

9499

W. CHARLESTON BLVD
SUITE 110

FOR LEASE

±1,501 SF MEDICAL OFFICE SPACE

L a s V e g a s , N V

THOMAS AND MACK
MEDICAL PLAZA

CBRE



Property Highlights

A $\pm 1,501$ SF medical office suite is available at Thomas & Mack Medical Plaza, offering a fully built-out opportunity for medical users. The space has a flexible layout that can accommodate a variety of medical, office, or service-oriented uses within a professional setting.

Suite & Building Features

- ◆ Features four (4) exam rooms, reception area, waiting room, lab, break room, and restrooms
- ◆ Located within a building that also houses an ambulatory surgery center, creating a synergistic healthcare environment
- ◆ Excellent visibility and frontage along Charleston Boulevard
- ◆ Desirable Summerlin-adjacent location with strong surrounding demographics
- ◆ Convenient access to nearby retail, dining, banking, and major transportation corridors
- ◆ Well-maintained property with ample on-site parking for patients and staff
- ◆ Exceptional opportunity for healthcare providers seeking an established and polished presence in one of Las Vegas' premier medical submarkets



SF Available
1,501 SF



Lease Rate
\$3.55 / PSF MG

**TENANT IMPROVEMENT
ALLOWANCE AVAILABLE**



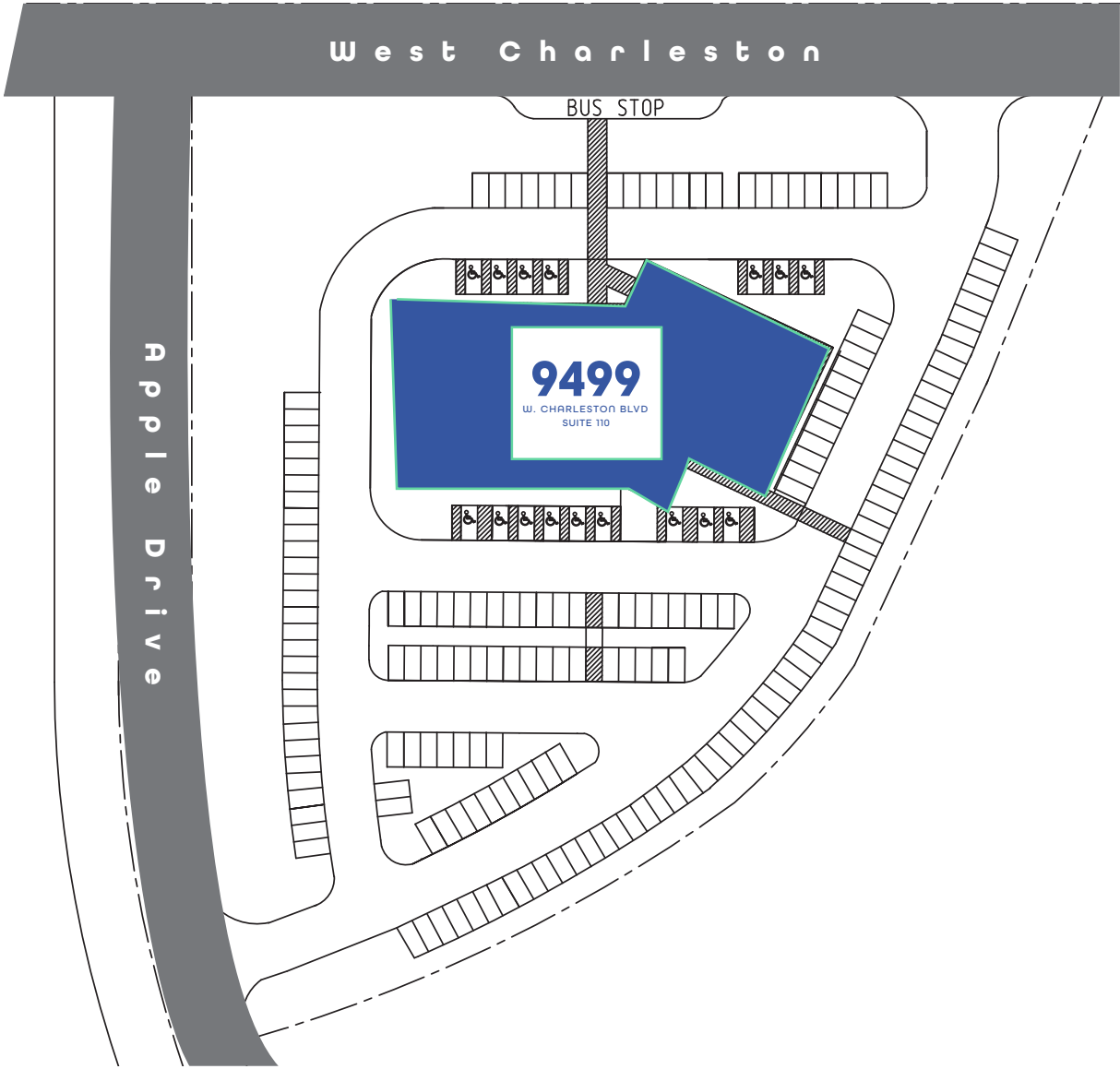
Parking Ratio
5:1,000



Building Size
 $\pm 40,295$ SF

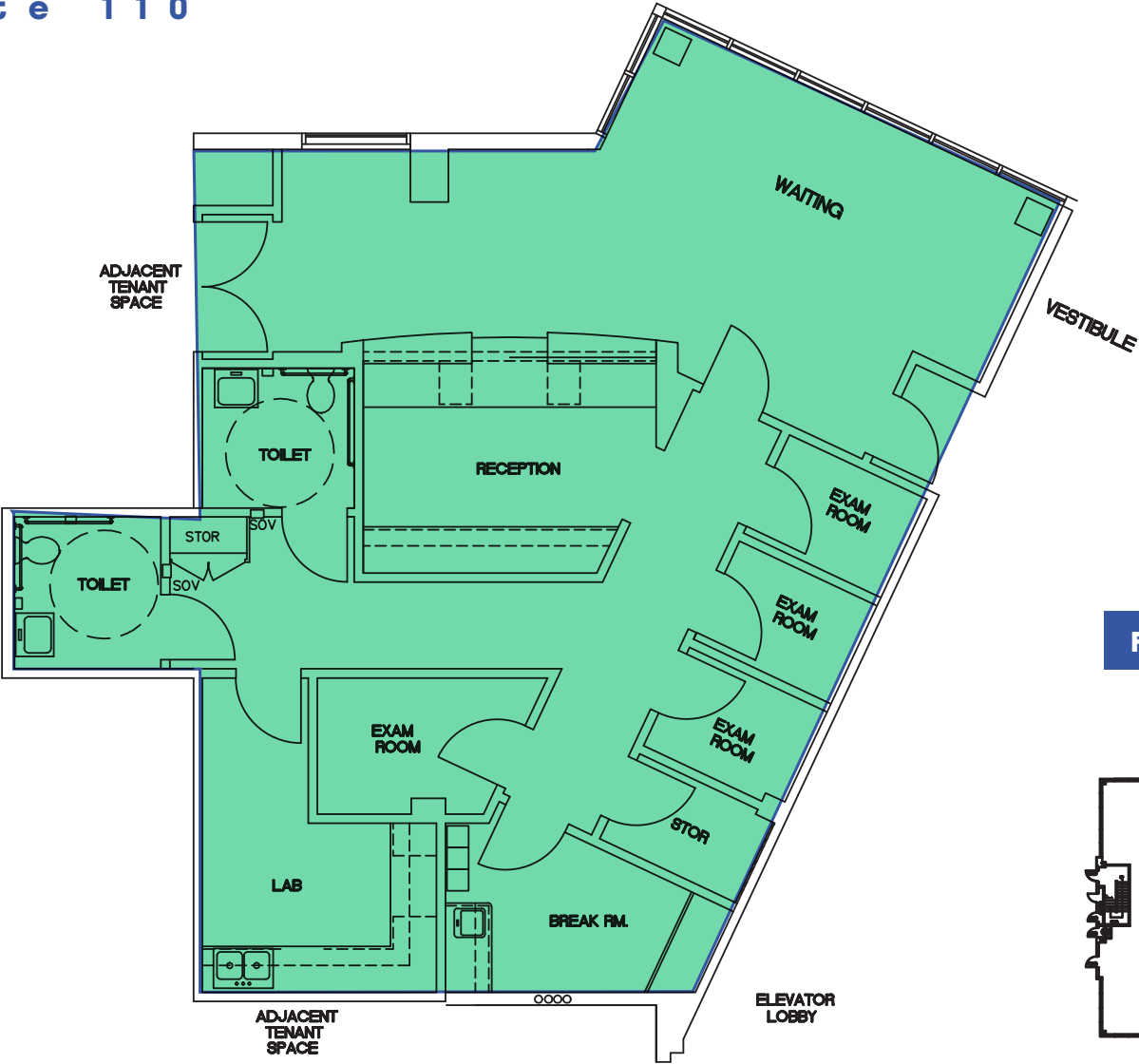
9499 W. Charleston Boulevard

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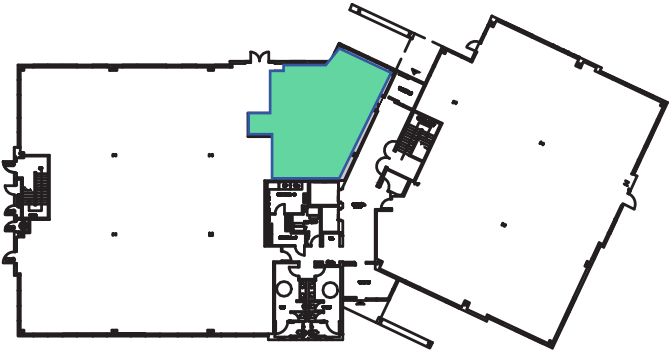


