



2000 Wellness Way

\$950,000

Prime location in Medical District. Property adjacent to UMC, multi-story medical offices, near Valley Hospital. UNLV Campus, So. Nevada Health District, and others. 18 surface parking spaces. Land may be underutilized and has been kept off market. Now Available!! A unique property in a unique location....

- Underutilized building in a prime medical area.
- Adjacent to hospitals and strategic medical partners.



Price:	\$950,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.36 AC
Gross Building Area:	2,741 SF
Rentable Building Area:	2,741 SF
No. Stories:	1
Year Built:	1958
Tenancy:	Single
Parking Ratio:	7.46/1,000 SF
Zoning Description:	T6 Urban General
APN / Parcel ID:	139-33-401-003
Walk Score ®:	67 (Somewhat Walkable)

Information provided here is from sources believed reliable, but is not guaranteed. You are advised to use your own real estate professionals for verification when considering this, or any, real estate purchase.

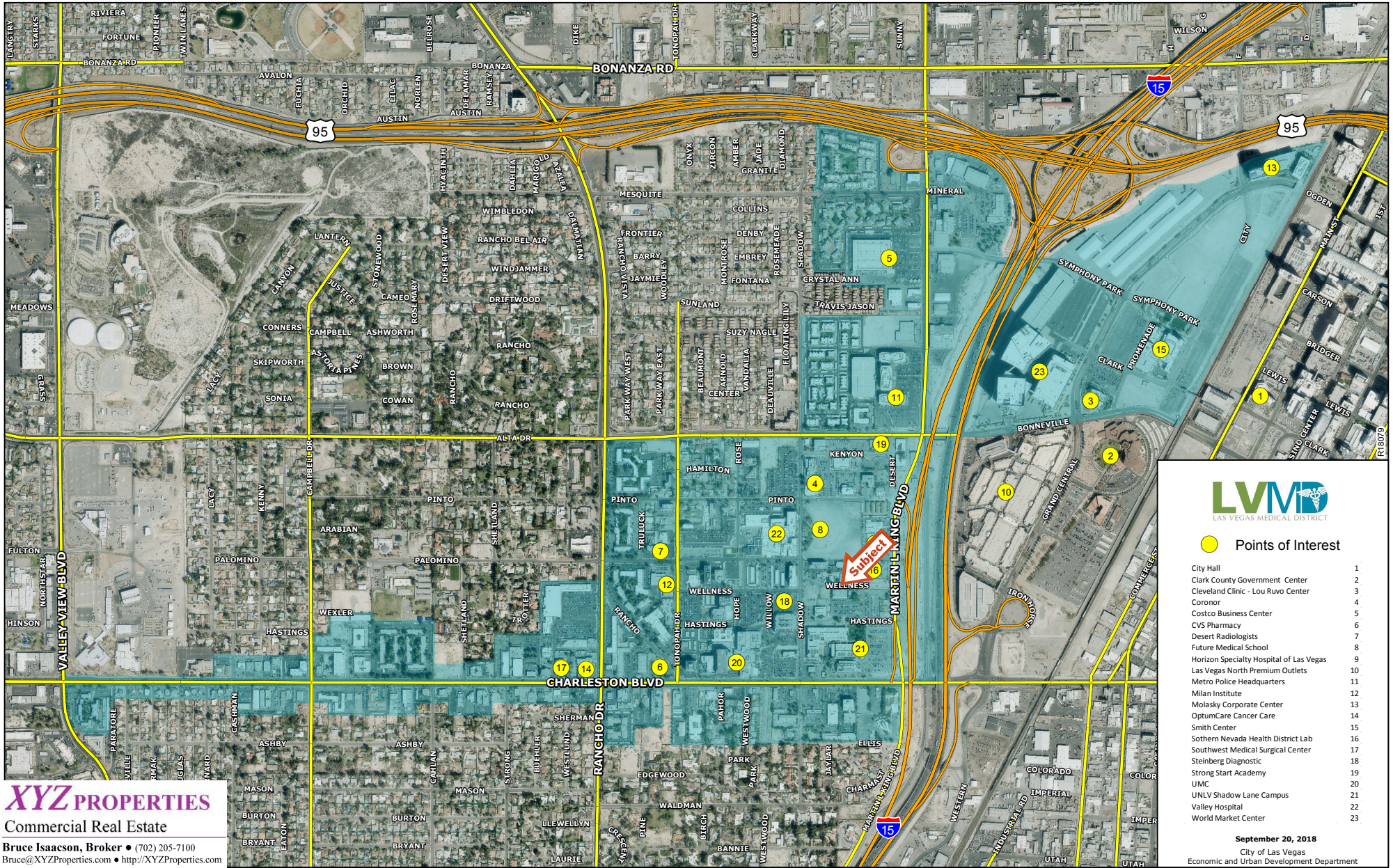
XYZ PROPERTIES

Commercial Real Estate

Bruce Isaacson, Broker • (702) 205-7100
 Bruce@XYZProperties.com • <http://XYZProperties.com>

