

For Lease

# Medical/Office Space Available



Click for a Virtual Tour, Suite 210 

8945 W. Post Rd.  
Las Vegas, NV 89148

#### Point of contact

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## Listing Snapshot



**\$1.95 PSF NNN**

Lease Rate



**± 2,370 - 5,385 SF**

Available Square Footage



**\$0.52 PSF**

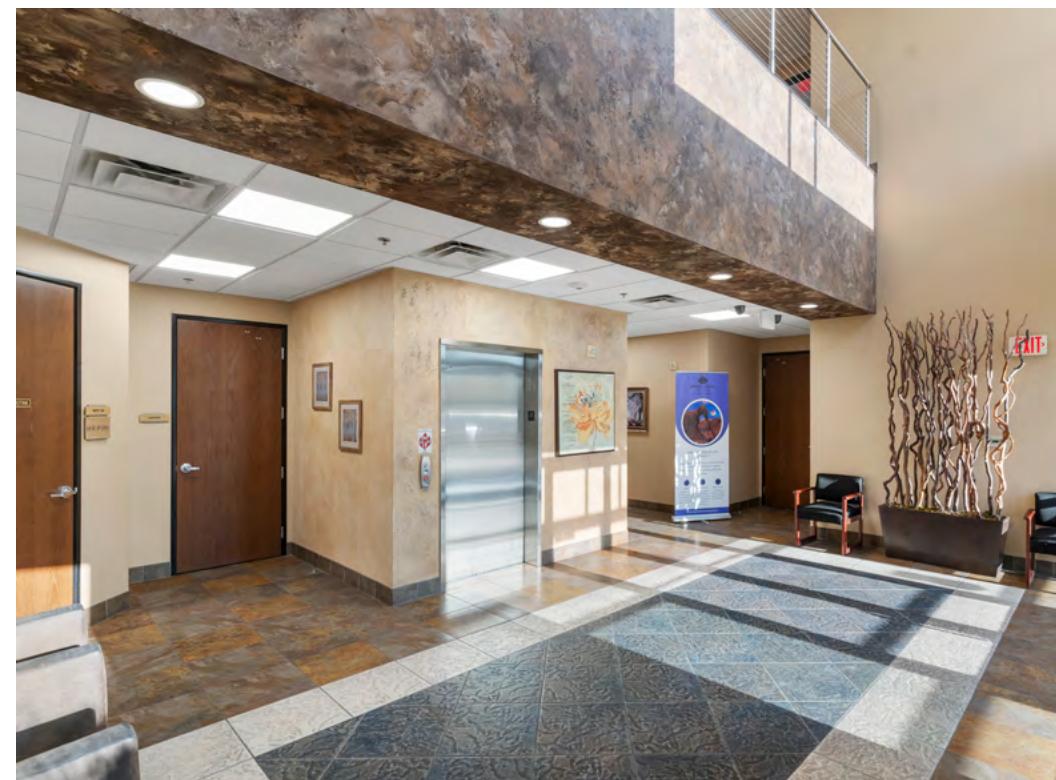
CAM

## Property Highlights

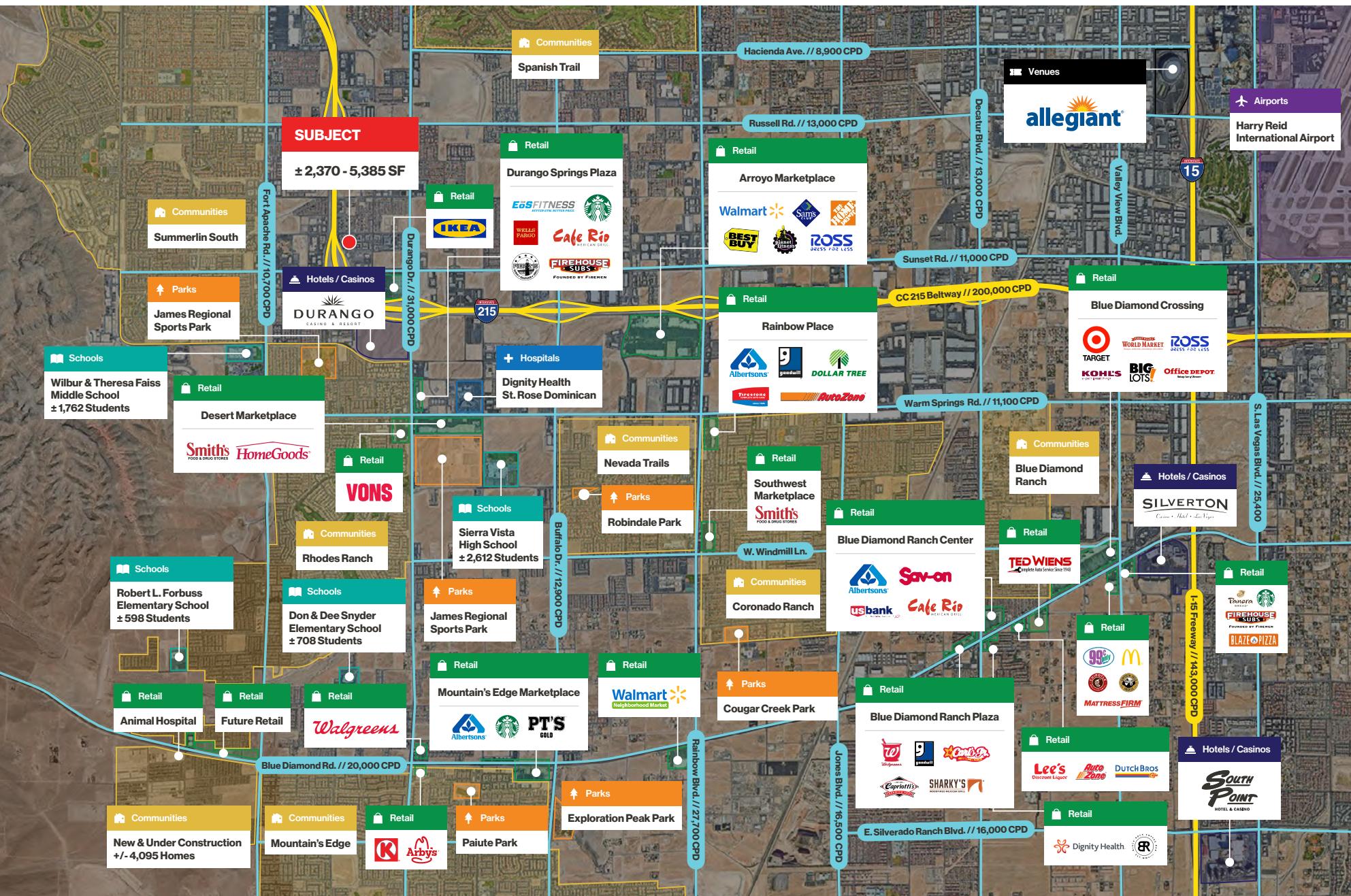
- Generous TI allowances for the right tenant
- Owner seeking Medical or Traditional Office tenants
- Prime location in the highly desirable Southwest submarket
- Located off the CC-215 Beltway, providing easy access to major highways and nearby amenities
- Conveniently located within reach of Southern Hills Hospital and Medical Center
- Commercial Core (CC) Zoning

## Demographics

	1-mile	3-mile	5-mile
2025 Population	22,182	143,380	354,976
2025 Average Household Income	\$117,585	\$122,924	\$120,172
2025 Total Households	8,969	56,997	138,258



