

For Lease

Professional Medical Office Suites



5440 W. Sahara Ave.
Las Vegas, NV 89146

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Listing Snapshot



\$1.25 - \$1.50 PSF NNN
Office Lease Rate



± 1,295 - 10,369 SF
Available Square Footage

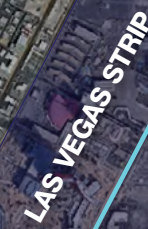
Property Highlights

- Available medical and traditional office space for lease from ± 1,295 - 10,369 SF
- Heavy medical tenant in vibrant corridor with frontage on W. Sahara Avenue
- Ample parking
- Pylon signage available on W. Sahara Avenue

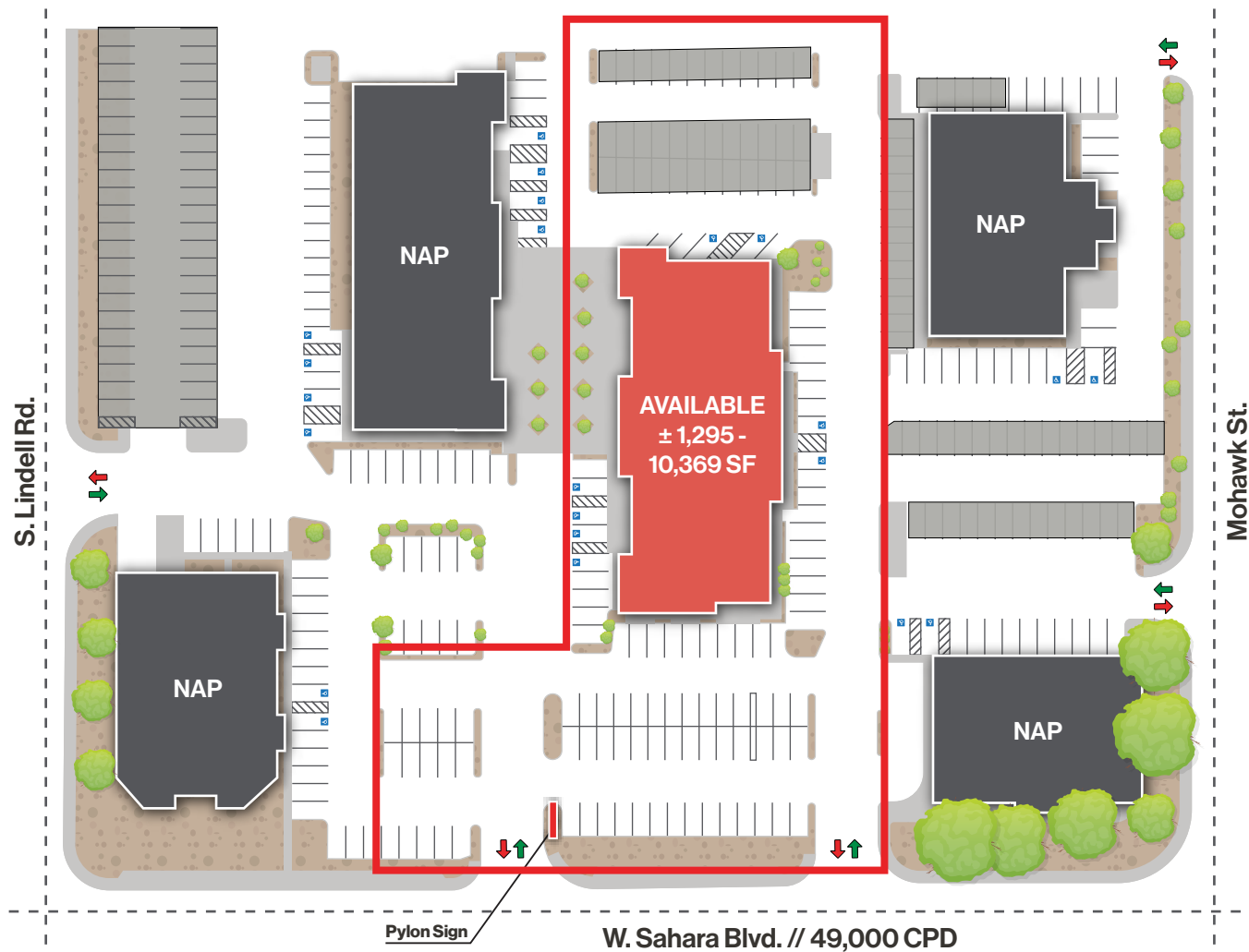
Demographics

	1-mile	3-mile	5-mile
2026 Population	18,931	163,419	469,047
2026 Average Household Income	\$85,718	\$88,678	\$90,477
2026 Total Households	7,194	64,426	193,932





