



Presented by:
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MEDICAL OFFICE
730 N EASTERN AVE STE 100
LAS VEGAS, NV 89101

KRSW
COMMERCIAL REAL ESTATE

ABOUT THE PROPERTY

KRSW Commercial is pleased to present a medical office lease opportunity at 730 N Eastern Ave., Suite 100. This exceptional medical office space spans 3,000 square feet and is move in ready.

This office suite features four exam rooms with sinks, an X-Ray room, administrative office, 8 office/exam rooms, reception lobby, workstation, and private restrooms.

LEASE DETAILS

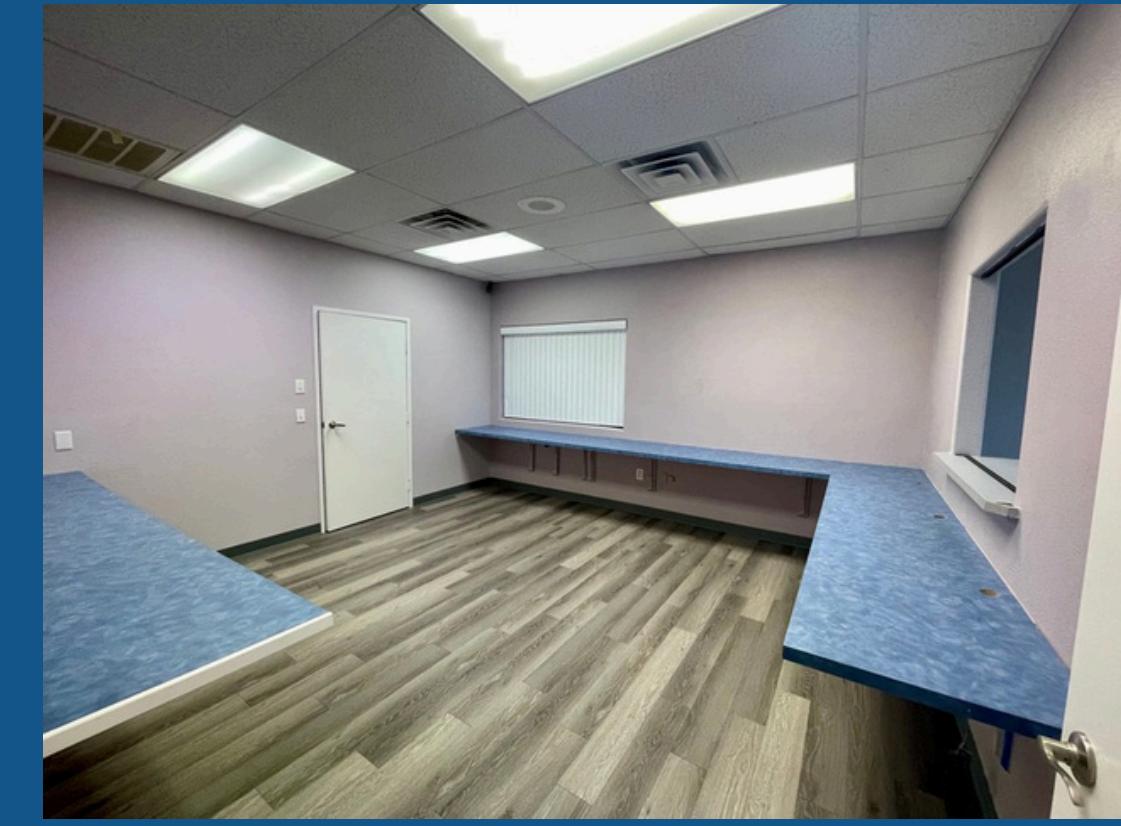
LEASE RATE	\$1.55 p/SF
MONTHLY CAM	\$0.10 p/SF
TOTAL MONTHLY RENT	\$4,950