Property Photos





Points of Interest

- 1 City Hall
- 2 Clark County Government Center
- 3 Cleveland Clinic - Lou Ruvo Center
- 4 Coroner
- 5 Costco Business Center
- 6 CVS Pharmacy
- 7 Desert Radiologists
- 8 Future Medical School
- 9 Horizon Specialty Hospital of Las Vegas
- 10 Las Vegas North Premium Outlets
- 11 Metro Police Headquarters
- 12 Milan Institute
- 13 Molasky Corporate Center
- 14 OptumCare Cancer Care
- 15 Smith Center
- 16 Sothern Nevada Health District Lab
- 17 Southwest Medical Surgical Center
- 18 Steinberg Diagnostic
- 19 Strong Start Academy
- 20 UMC
- 21 UNLV Shadow Lane Campus
- 22 Valley Hospital
- 23 World Market Center

September 20, 2018

City of Las Vegas
Economic and Urban Development Department

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Property Information

Parcel: 13933401003
Owner Name(s): PULMONARY ASSOCIATES
Site Address: 2000 WELLNESS WAY
Jurisdiction: Las Vegas - 89106
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 0.36
Construction Year: 1958
Recorded Doc Number: [1987123100001032](#)
Aerial Flight Date: 2025-10-26

Print

Zoning and Planned Land Use

Planned Land Use:
[Incorporated Clark County \(CITY\) - Density: Null](#)
Zoning Classification:
[T6 Urban General Limited \(T6-UGL\)](#)

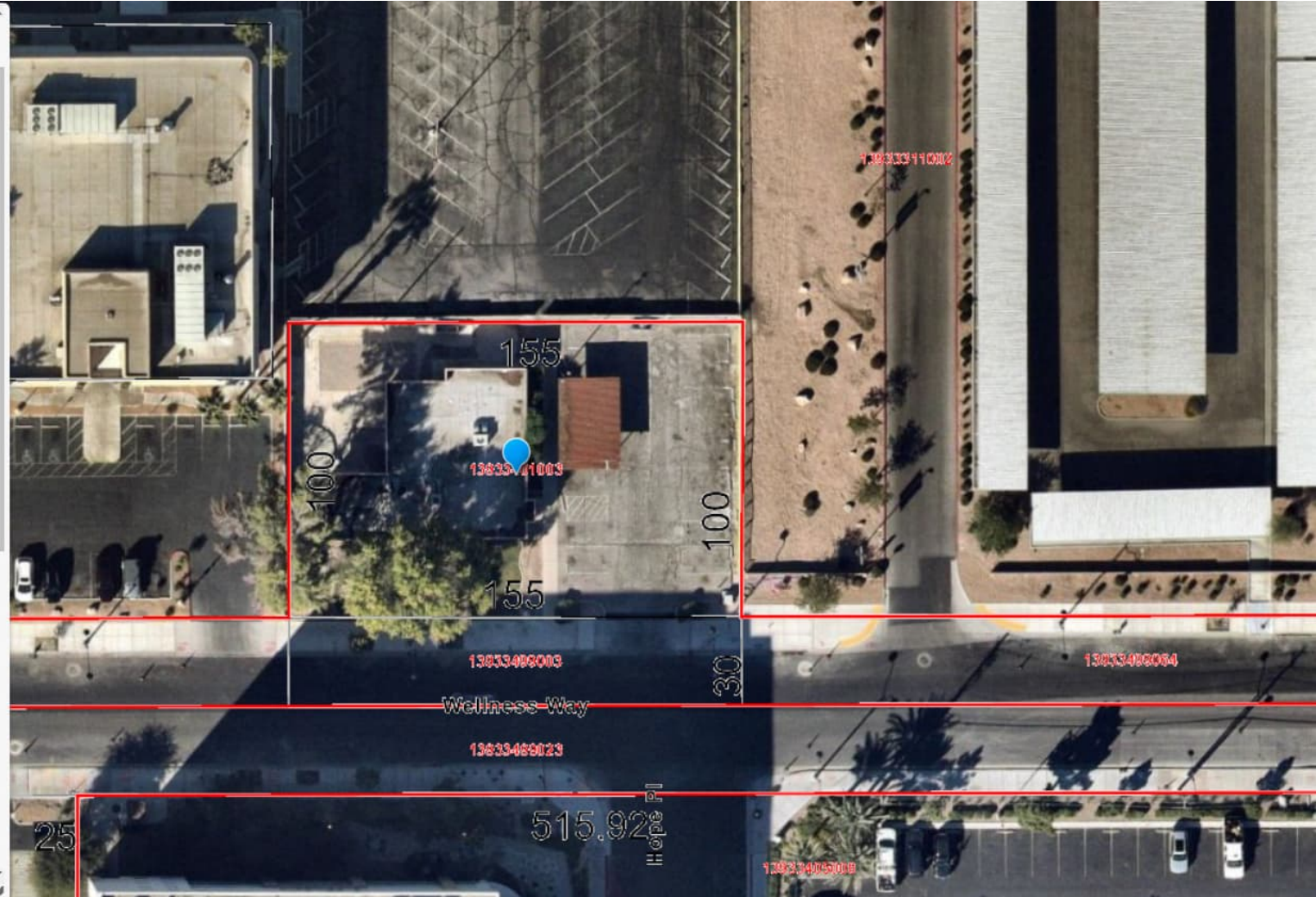
Legal Description

T-R-S: 20-61-33
Tax District: 214
Census Tract: 203

Ownership

filter owners...

Parcel	Owners	Rec
139-33-401-003	PULMONARY ASSOCIATES	1987123100001032



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