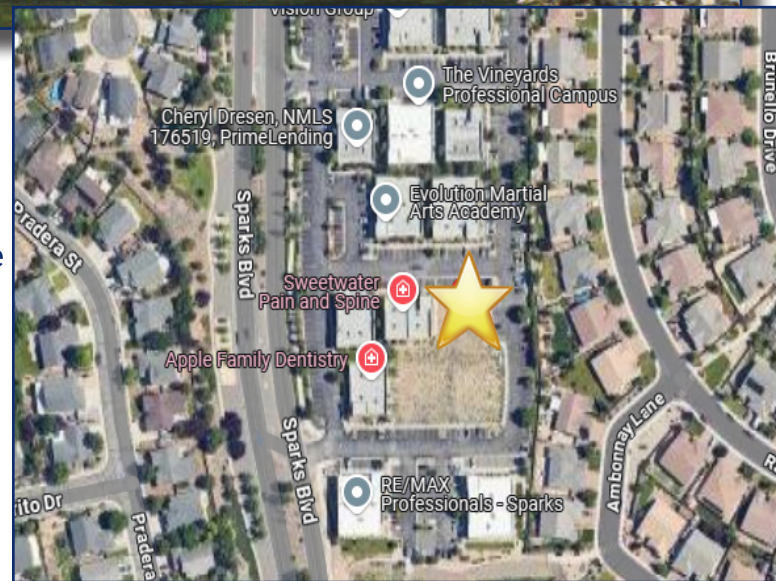


VINEYARDS PROFESSIONAL OFFICE/MEDICAL PARK



PROPERTY OVERVIEW

Available Space	Suite 100: 2,104 Square Feet
Lease Rate	Call for Pricing \$125/Sq. Ft TI Allowance
Highlights	<ul style="list-style-type: none"> • Customize to your exact needs! • Excellent Sparks location • Master plan controlled campus • Ideal for Medical or Office Users • Modern Infrastructure including drive isles, parking lots, site lighting, landscaping and utilities



Build-to-Suit medical or professional office opportunity. This space is located in the Vineyards Professional Campus Park, a prime, high-visibility location. This offering allows for healthcare providers, clinics, or office users the ability to design a space tailored to their exact operational needs—from custom exam room layouts to modern reception areas and specialized infrastructure. Situated in a growing corridor with strong demographics and easy access, this site offers ample parking, signage options, and the flexibility to create a state-of-the-art facility. Whether you're expanding your practice or launching a new location, this is your chance to customize a space that works perfectly for you!

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LONGLEY PROFESSIONAL CAMPUS

Vineyards Professional Campus



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