

AVAILABLE FOR LEASE

Lease Rate: \$1.70/SF NNN

(2025 estimated CAMs are \$0.75 PSF)

PK OFFICE BUILDING



OFFICE SPACES • 7151 Cascade Valley Court | Las Vegas, NV 89128

PROPERTY DESCRIPTION

PK OFFICE BUILDING is a Class A $\pm 15,208$ sf 2-story office building located at the Southeast corner of Cascade Valley Court and North Tenaya Way. Close proximity to the US-95 provides easy access to the surrounding Aliante, Centennial Hills, Summerlin, and Downtown areas.

PROPERTY HIGHLIGHTS

- Covered parking spaces
- Elevator access to the 2nd floor
- Monument sign
- Conveniently located near freeway access
- Approximately 0.4 miles away from the Mountain View Hospital

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

virtus
commercial

www.virtusco.com

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AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
101-102	1,975	Specialty Care Rx
103	1,567	Ginsburg Neurology
104	1,016	AVAILABLE

SUITE	SIZE	TENANT
105/200-201	8,917	ERP Leasing
107	1,725	Chen & Associates



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SUITE 104 (1,016 SF)



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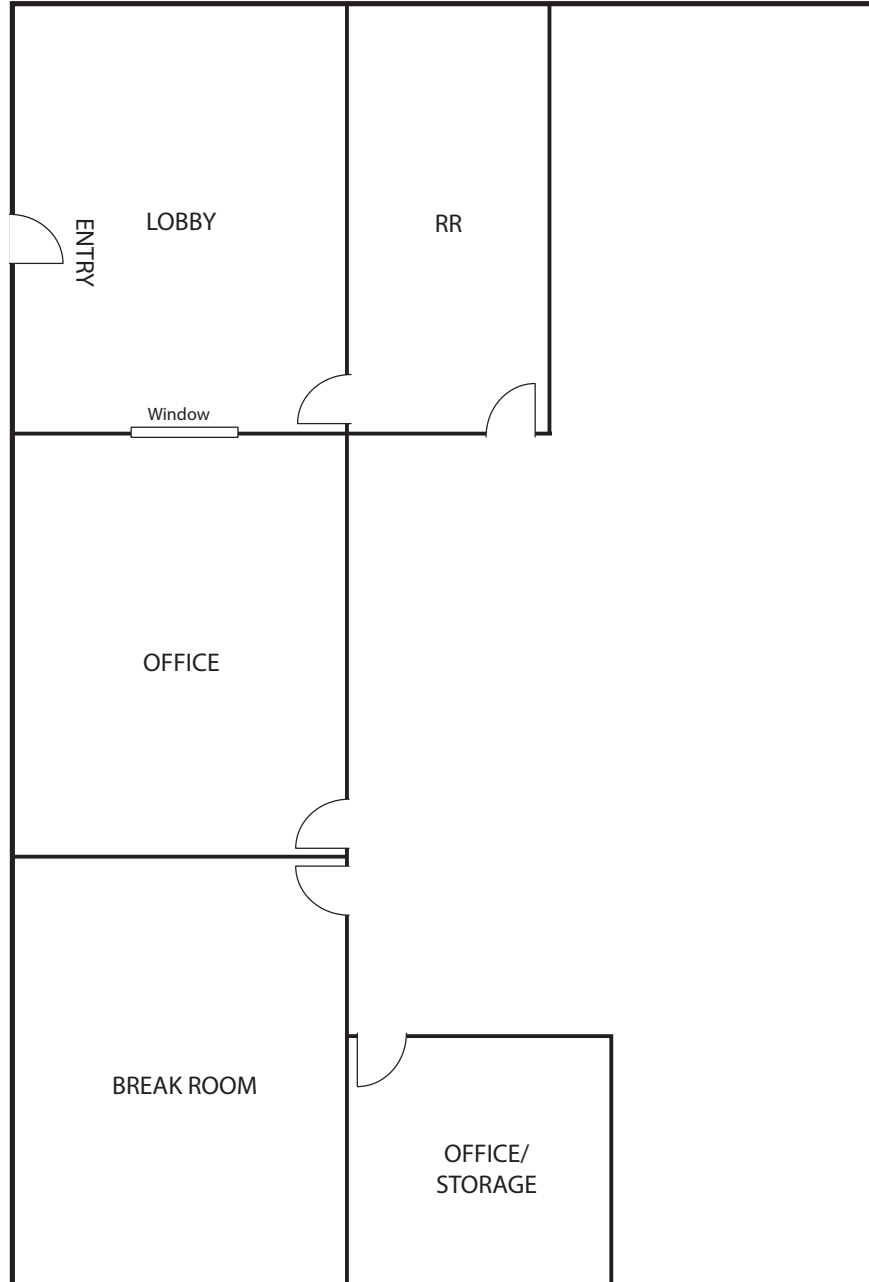
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FLOOR PLAN

7151 Cascade Valley Court - SUITE 104 (1,016 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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