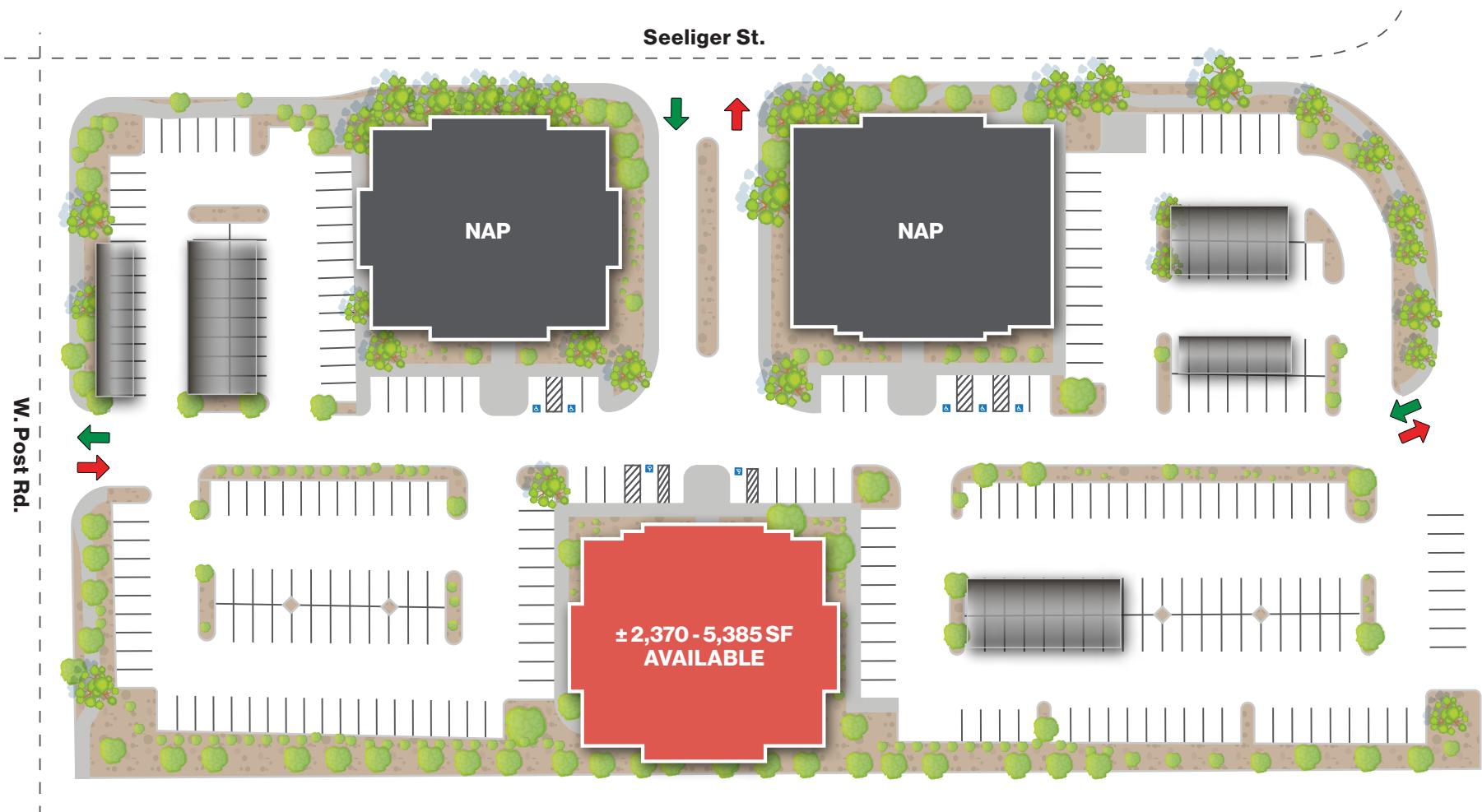
## Aerial





# Site Plan

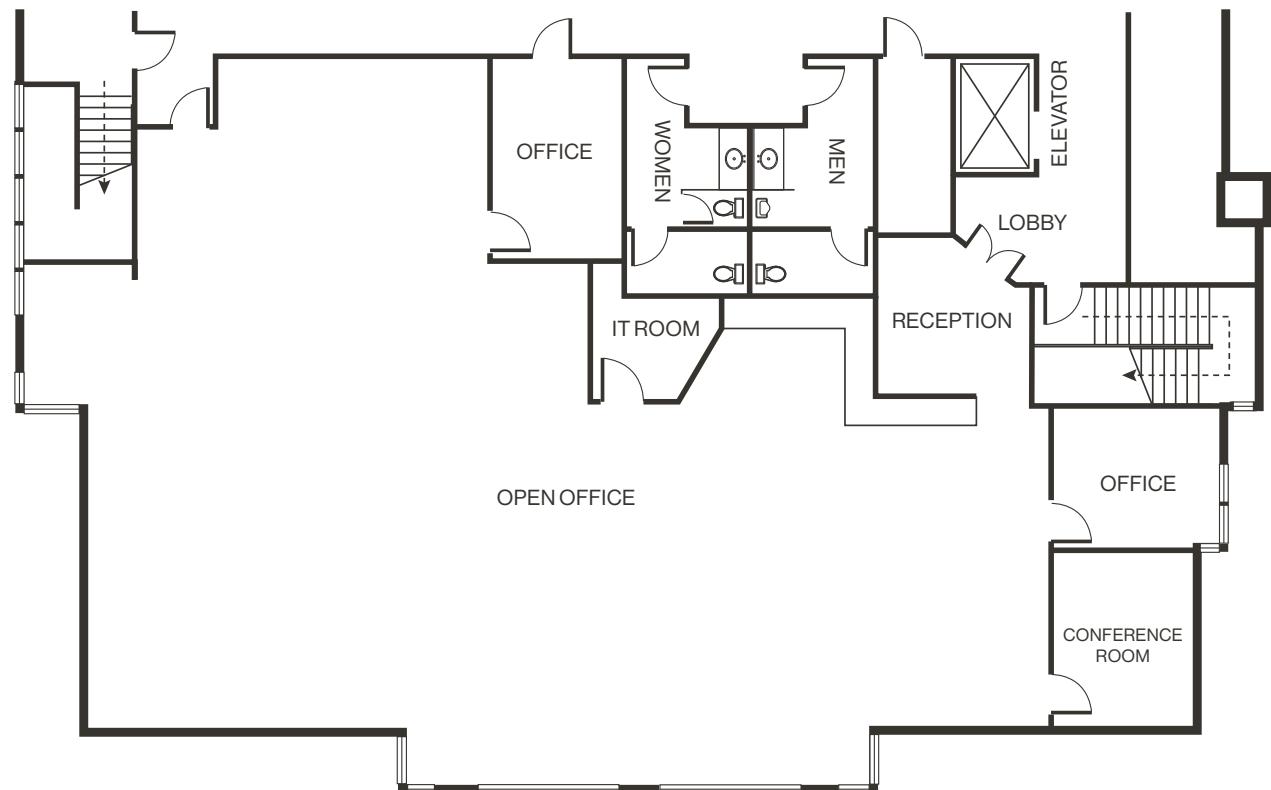
■ Available   ■ NAP



N

# Floor Plan | Suite 210