SUITE DETAILS

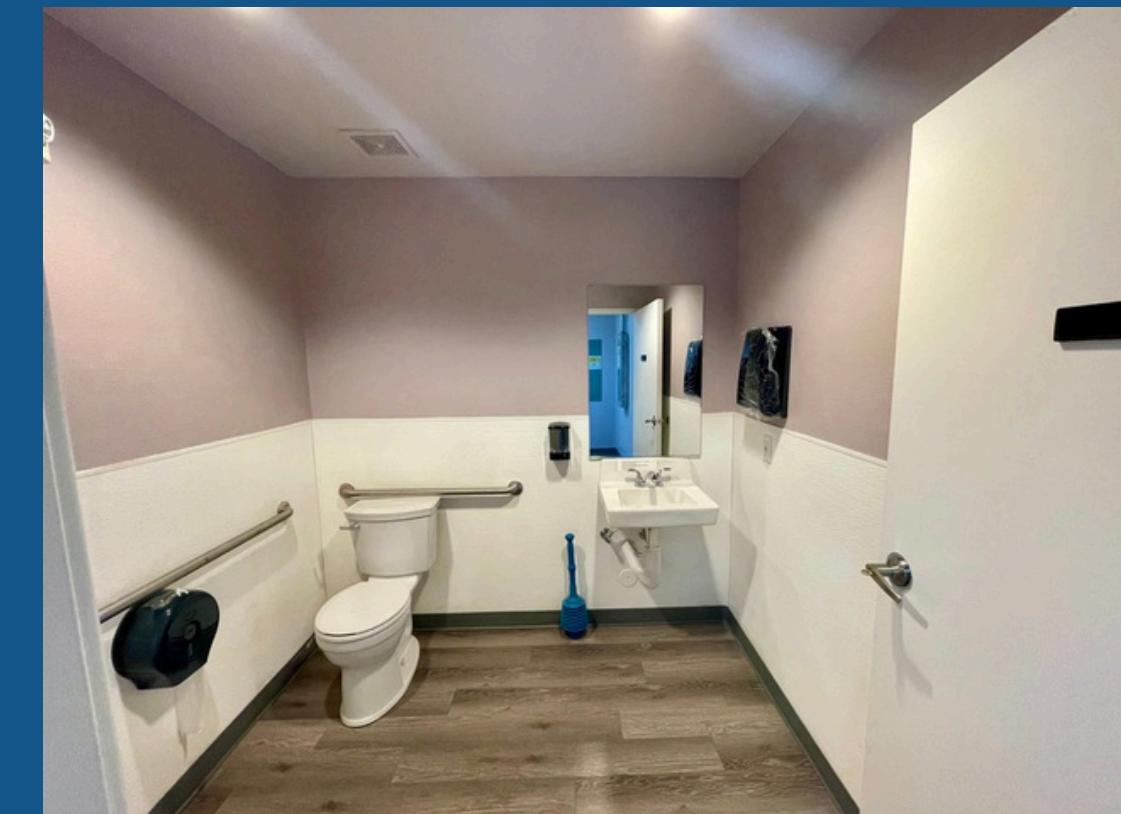
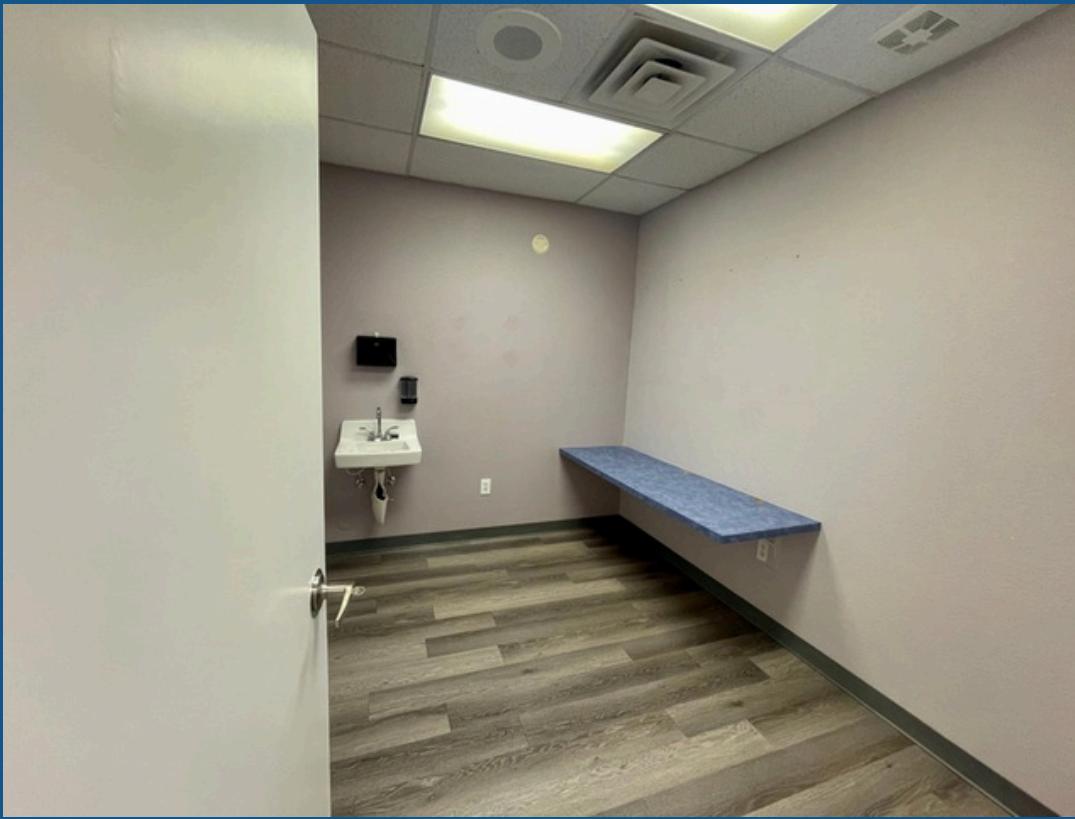
SQUARE FEET	3,000
ZONING	C-1 (LIMITED COMMERCIAL)
YEAR BUILT	1999
YEAR RENOVATED	2024