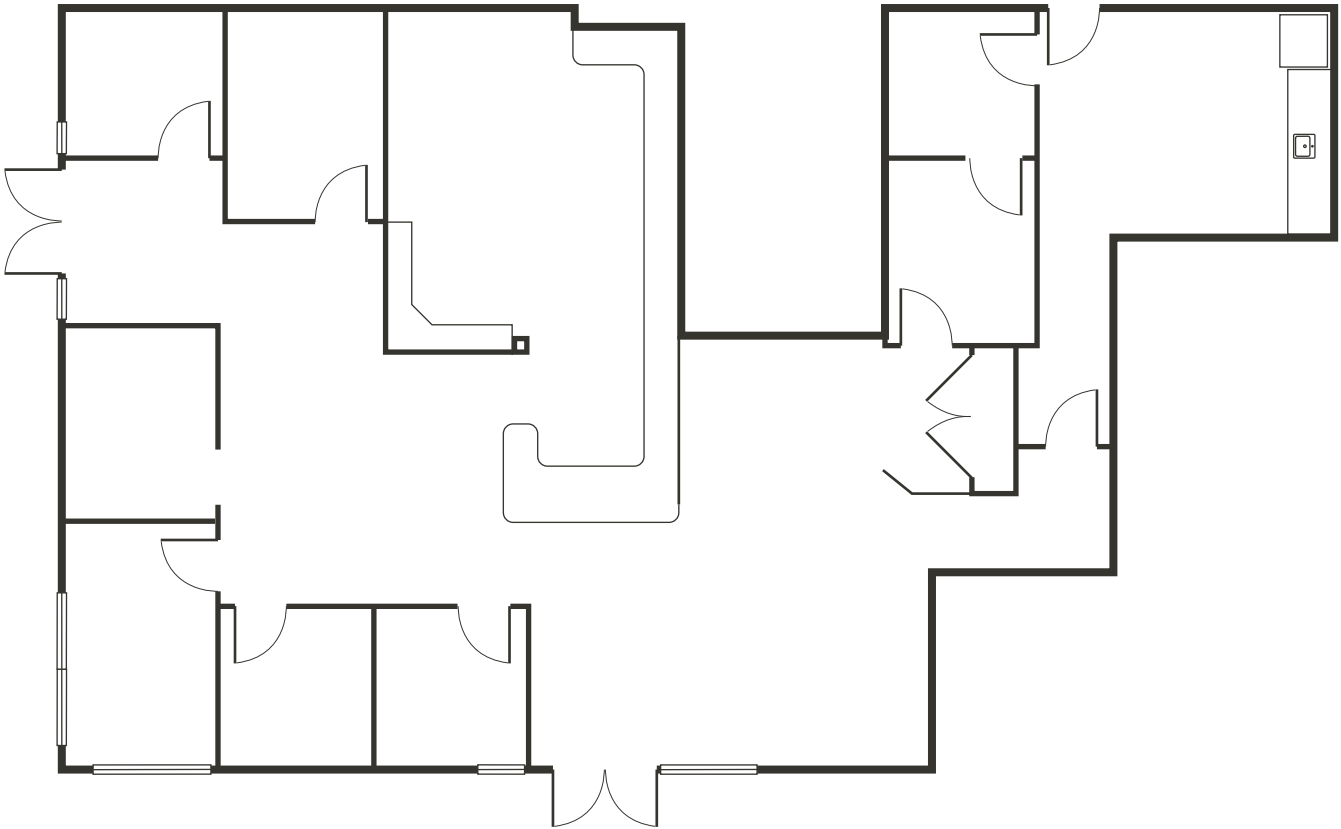




Floor Plan | Suite 104

 **\$1.50 PSF NNN**
Lease Rate

 **±2,461 SF**
Square Footage

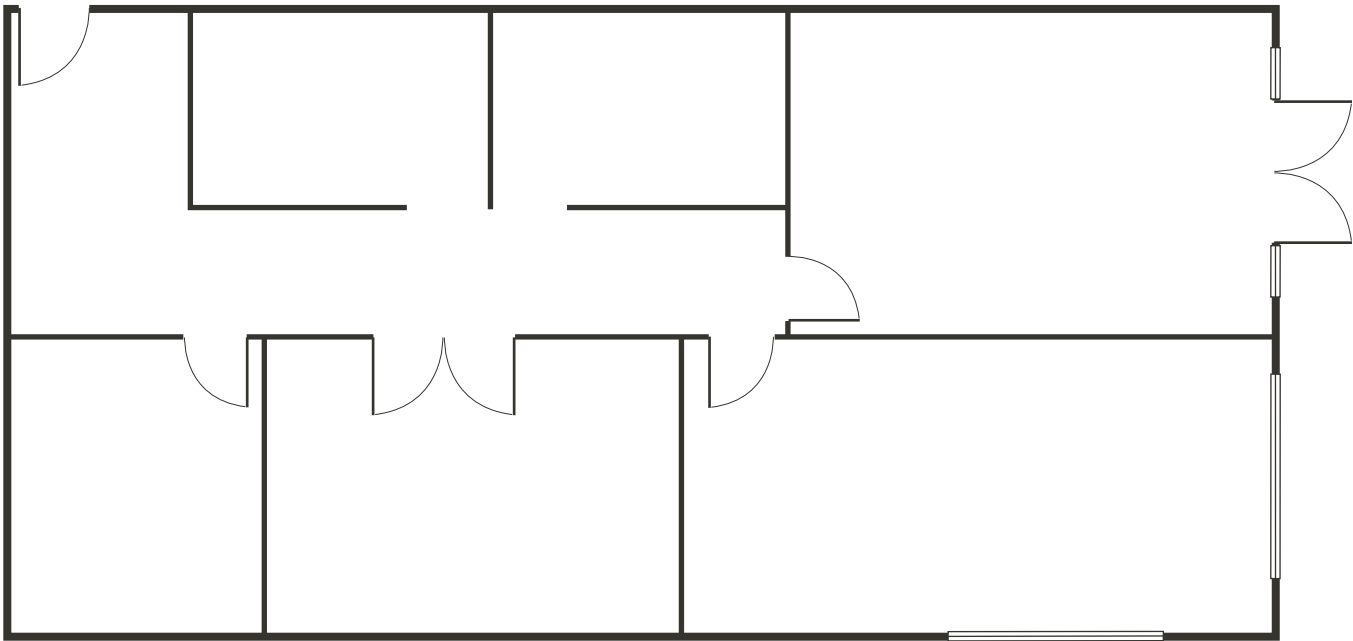


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Floor Plan | Suite 105

