

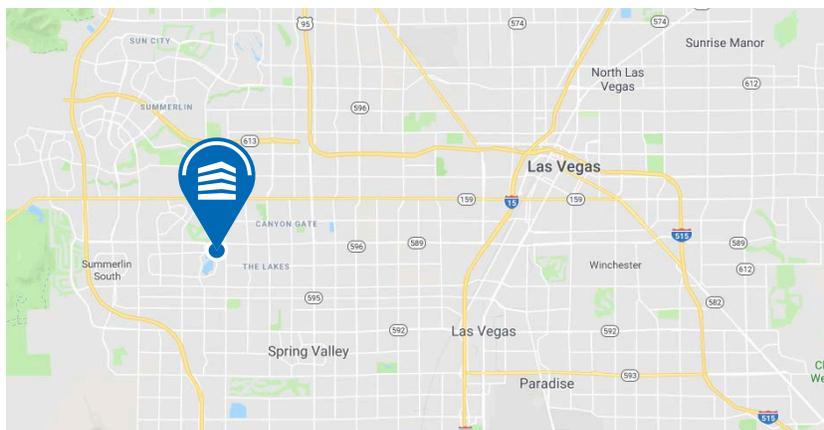


# 8685 W. SAHARA AVE OFFICE / MEDICAL OFFICE

Las Vegas, NV 89117

## HIGHLIGHTS

- Located in Lake Sahara Plaza
- 974 SF Office / Medical
- Heavy Driveby Traffic
- Dense Residential



Lease Rate:	<b>\$1.75/SF/Mo NNN</b>
Rentable Area:	974 SF
Lease Type:	\$0.38 per SF NNN
Occupancy:	Immediate Availability
Year Built:	1999
Property Type:	Office
Property Sub-type:	Medical

Located within The Lake Sahara Plaza. This Executive Office is Situated in a Professional Office Complex and is Conveniently placed in the Busy Sahara Corridor Near Durango Drive. The Immediate Area Offers Financial and Medical Services, Retail and Restaurants.

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

### JAMES S. HAN, CCIM

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## AERIAL OVERVIEW



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