

FOR LEASE

SHADOW PROFESSIONAL CENTER

400 SHADOW LANE, LAS VEGAS, NV 89106



41,849

Square Foot, Two-Story Office Building

3

Available Suites:

- 106 – 6,127 RSF (potential to demise)
Conceptual Suites: 106- 1,861 RSF; 107- 1,923 RSF; 108- 2,343 RSF
- 201 - 2,755 RSF
- 207 - 3,694 RSF

\$1.75

Price per Square Foot – NNN

\$0.63

Price per Square Foot Estimated CAMs

4.66

Per 1,000 SF Parking Ratio

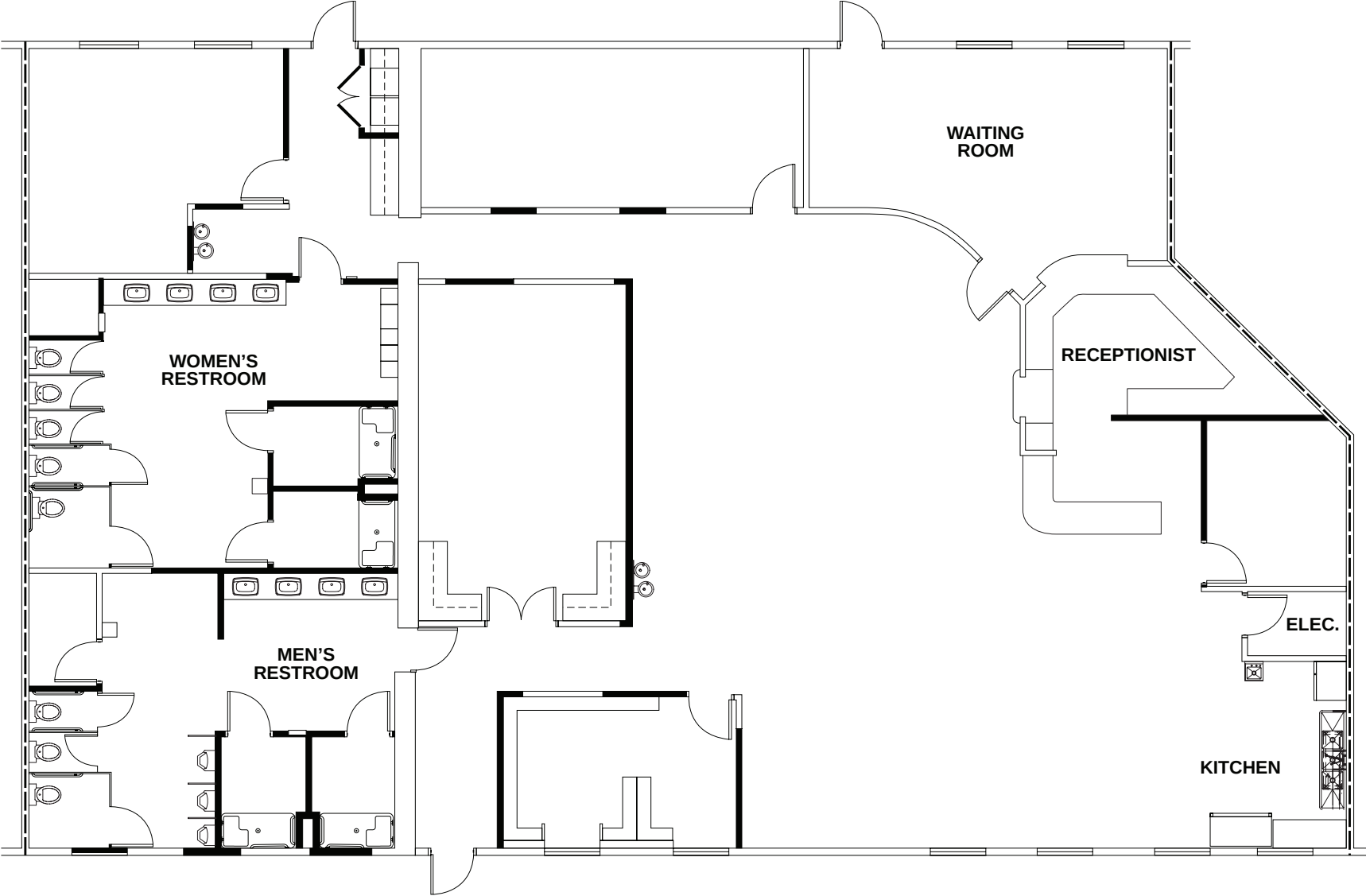
Highlights

Shadow Professional Center is located in the Las Vegas Medical District adjacent to UMC and Valley Hospital. It offers prominent exterior signage with direct frontage on Alta Drive and easy access to I-15.