9499 W. Charleston Boulevard

Floor Plan
Suite 110



First Floor



Floor Plan
Suite 110

Medical concept



Office concept



Nearby Amenities

Drive Times

Downtown
Summerlin

3 Mins

Red Rock
Casino &
Resort

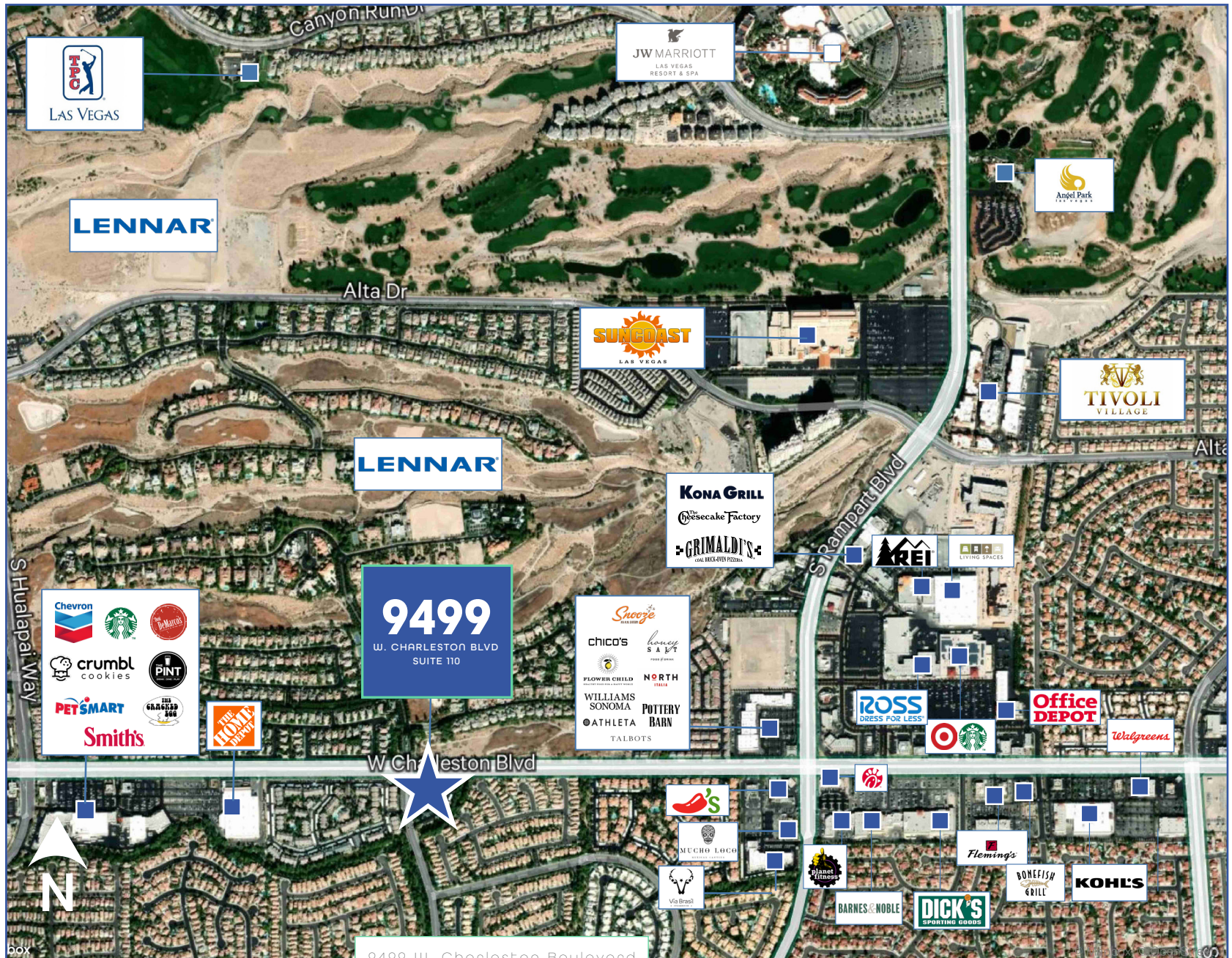
6 Mins

Las Vegas
Strip

18 Mins

