



KINETIC[®]

Property Advisors

Energy Behind Every Deal

**3920 W. Ann Rd. Suite 120
North Las Vegas, Nevada 89031**

PLUG-AND-PLAY
MEDICAL OFFICE

**Move-in ready.
Built for efficiency.
Designed for care.**

AVAILABLE

+/- 1,175 SF





Disclaimer

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Lease Space



AVAILABLE SPACES

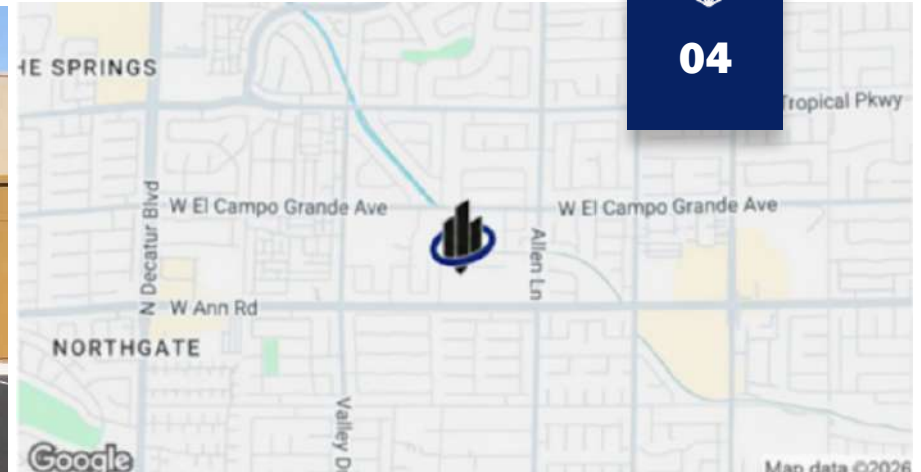
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 120	Available	1,175 SF	Modified Gross	\$2.20 SF/month	Second generation office space with insuite restroom.

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Property Details



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Offering Summary

LEASE RATE:	\$2.20 SF/month (MFG)
AVAILABLE SF:	1,175 SF
ZONING:	General Commercial (C-2)
LOT SIZE:	5,076 SF
BUILDING SIZE:	5,220 SF

Property Highlights

- Contemporary design with flexible floor plans
- State-of-the-art amenities
- Ample parking and easy access to transportation routes
- Professional landscaping and well-maintained exterior
- Spacious and versatile layout for customization
- Modern exterior with an inviting aesthetic
- Prime location for business in North Las Vegas

