



OFFICE/WAREHOUSE SUITES AVAILABLE

FOR LEASE

BROOKHOLLOW BUSINESS PARK

7310 - 7340 SMOKE RANCH ROAD | LAS VEGAS, NV 89128

Owned & Managed By:



BOB HAWKINS,  **SIR**

(702) 470-0785

bhawkins@rcadvs.com

NV-RE License S.0072999

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.realcommadvisors.com



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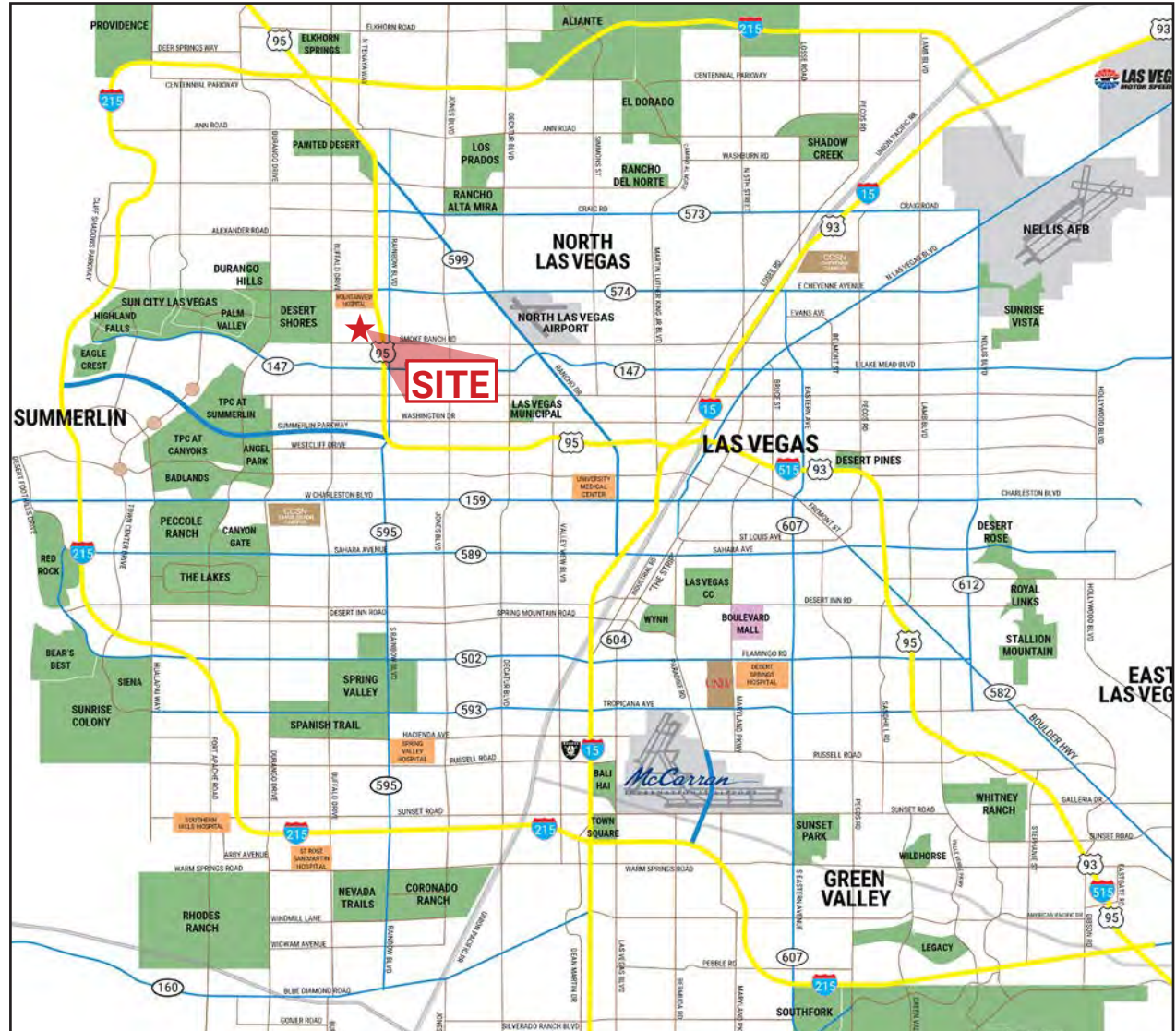
FOR LEASE

