

LEASE

MEDICAL / PHYSICAL THERAPY / WELLNESS SPACE FOR LEASE

8988 W Cheyenne Ave # 120 Las Vegas, NV 89129



LEASE RATE:	\$1.50/SF/Month
NNN FEES:	\$0.83/SF/Month
AVAILABLE SF:	±3,131 RSF / ±2,956 USF
TOTAL MONTHLY RENT:	\$7,295.23

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PROPERTY DESCRIPTION

This well-maintained suite is ideal for a variety of medical or wellness practices. The layout includes four private rooms, a spacious open treatment area, two restrooms (one with a shower), a break room with washer/dryer hookups, and a centrally located sink in the open area. The suite also features a welcoming reception area and modern finishes.

PROPERTY HIGHLIGHTS

- Four treatment rooms + open treatment area
- Reception, check in/out, and break room
- Two in suite restrooms
- Washer/dryer hookups + central sink

OFFERING SUMMARY

Lease Rate:	\$1.50/SF/Month
NNN Fees:	\$0.83/SF/Month
Available SF:	±3,131 RSF / ±2,956 USF
BuildinTotal g Size:	\$7,295.23
Number of Units:	2
Building Size:	4,891 SF

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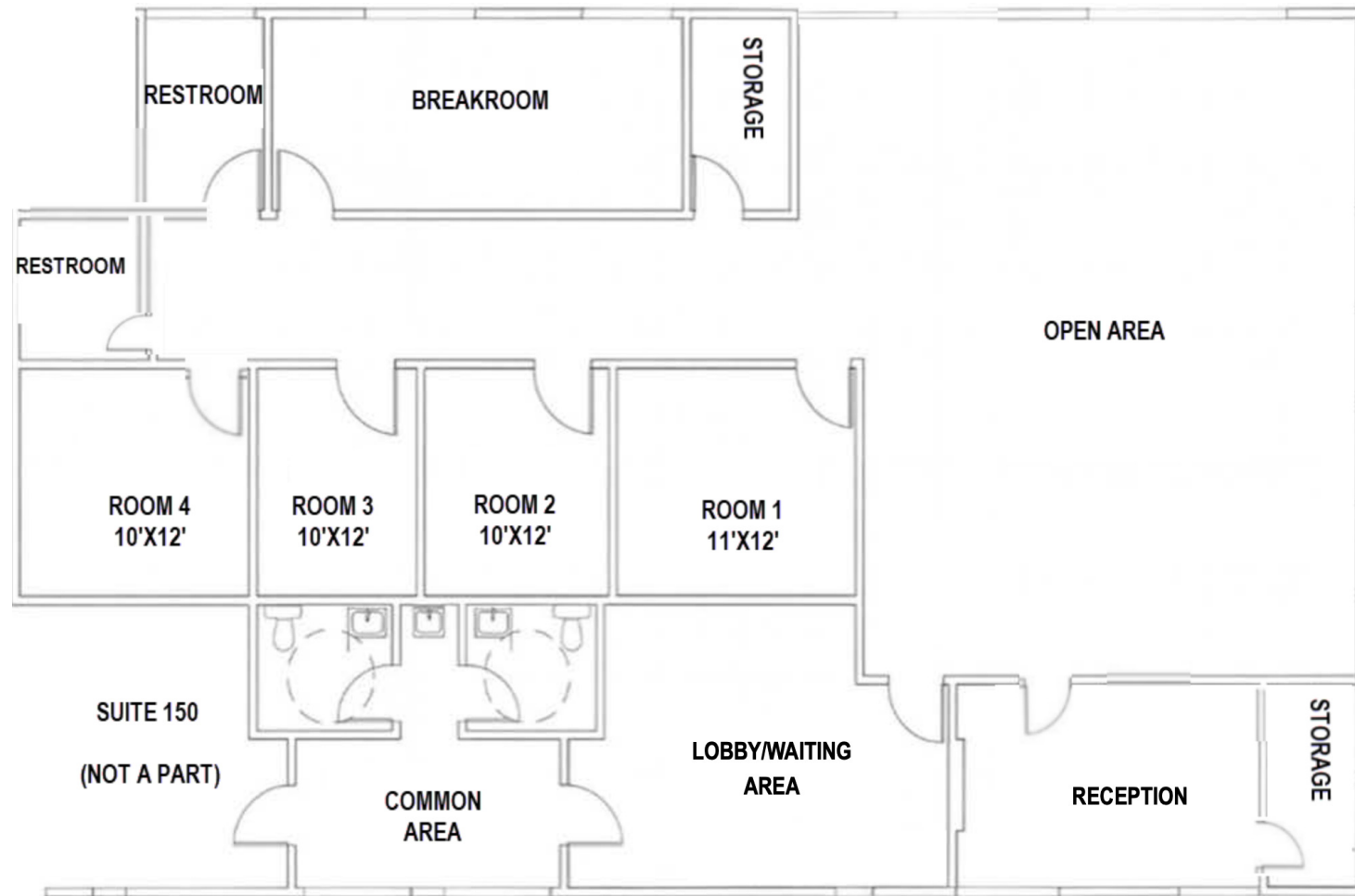