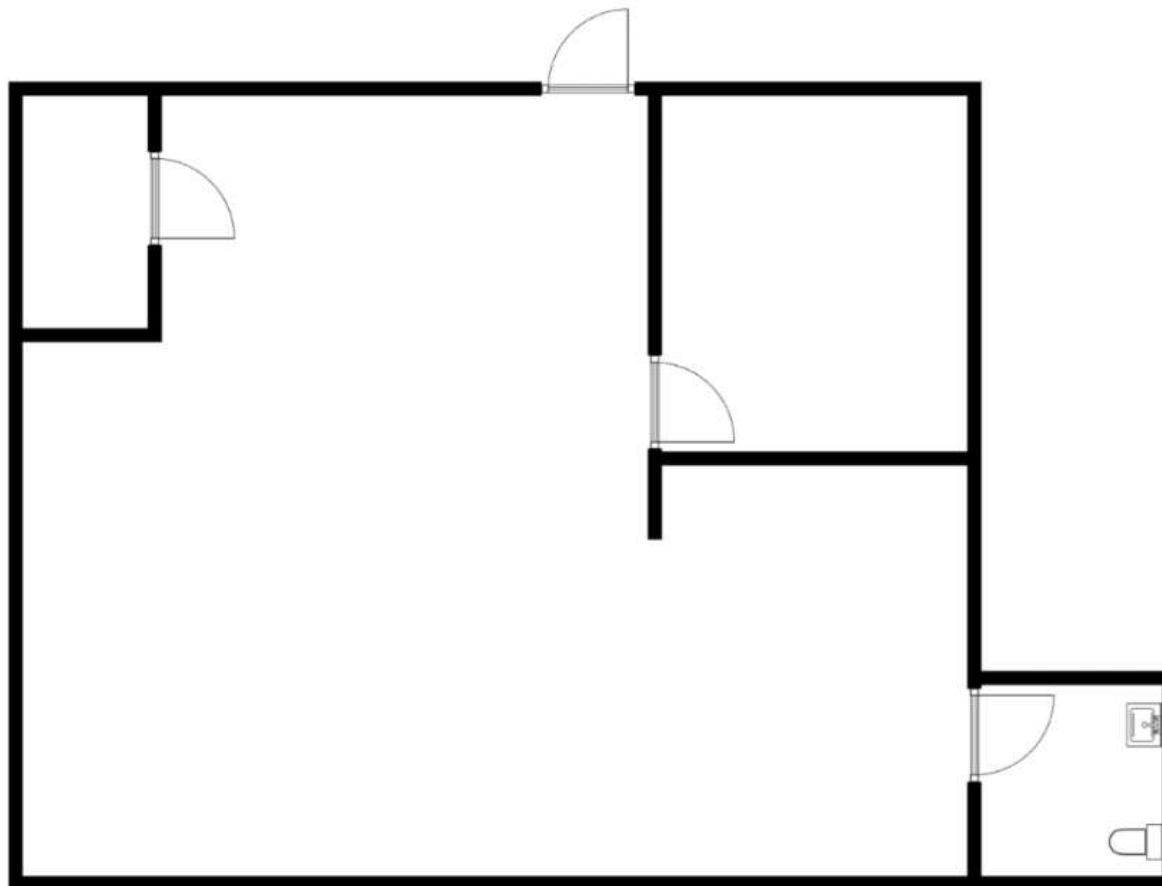
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Floor Plan

SUITE 120 FLOOR PLAN - 1,175 SF



SUITE FEATURES

- 1,175 SF Medical Suite
- Reception Area
- Private Restroom
- Dedicated Office
- Efficient Floor Plan
- Ample Parking
- Easy Patient Access

OPPORTUNITY OVERVIEW



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Base Rent

\$2.20 PSF MFG

Flexible medical office platform designed for immediate occupancy and scalable practice growth.

Zoning

C-2

- Fully built-out medical office environment with existing infrastructure in place

Designed to support clinical operations with exam rooms, reception areas, plumbing, and medical-grade improvements throughout.

Size

1,175 SF

- Efficient layout supporting patient flow and staff functionality

Centralized reception, waiting area, and clear separation between clinical and administrative spaces.

Product Type

Medical Office

- Minimized downtime with plug-and-play usability

Existing improvements significantly reduce upfront capital expenditure and accelerate occupancy timelines.

Jurisdiction

North Las Vegas

- Located within an established medical/professional corridor

Strong surrounding demographics, convenient access, and ample parking support both patient access and staff operations.

Ideal for use for specialists, or medical office conversion

Flexible layout and existing improvements make this a strong opportunity for a variety of healthcare users.



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RETAILER MAP



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Professional Transaction Management

-  *Full-service representation from initial tour through lease execution, ensuring a streamlined and efficient process.*
-  *Advisory on layout functionality, growth planning, and alignment of the space with operational needs.*
-  *Clear breakdown of lease economics, including rent structure, operating expenses, and long-term occupancy costs.*
-  *Strategic positioning of LOIs and lease terms to protect tenant interests and optimize deal outcomes.*
-  *Direct interface with ownership to manage communication, approvals, and deal momentum.*
-  *Guidance on tenant improvements, contractor coordination, and delivery timelines.*



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Kinetic Deal Acceleration System TM