get up and running quickly.



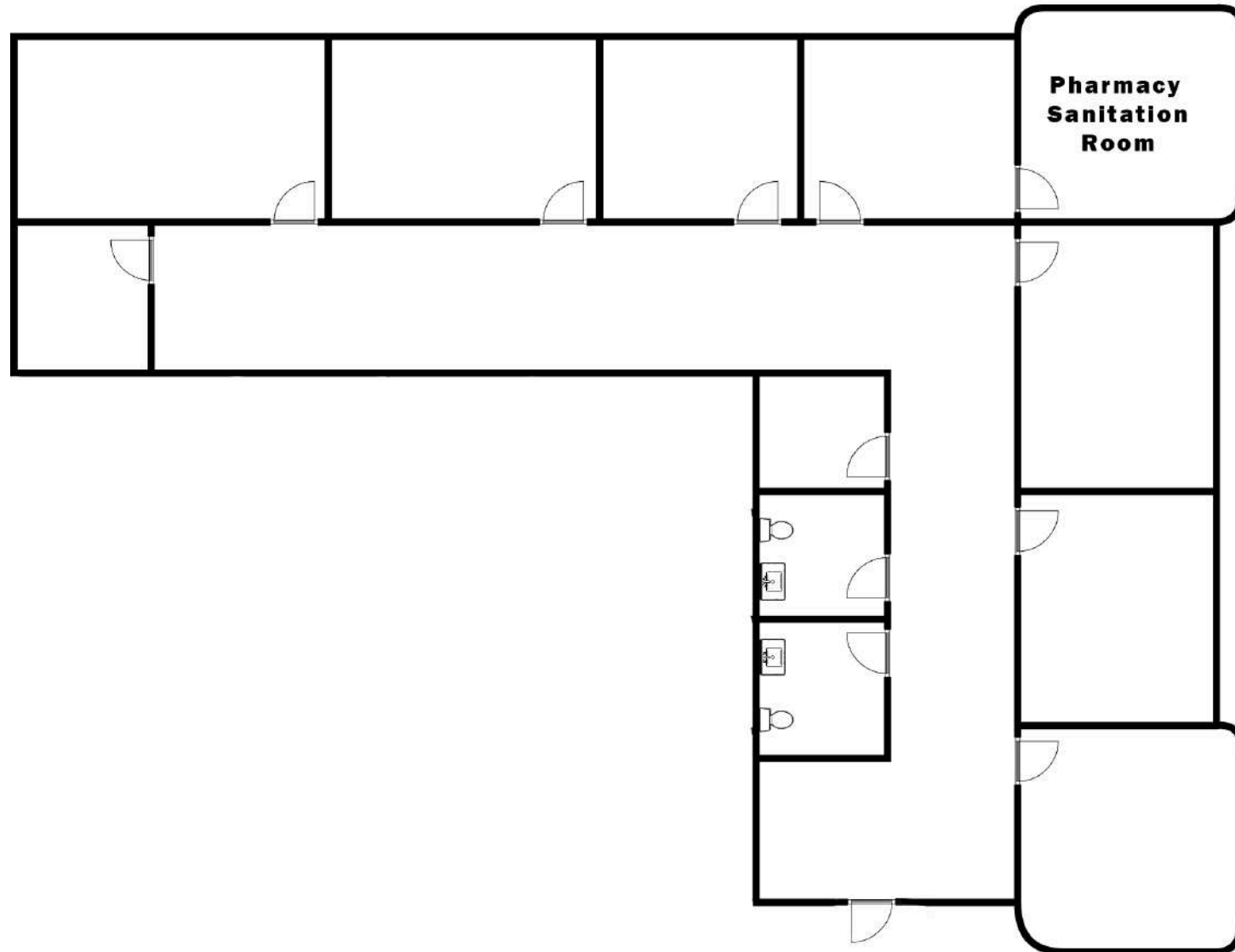
SQUARE FEET: 1,093



FLOOR PLAN - 1510 SUITE 110 & 120 05



SQUARE FEET: 4,047



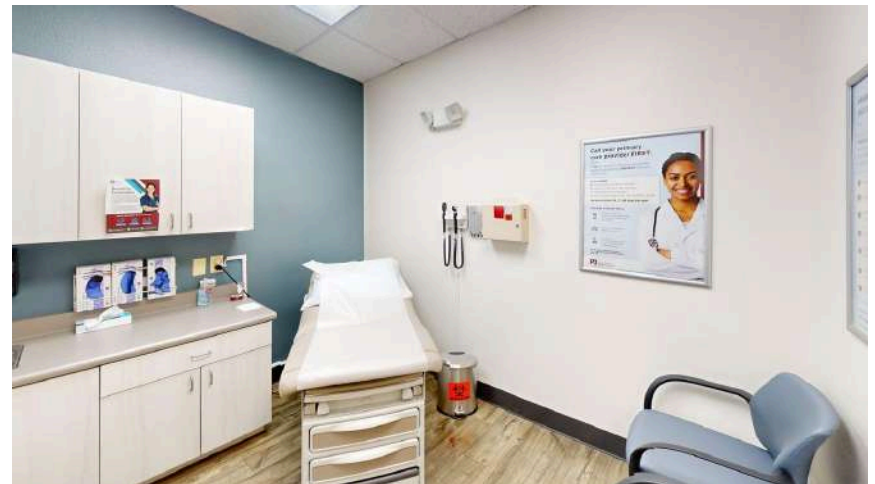