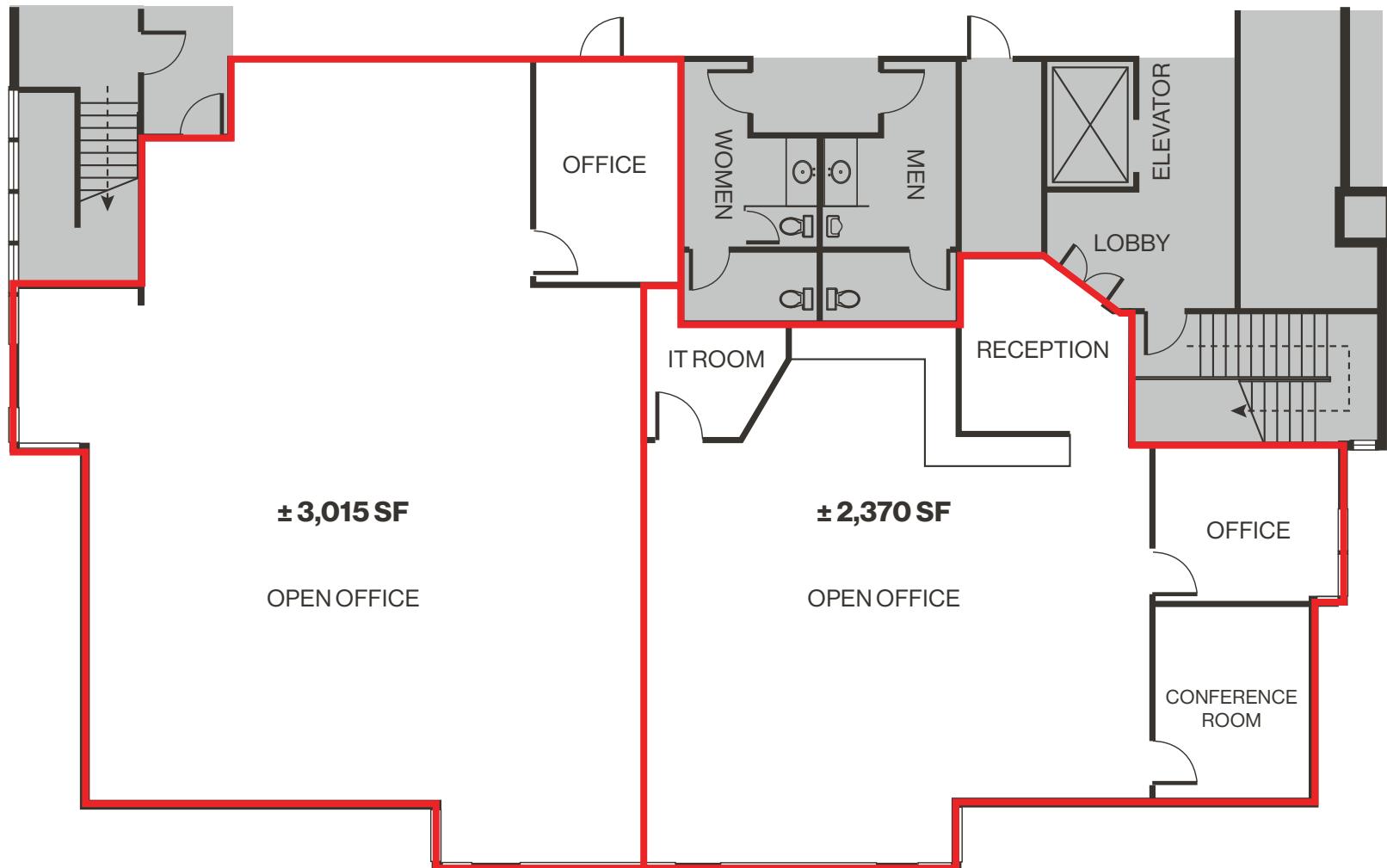
± 5,385 SF



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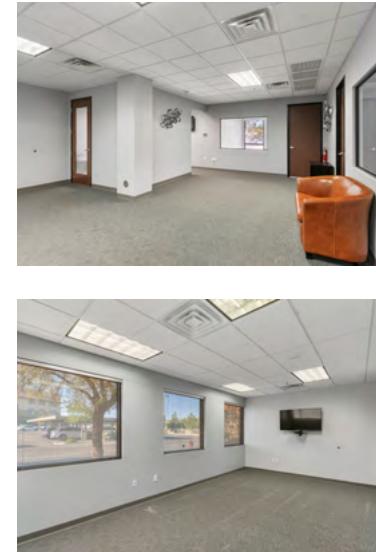
Floor Plan | Suite 210  
± 2,370 - 3,015 SF | Demising Option

Demisable  Common Area



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## Property Photos



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