PROPERTY DETAILS

- Storefront Entries
- ±20' Clear Height
- 120/208 Volt and/or 277/480 Volt, 3-Phase
- Concrete Tilt-Up Construction
- Dock & Grade Level Loading Doors
- HVAC Offices & Evaporative Cooled Warehouses
- Just off US-95 and Lake Mead Boulevard, in the Mountain View Medical District
- C-PB Zoning (City of Las Vegas)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,817	194,692	418,963
EST. AVERAGE HH INCOME	\$61,727	\$70,196	\$75,900

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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BROOKHOLLOW BUSINESS PARK

7310 SMOKE RANCH ROAD, SUITE Q | LAS VEGAS, NV 89128

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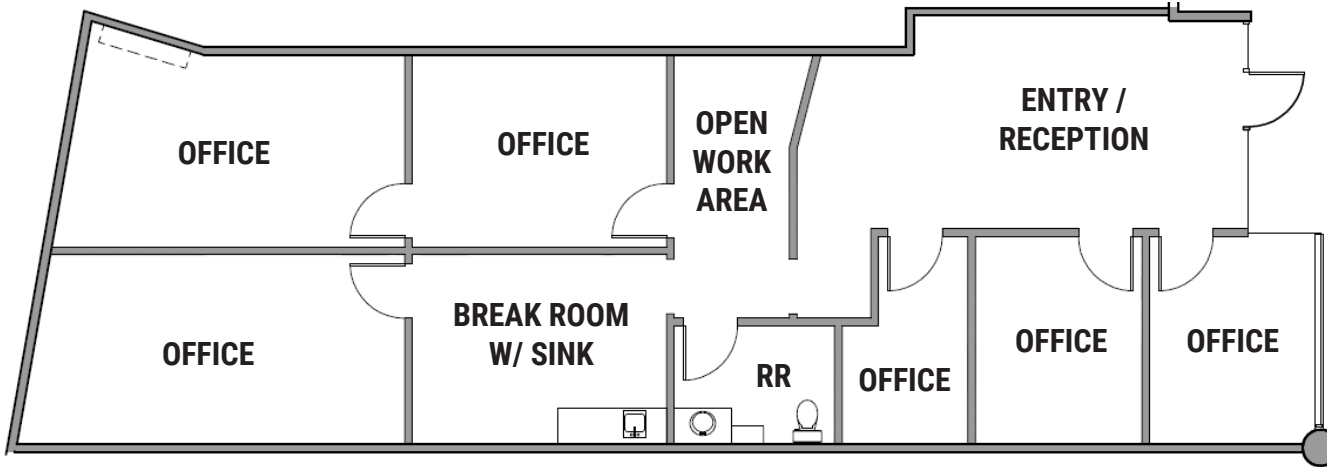
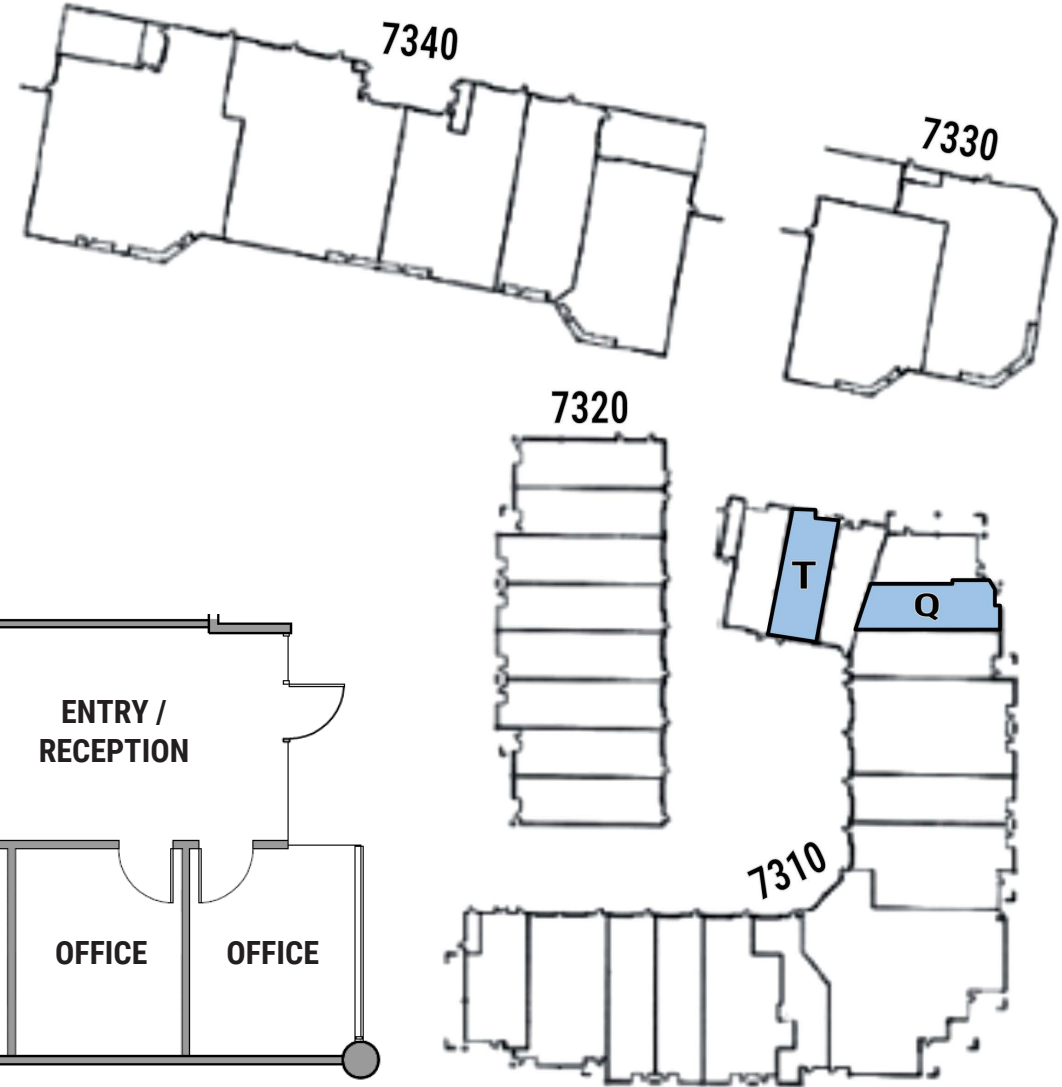
7310 SMOKE RANCH ROAD (BUILDING "A")