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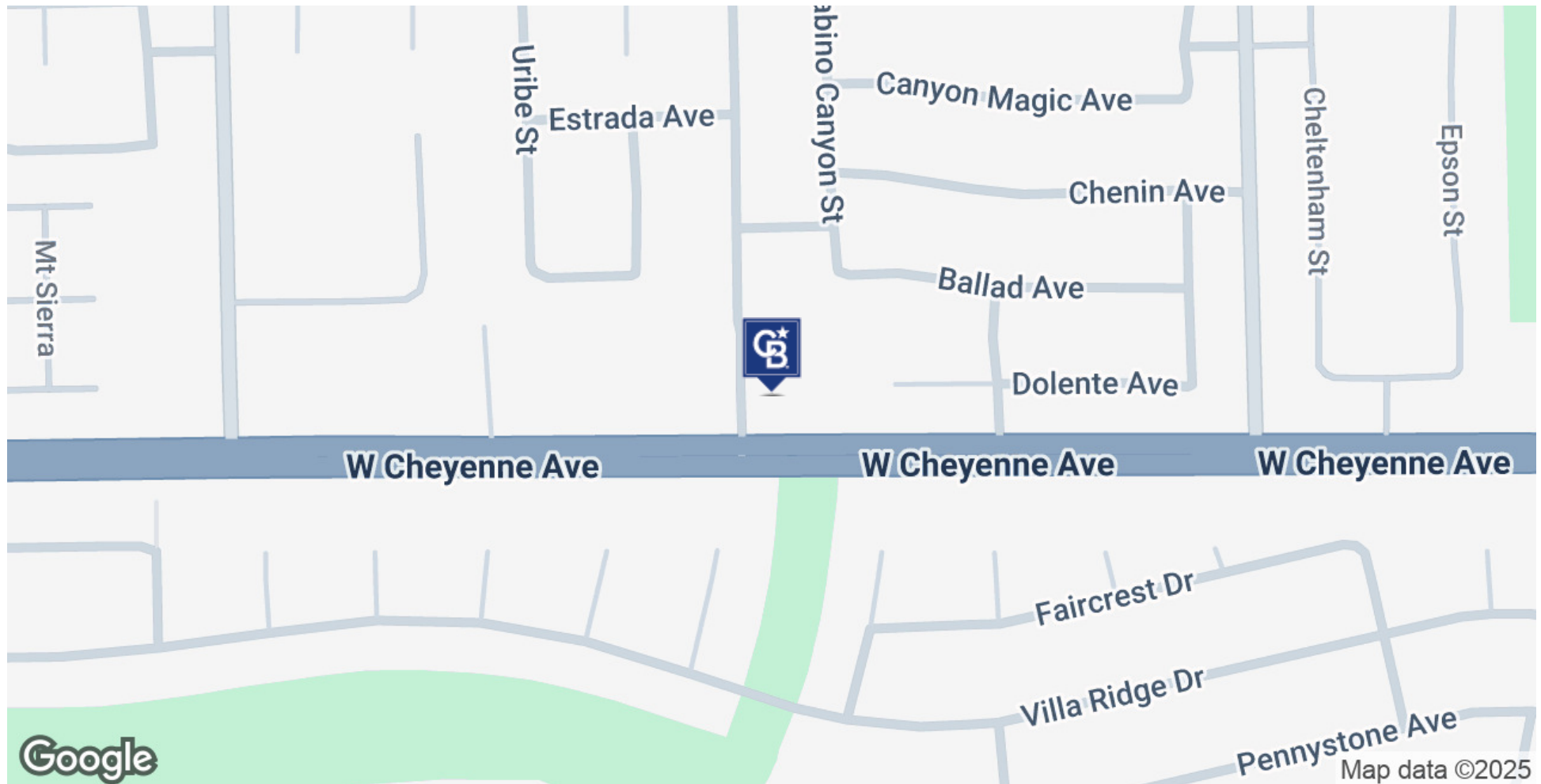


