

TERM ENDS: 05/31/2034

±1,800 RSF
CORNER SUITE

SUITE B

the dispensary
BY AVR

FOR SUBLEASE

8605 S. EASTERN AVENUE, SUITE B

LAS VEGAS, NV 89123

BOB HAWKINS,  S I O R[®]

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999



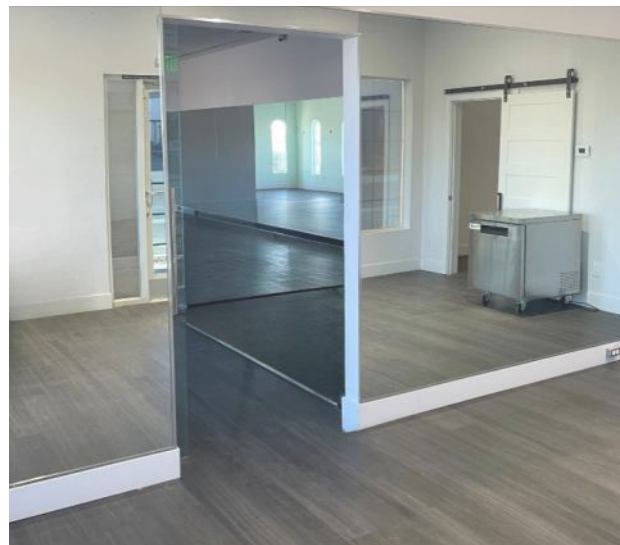
REALCOMM
ADVISORS

8605 S. EASTERN AVENUE, SUITE B | LAS VEGAS, NV 89123

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±1,800 RSF - CORNER SUITE



- ⇒ Eastern Avenue Frontage
(Averages ±30K Cars Daily via Eastern Avenue)
- ⇒ Accepting Offers from Multiple Uses
- ⇒ Mostly Large Open Area
- ⇒ Two (2) Private Offices
- ⇒ One (1) Restroom & Break Room
- ⇒ Lots of Natural Lighting
- ⇒ Additional Plumbing Available
- ⇒ Located Between Wigwam & Pebble
- ⇒ Convenient Access to the I-215

MONTHLY BASE RENT: \$1.80/SF

MONTHLY NNN FEE: \$0.67/SF

TOTAL MONTHLY: \$4,446

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Suite 120

Las Vegas, NV 89119

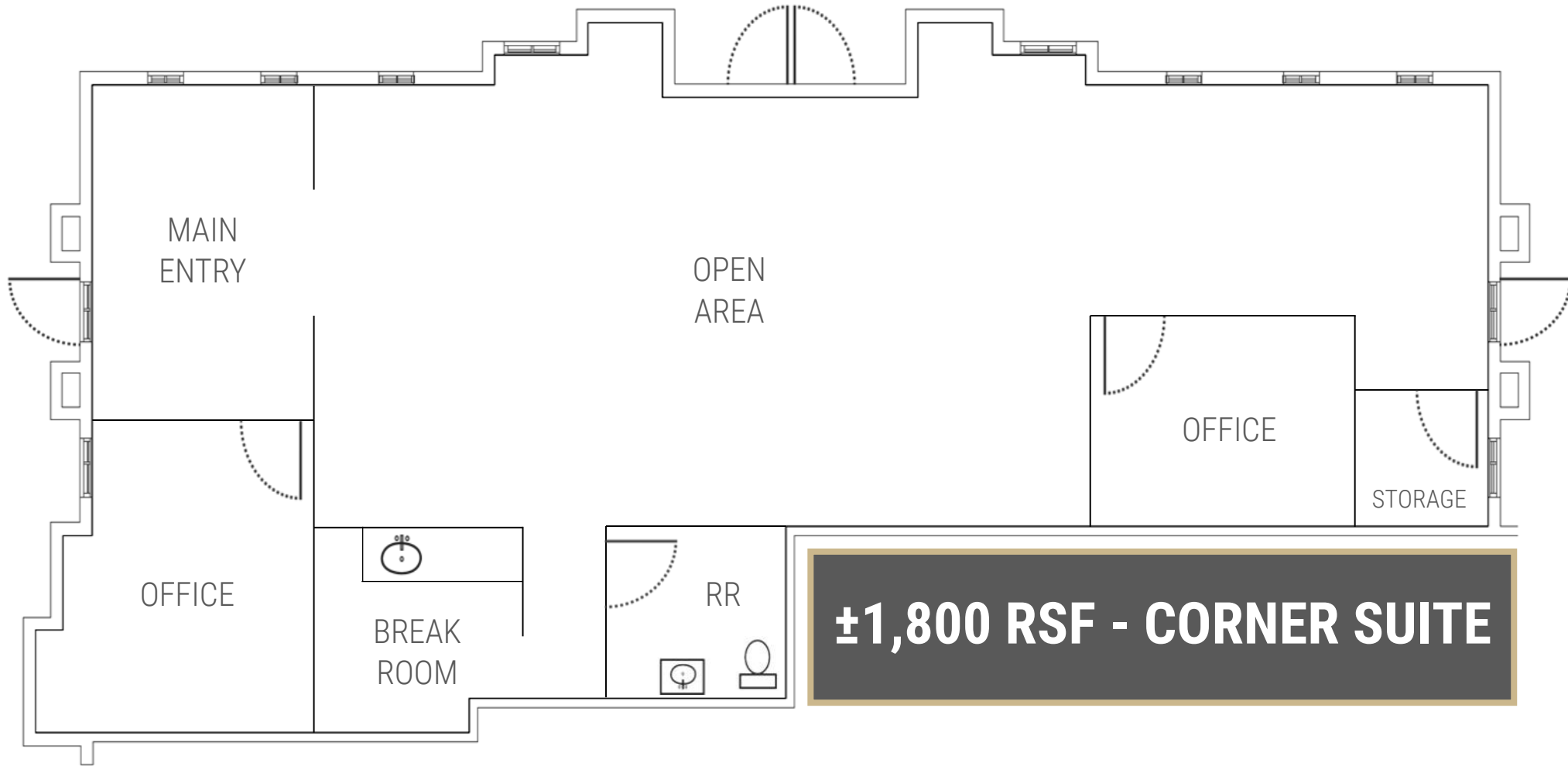
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FOR SUBLEASE



NORTH

Information is subject to change at any time. The information provided 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 & completeness. 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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DRIVE TIMES

The District @ Green Valley	7 Minutes
St. Rose Dominican Hospital	10 Minutes
Harry Reid International Airport	12 Minutes
Henderson Hospital	14 Minutes
The Las Vegas Strip	20 Minutes



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