 **\$1.50 PSF NNN**
Lease Rate

 **± 1,295 SF**
Square Footage



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Floor Plan | Suite 109



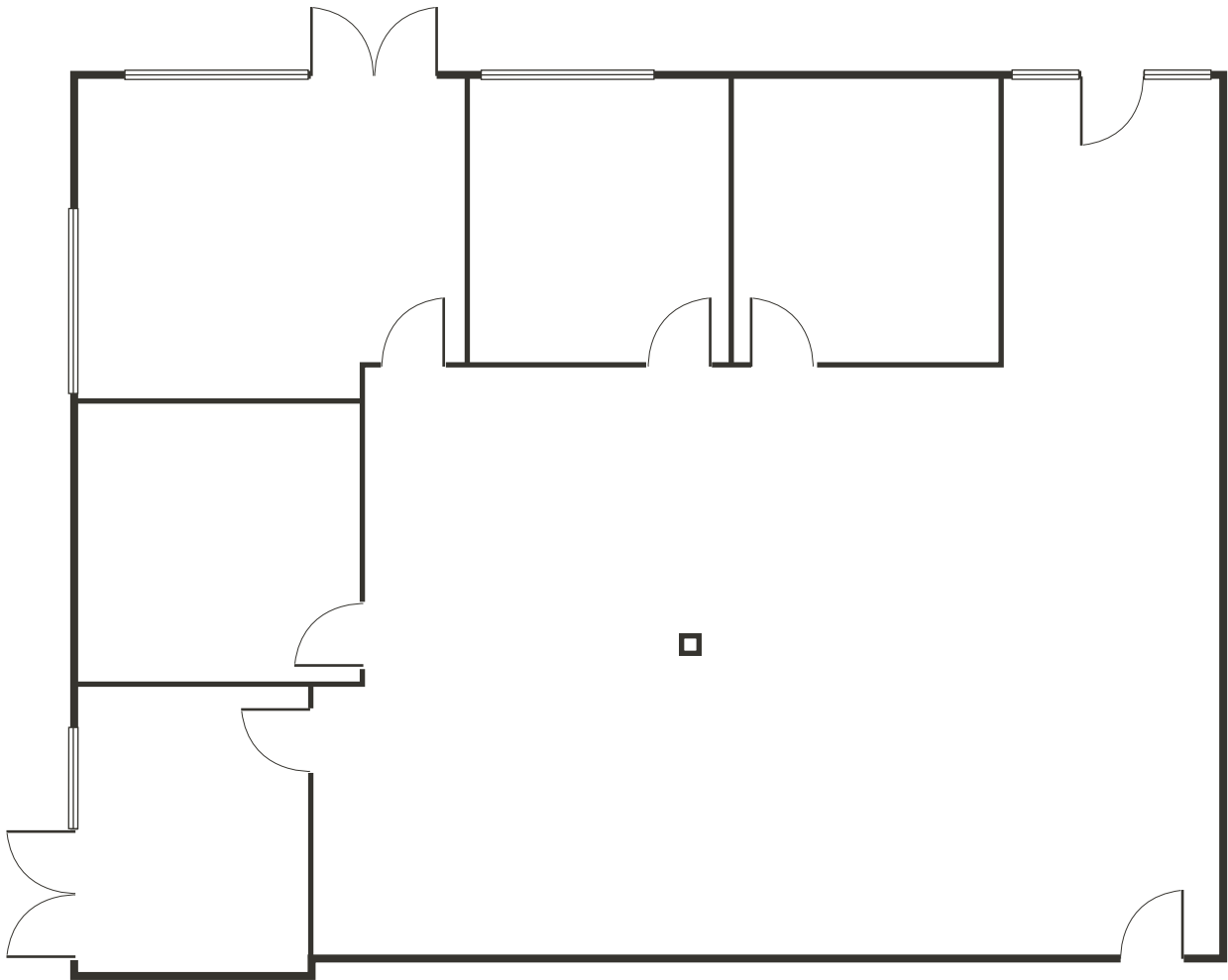
\$1.50 PSF NNN

Lease Rate



± 2,295 SF

Square Footage



