

# PECOS SPRINGS BUSINESS PARK

7305 S. PECOS RD. SUITE 102

LAS VEGAS, NV 89120



FIRST FEDERAL REALTY



**±3,900 SF MEDICAL OFFICE SUITE FOR LEASE**

FIRST FEDERAL REALTY  
50 S Stephanie Street Suite 101  
Henderson, NV 89012



FIRST FEDERAL REALTY

**PRESENTED BY:**

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## PARK DESCRIPTION

Pecos Springs Business Park  
7305 South Pecos Road | Las Vegas, NV 89120



Pecos Springs Business Park features nine independent, single-story buildings designed for medical and professional use. This garden-style office complex is well-kept and offers convenient accessibility.



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## PROPERTY DESCRIPTION

Pecos Springs Business Park  
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Turn-key medical office, ±3,900 SF, single-story, features 5 private offices, 9 exam rooms, a rehabilitation room, nursing station, reception area, large waiting room, breakroom, storage space, and 2 restrooms. Prominently located on Pecos Road for high visibility, within Pecos Springs Business Park, just south of Warm Springs Rd. Offers ample parking. CAMs are estimated at \$0.39 PSF/mo.



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# PROPERTY SUMMARY

Pecos Springs Business Park  
7305 South Pecos Road | Las Vegas, NV 89120



## Property Summary

Lease Rate:	\$2.25
Lease Term:	5 - 10 Years
Building SF:	8,027
Available SF:	3,900
Year Built:	2015
Building Class:	B
Floors:	1
Parking Ratio:	5:1000
Zoning:	CP
CAMS	\$0.39/SF/MO

## Highlights

- \* Turn-key medical office
- \* Like-new build-out & well-designed layout
- \* Fronts Pecos Rd.
- \* Easy access from 215 Beltway
- \* Available for occupancy 1/01/2025

## Location Overview

Conveniently located on the southwest corner of Warm Springs and Pecos Rd, this location provides easy access to the 215 beltway and approximately 8 minutes from Harry Reid International Airport. With its high traffic flow and excellent visibility, it's a prime spot for business.



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# PROPERTY PHOTOS

Pecos Springs Business Park  
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# AERIAL MAP

Pecos Springs Business Park  
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Google

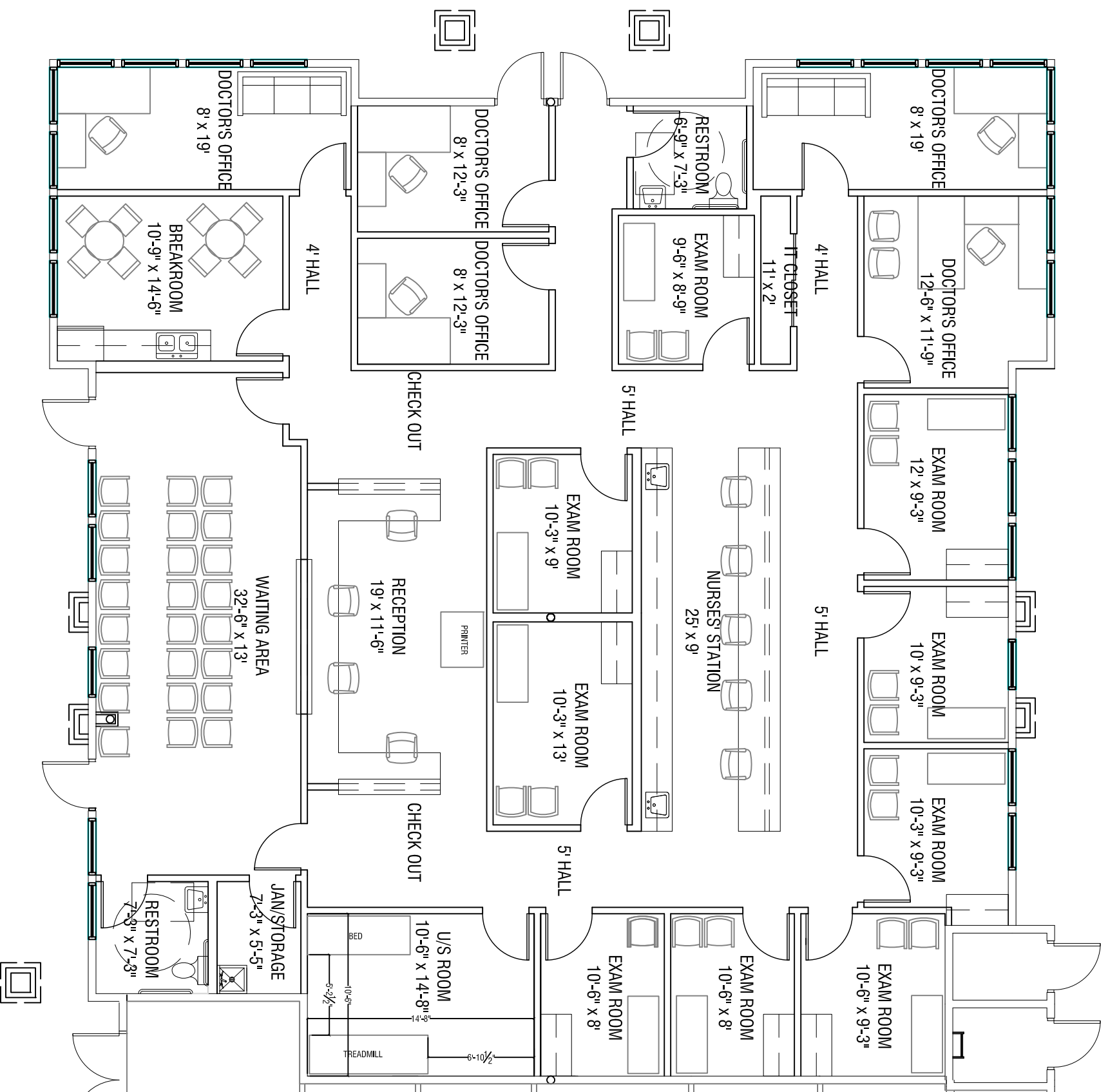
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**ADVANCED HEART ASSOCIATION @ 7305 S PECOS RD / 3,900 SF**

space plan - option A.2

client approval: \_\_\_\_\_ date: \_\_\_\_\_

DATE 02-28-20

SCALE 1/8" = 1'-0"

# DISCLAIMER

Pecos Springs Business Park  
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