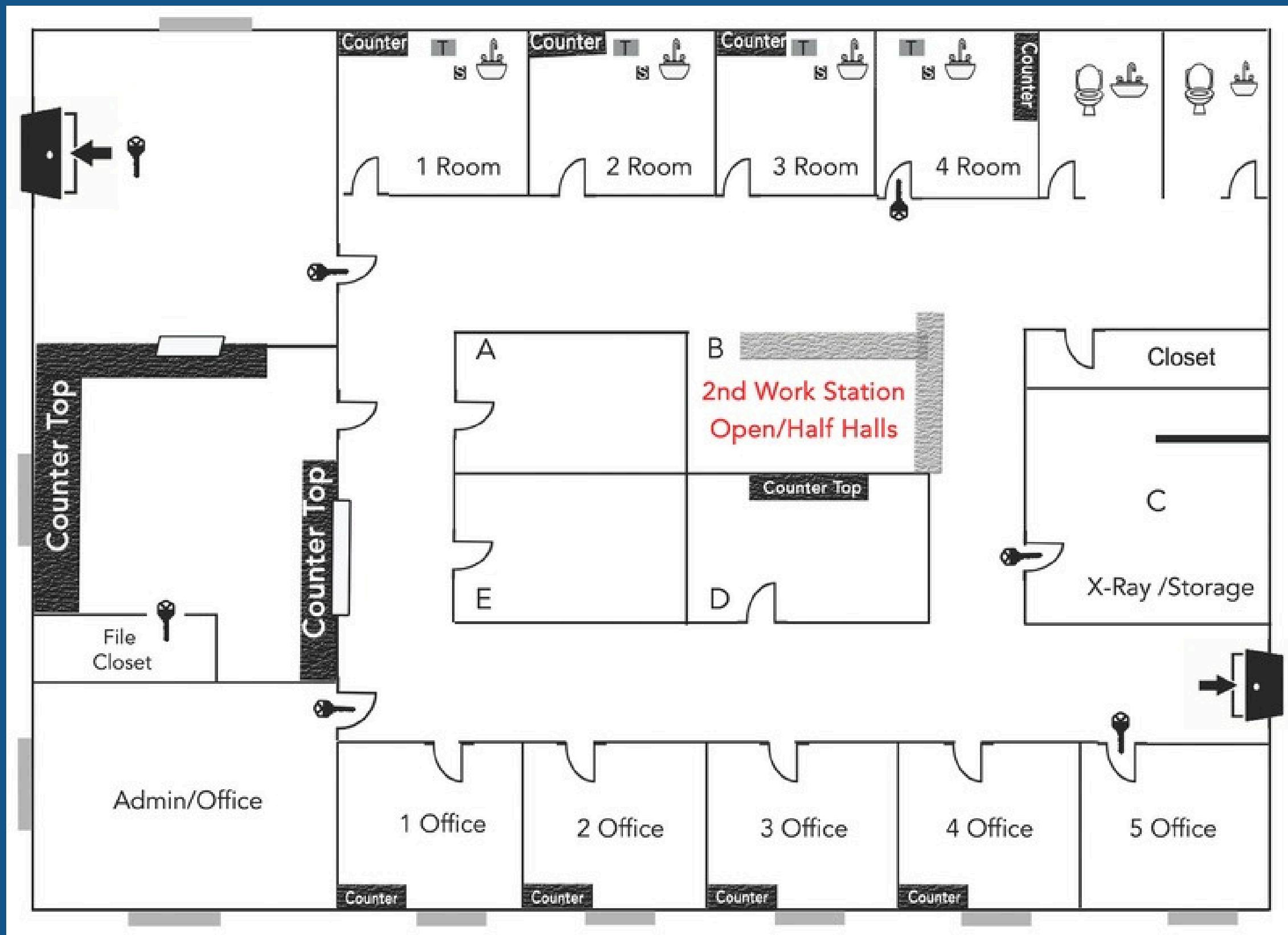