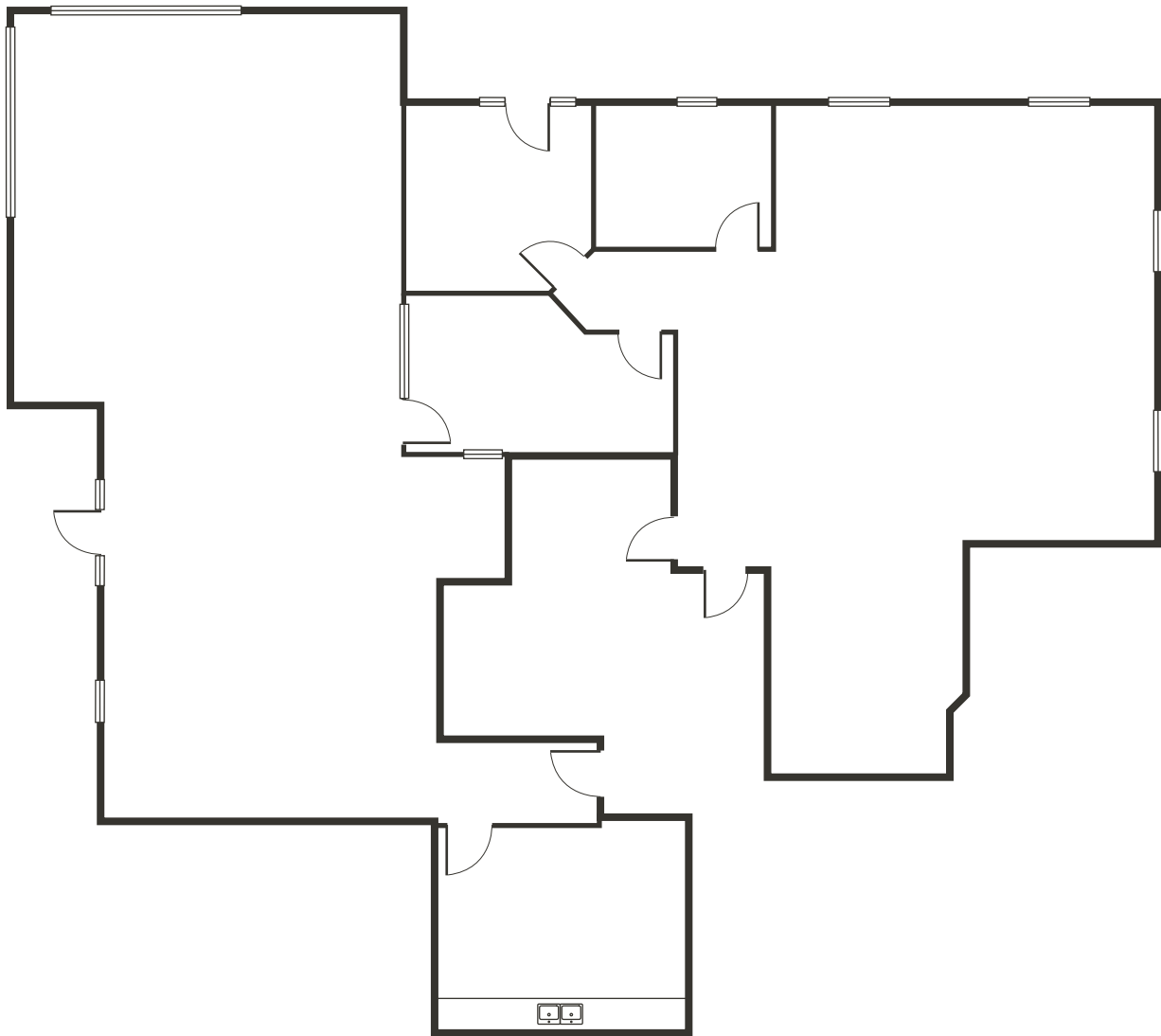
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Floor Plan | Suite 204

 **\$1.25 PSF NNN**
Lease Rate

 **± 4,046 SF**
Square Footage

- Potential for building signage - contact broker for details



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Suite 301



\$1.25 PSF NNN

Lease Rate



± 4,887 SF

Square Footage

- Private office with some open areas, private balconies, potential for building signage - contact broker for details



