



PROFFESIONAL OFFICE AND MEDICAL BUILDING | FOR LEASE

801-807 SOUTH 7th STREET | Las Vegas, NV 89101



PRIORITY ONE COMMERCIAL
REAL ESTATE BROKERAGE

7219 West Sahara Avenue, Suite 100 | Las Vegas, NV 89117 | 702.228.7464

Brandon McCool

Vice President

702.303.0493 | bmccool@pocl.com

NV RE License # S.0047311.PC.

www.PriorityOneCommercial.com



PROFFESIONAL OFFICE AND MEDICAL BUILDING | FOR LEASE

801-807 SOUTH 7th STREET | Las Vegas, NV 89101

PROPERTY HIGHLIGHTS

801-807 South 7th Street is located in the Downtown Las Vegas corridor and offers direct access to courthouses, I-15 and I-95 Interstates, and Las Vegas Blvd “The Strip”.

This location offers superb amenities in the surrounding area such as numerous retail and restaurants.

BUILDING DESCRIPTION

Location offers superb amenities in the surround area such as numerous retail, restaurants and medical services.

- Lease Rate: \$1.10 NNN with \$0.45 CAMs
- Easily accessible single-story garden style professional office and medical building.
- Parking to the building is on-site.
- Limited Commercial District (C-1).



PRIORITY ONE COMMERCIAL
REAL ESTATE BROKERAGE

7219 West Sahara Avenue, Suite 100 | Las Vegas, NV 89117 | 702.228.7464

Brandon McCool

Vice President

702.303.0493 | bmccool@poclv.com

NV RE License # S.0047311.PC.

www.PriorityOneCommercial.com

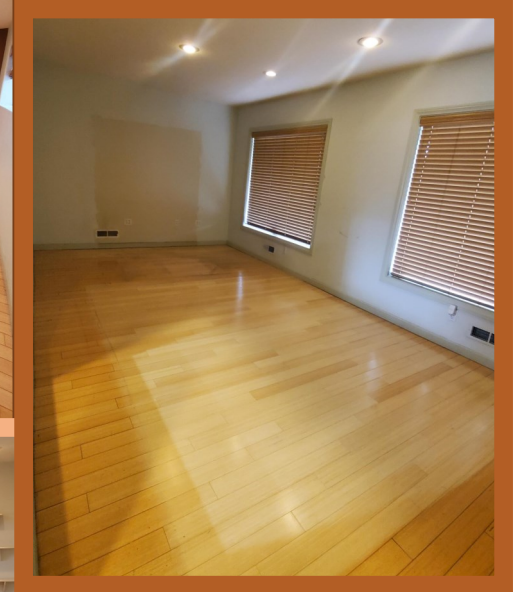


PROFFESIONAL OFFICE AND MEDICAL BUILDING | FOR LEASE

801-807 SOUTH 7th STREET | Las Vegas, NV 89101

Suite 807

- +/- 1,978 square feet.
- Reception Area.
- Lobby Area.
- Six Private Offices.
- Conference Room.
- Break Room.
- Men's/Women's Restrooms.



PRIORITY ONE COMMERCIAL
REAL ESTATE BROKERAGE

7219 West Sahara Avenue, Suite 100 | Las Vegas, NV 89117 | 702.228.7464

Brandon McCool

Vice President

702.303.0493 | bmccool@pocl.com

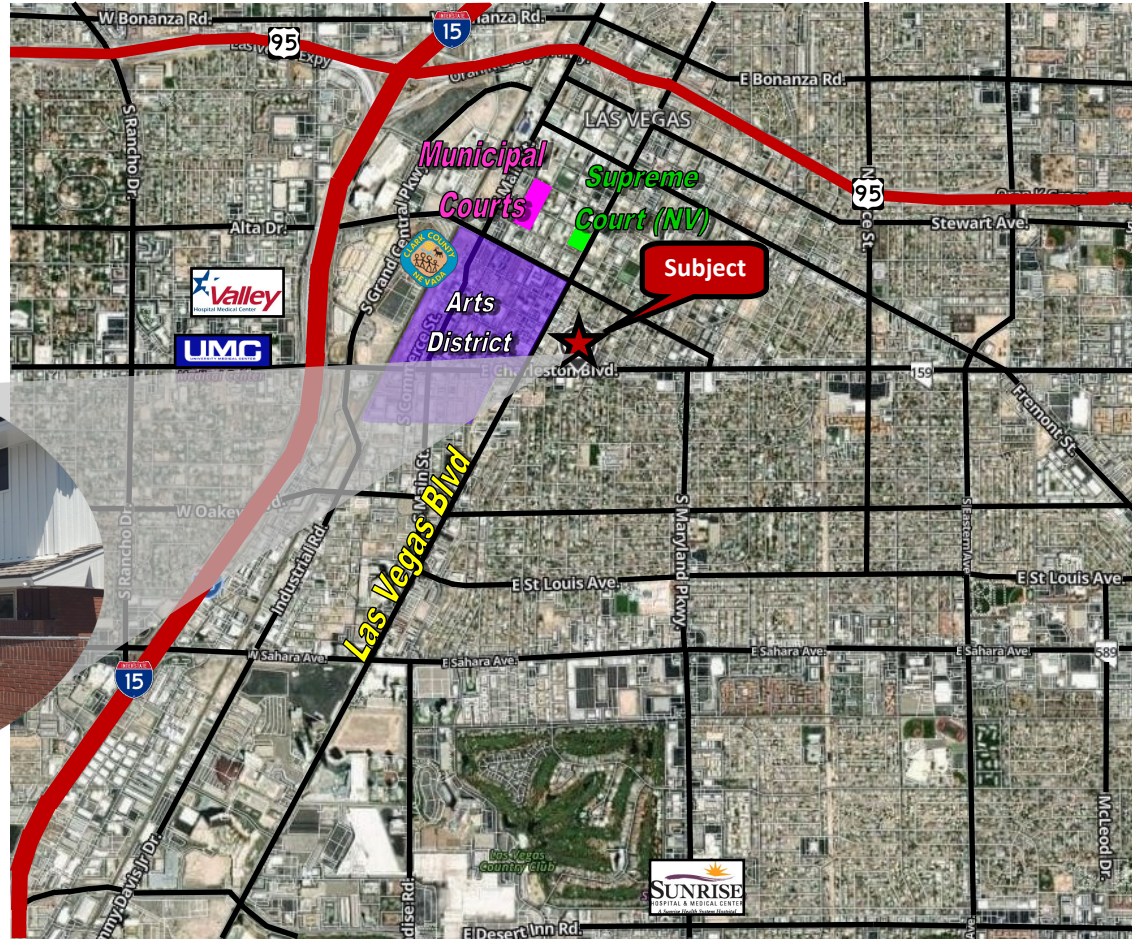
NV RE License # S.0047311.PC.

www.PriorityOneCommercial.com



PROFFESIONAL OFFICE AND MEDICAL BUILDING | FOR LEASE

801-807 SOUTH 7th STREET | Las Vegas, NV 89101



Brandon McCool

Vice President

702.303.0493 | bmccool@poclv.com

NV RE License # S.0047311.PC.



PRIORITY ONE COMMERCIAL
REAL ESTATE BROKERAGE

In conjunction with Bayer Realty Ltd, LLC Owner/Broker

7219 West Sahara Avenue, Suite 100 | Las Vegas, NV 89117 | 702.228.7464

www.PriorityOneCommercial.com