PHOTOS

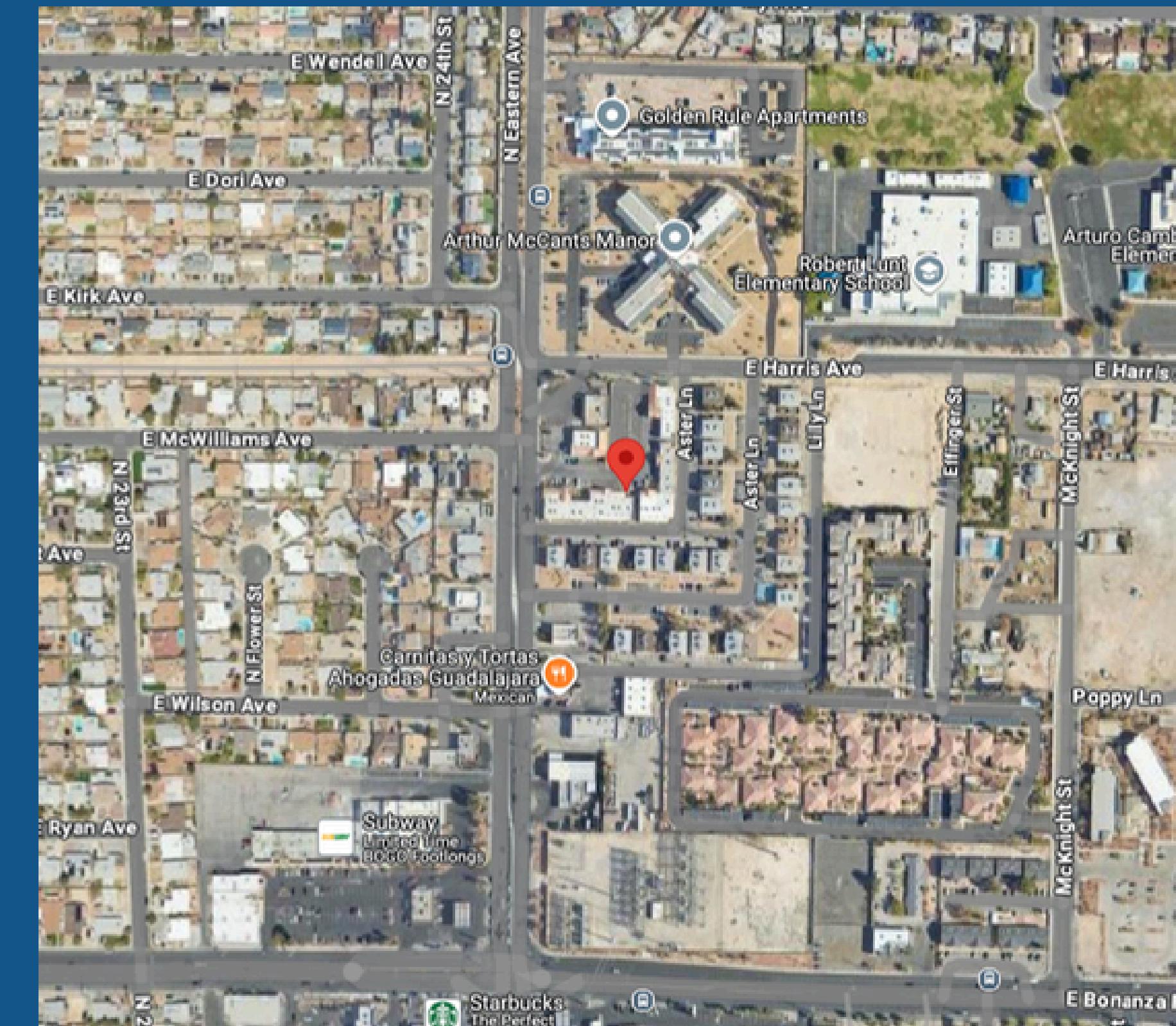