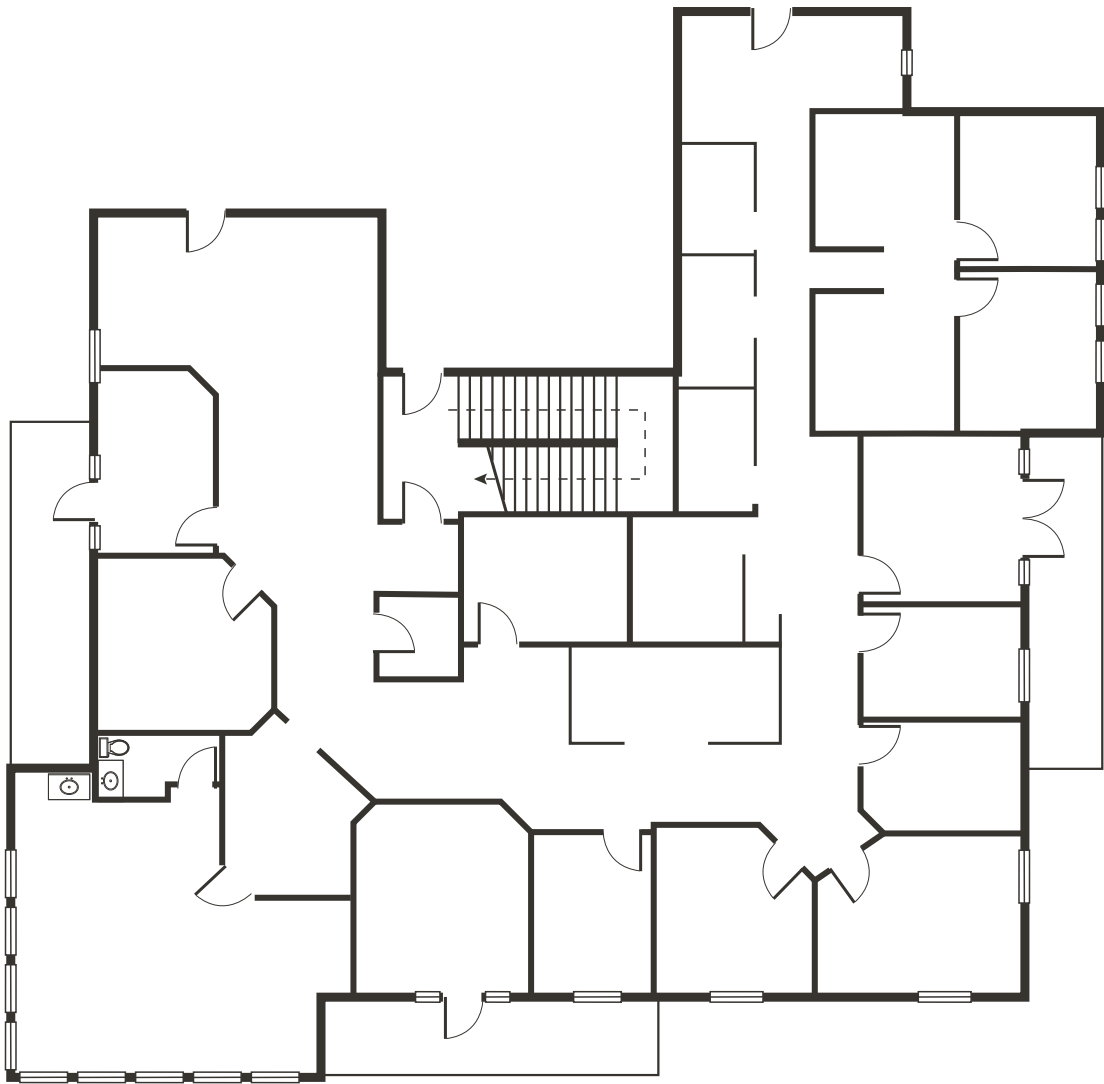
Floor Plan | Suite 302

 **\$1.50 PSF NNN**
Lease Rate

 **± 5,482 SF**
Square Footage

- Potential for building signage -
contact broker for details

Available 11/1/26



Property Photos



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For inquiries please reach out to our team.

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