Harry Reid
International
Airport

25 Mins



9499 W. Charleston Boulevard

Las Vegas Map



9499 W. Charleston Boulevard



C O N T A C T S

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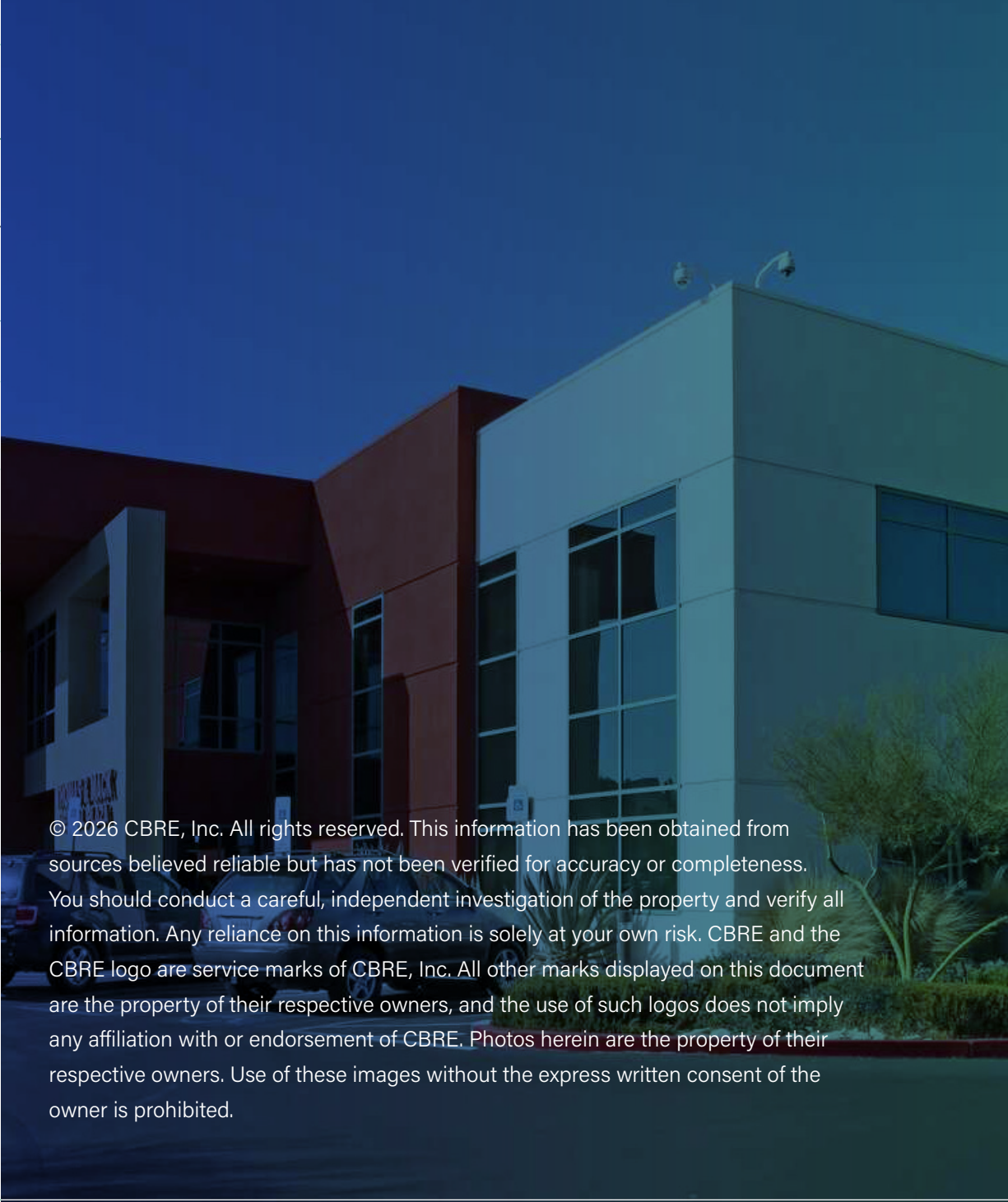
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