SUITE Q: ±1,614 RSF

BASE RENT: \$1.50/SF

NNN FEES: \$0.33/SF

TOTAL MONTHLY RENT: \$2,954



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BROOKHOLLOW BUSINESS PARK

7310 SMOKE RANCH ROAD, SUITE T | LAS VEGAS, NV 89128

Owned & Managed By:



FOR LEASE

7310 SMOKE RANCH ROAD (BUILDING "A")

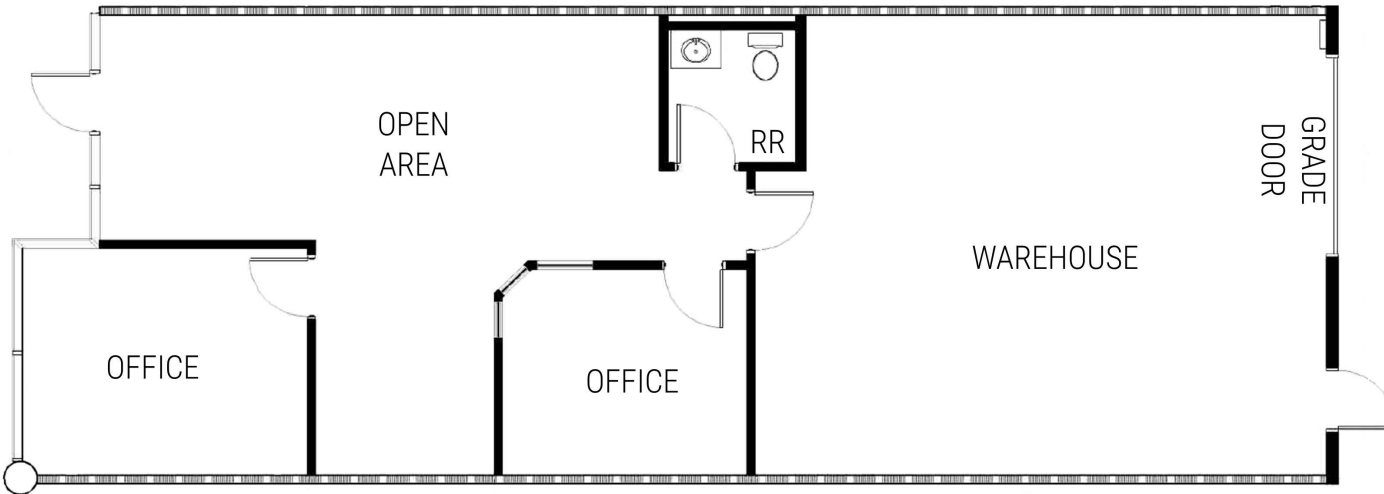
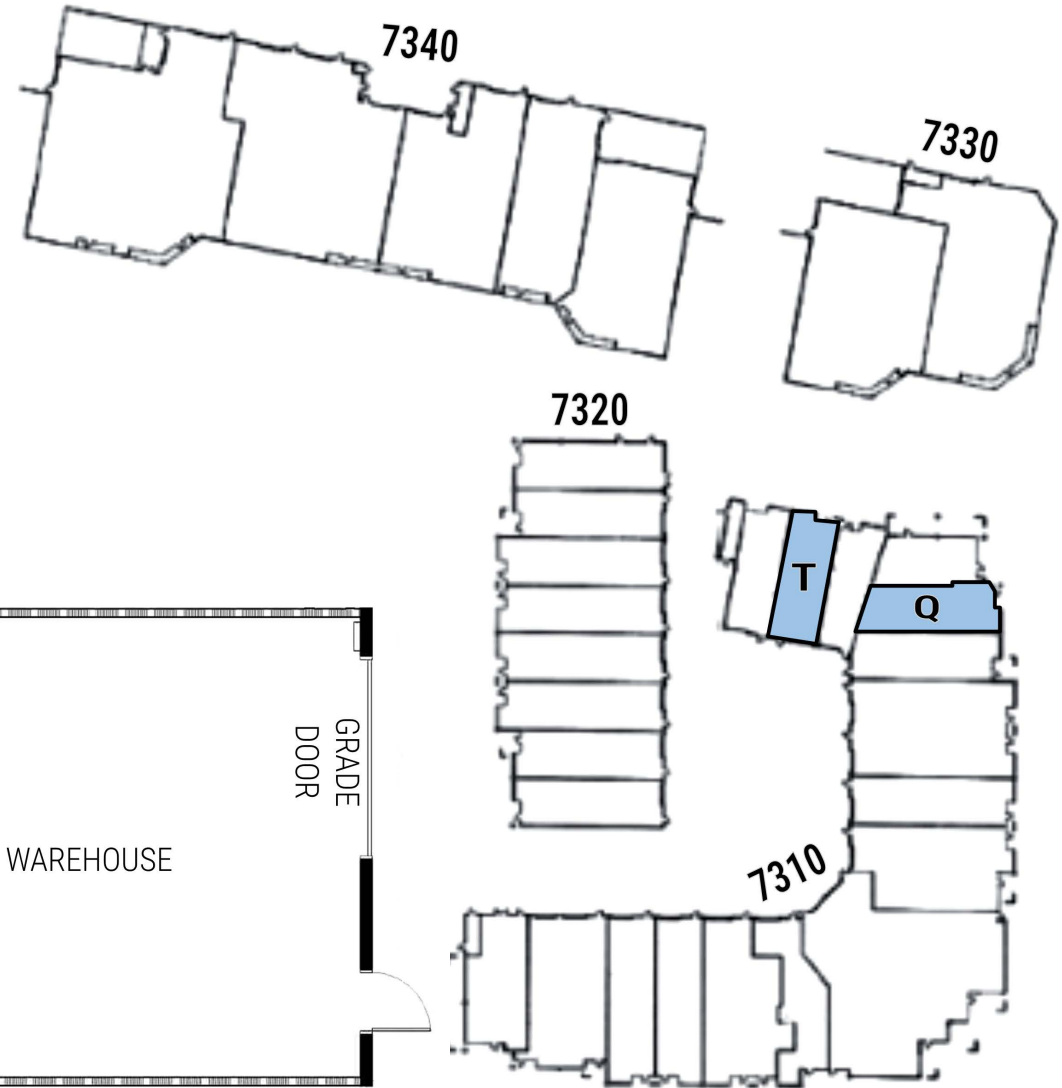
SUITE T: ±1,606 RSF

BASE RENT: \$1.50/SF

NNN FEES: \$0.33/SF

TOTAL MONTHLY RENT: \$2,939

100% HVAC



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brookhollow

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