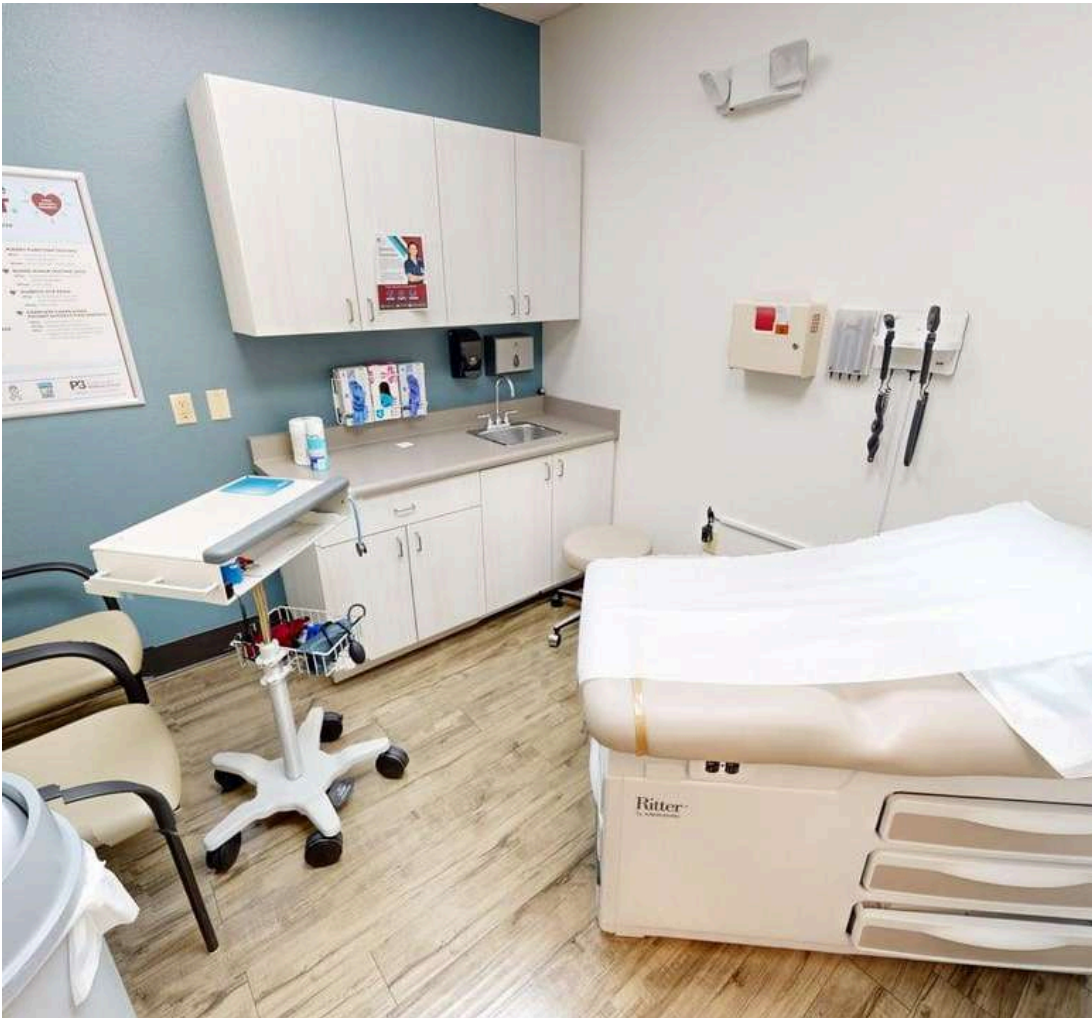
SQUARE FEET: 2,954

FLOOR PLAN - 1500 SUITE 100 & 120 **07**



SQUARE FEET: 4,741

PHOTOS 08





KINETIC[®]
Property Advisors

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NV # B.0146519