

# AVAILABLE FOR LEASE

Lease Rate: \$1.70/SF NNN

(2024 estimated CAMs are \$0.71 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

2470 Paseo Verde Pkwy, Ste 140, 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
<b>101-102</b>	<b>1,975</b>	<b>AVAILABLE</b>
103	1,567	Ginsburg Neurology
104	1,016	Cascadia Global Security

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



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## SUITES 101-102



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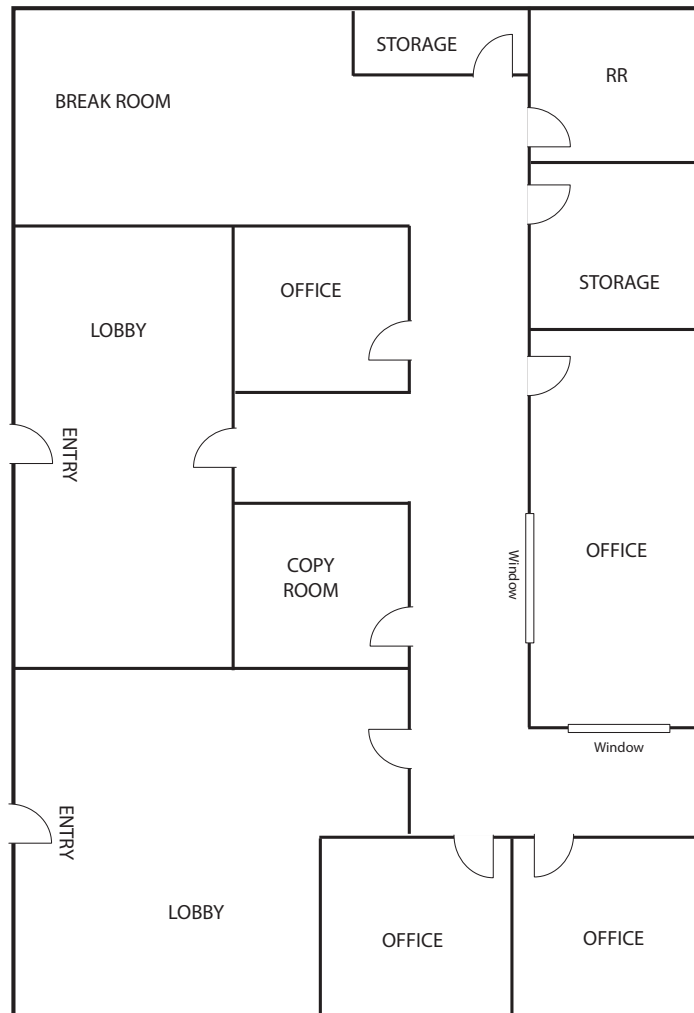
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## FLOOR PLAN

7151 Cascade Valley Court - SUITE 101-102 (1,975 SF)



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

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