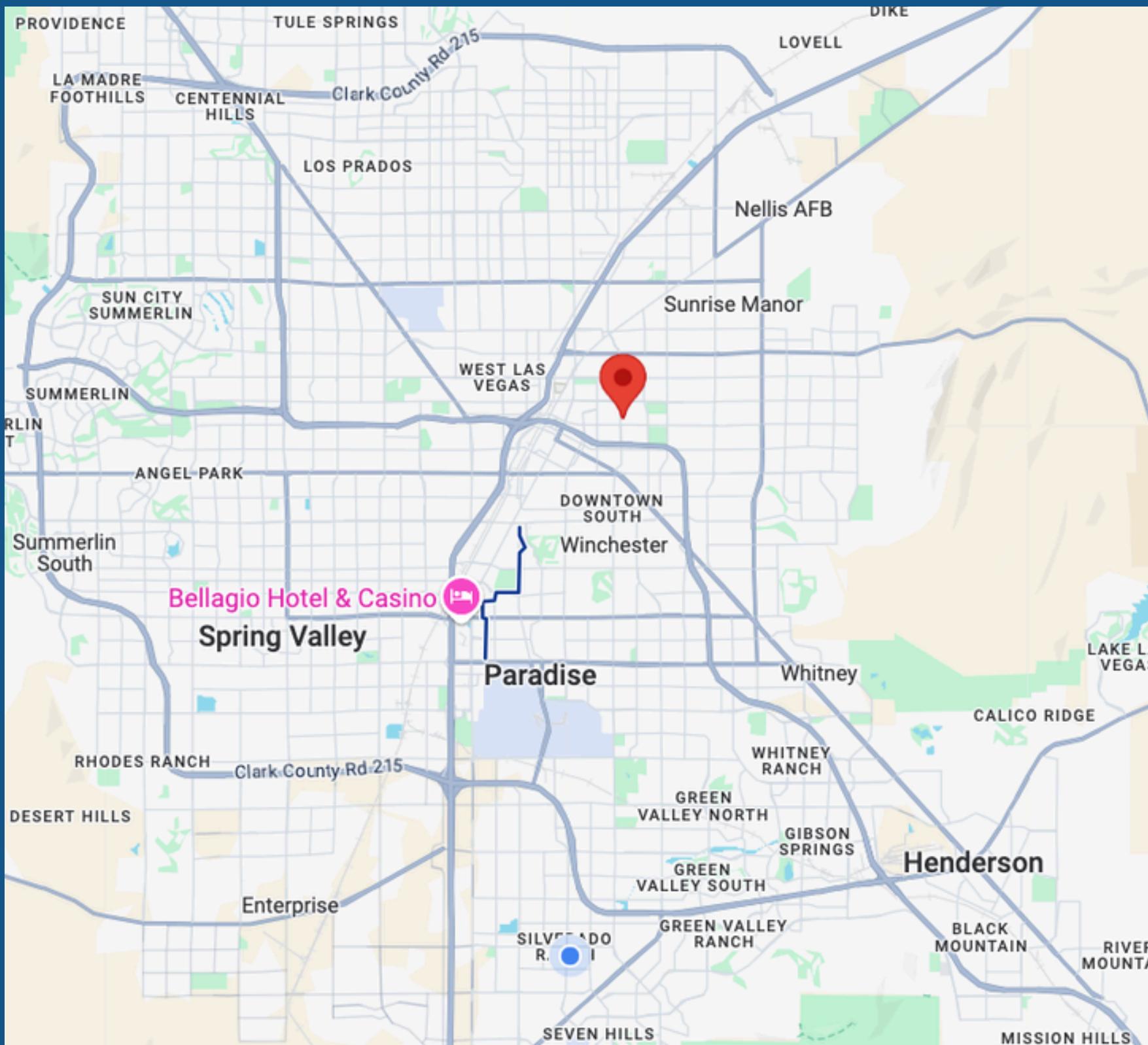