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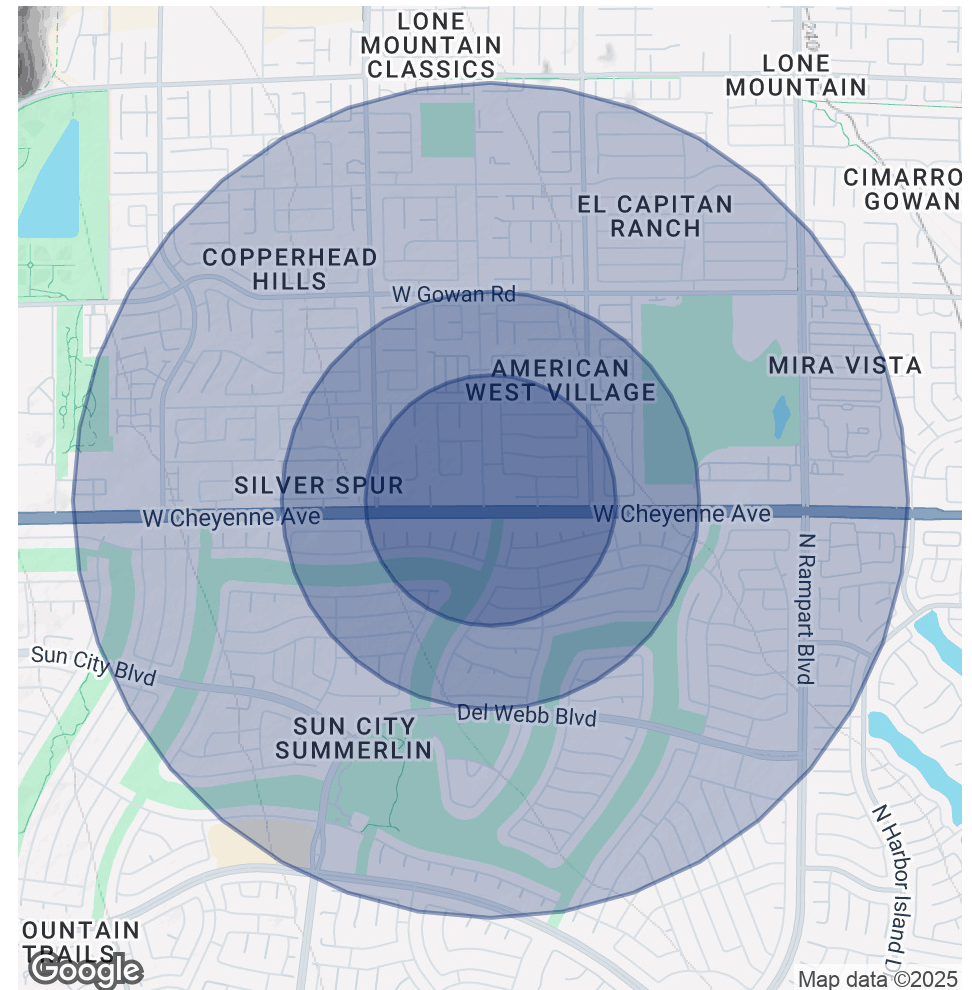
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,683	4,380	19,970
Average Age	47	49	47
Average Age (Male)	46	48	46
Average Age (Female)	47	50	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	702	1,907	8,419
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$116,448	\$113,355	\$104,094
Average House Value	\$470,416	\$472,980	\$473,782

Demographics data derived from AlphaMap



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