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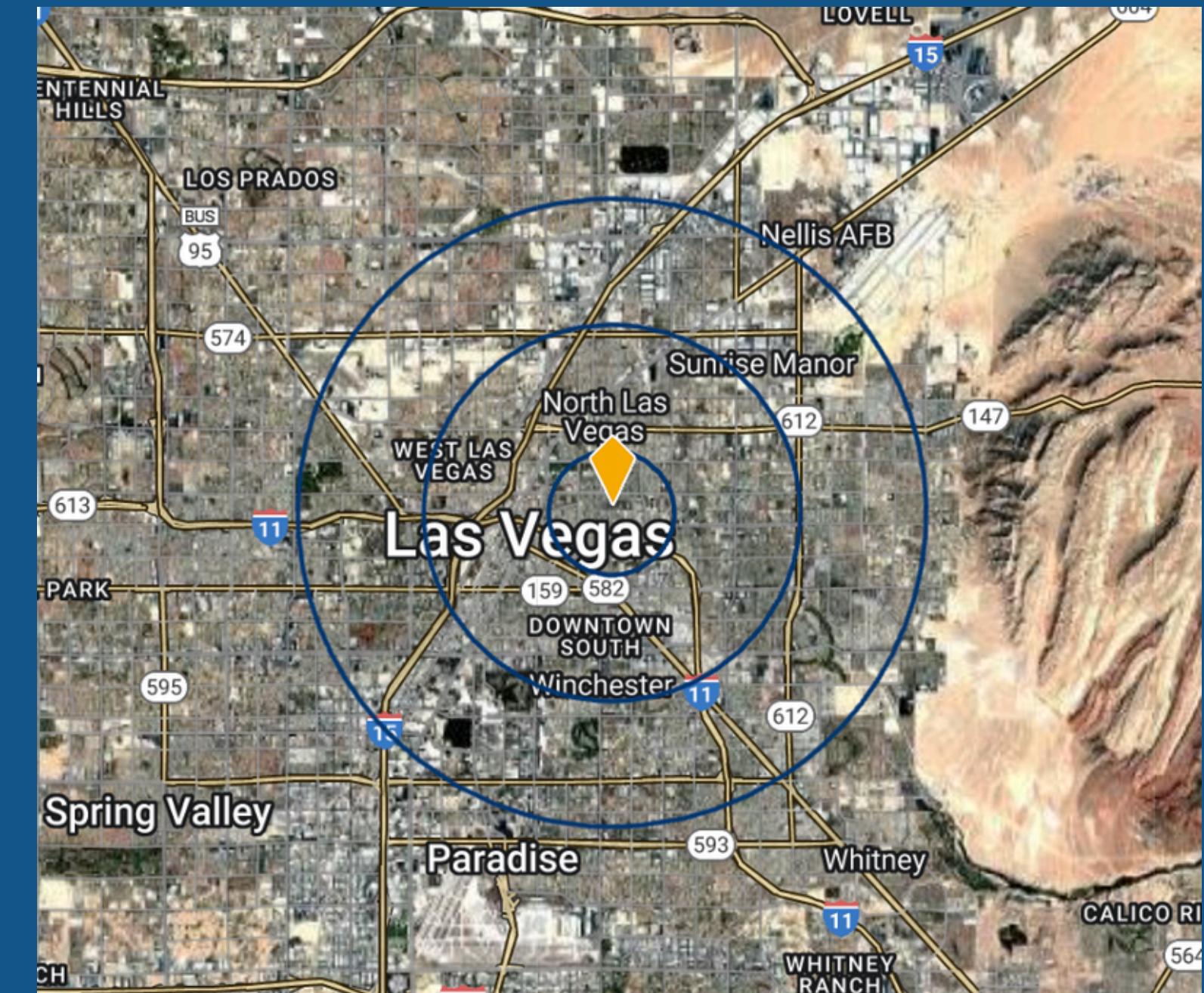


AREA MAP



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	30,029	238,270	554,133
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	9,695	79,815	194,626
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg Household Income	\$46,444	\$49,203	\$58,007
DAILY AVERAGE TRAFFIC			
EASTERN AVE	37,955		





**Key Realty Southwest, LLC
B.144229.LLC**

**9890 S Maryland Pkwy
Suite 200A
Las Vegas, NV 89183**

702-560-5904

<http://www.KRSWCommercial.com>

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