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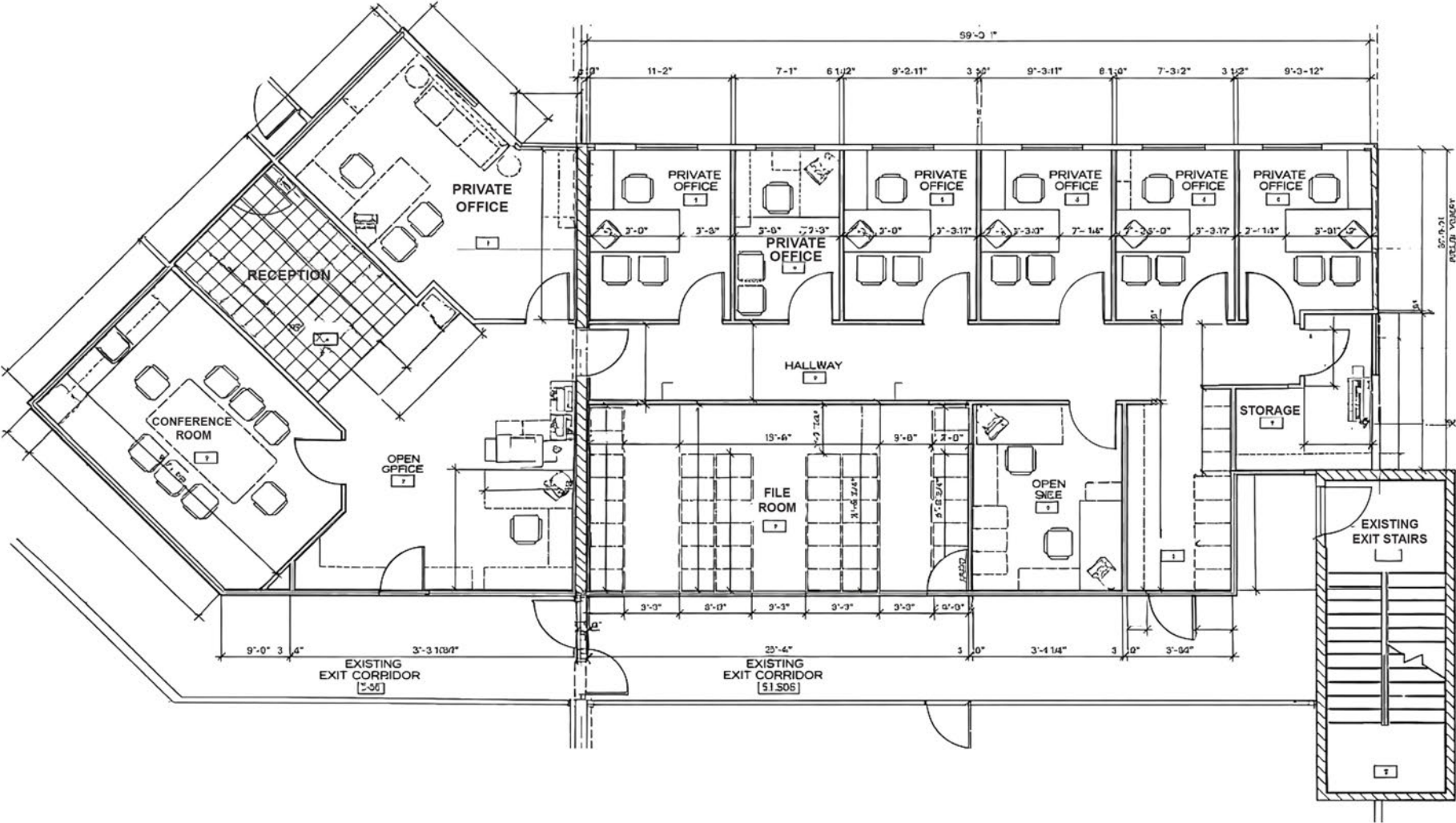
PROPERTY HIGHLIGHTS



CONCEPTUAL FLOOR PLAN



AVAILABLE FOR LEASE

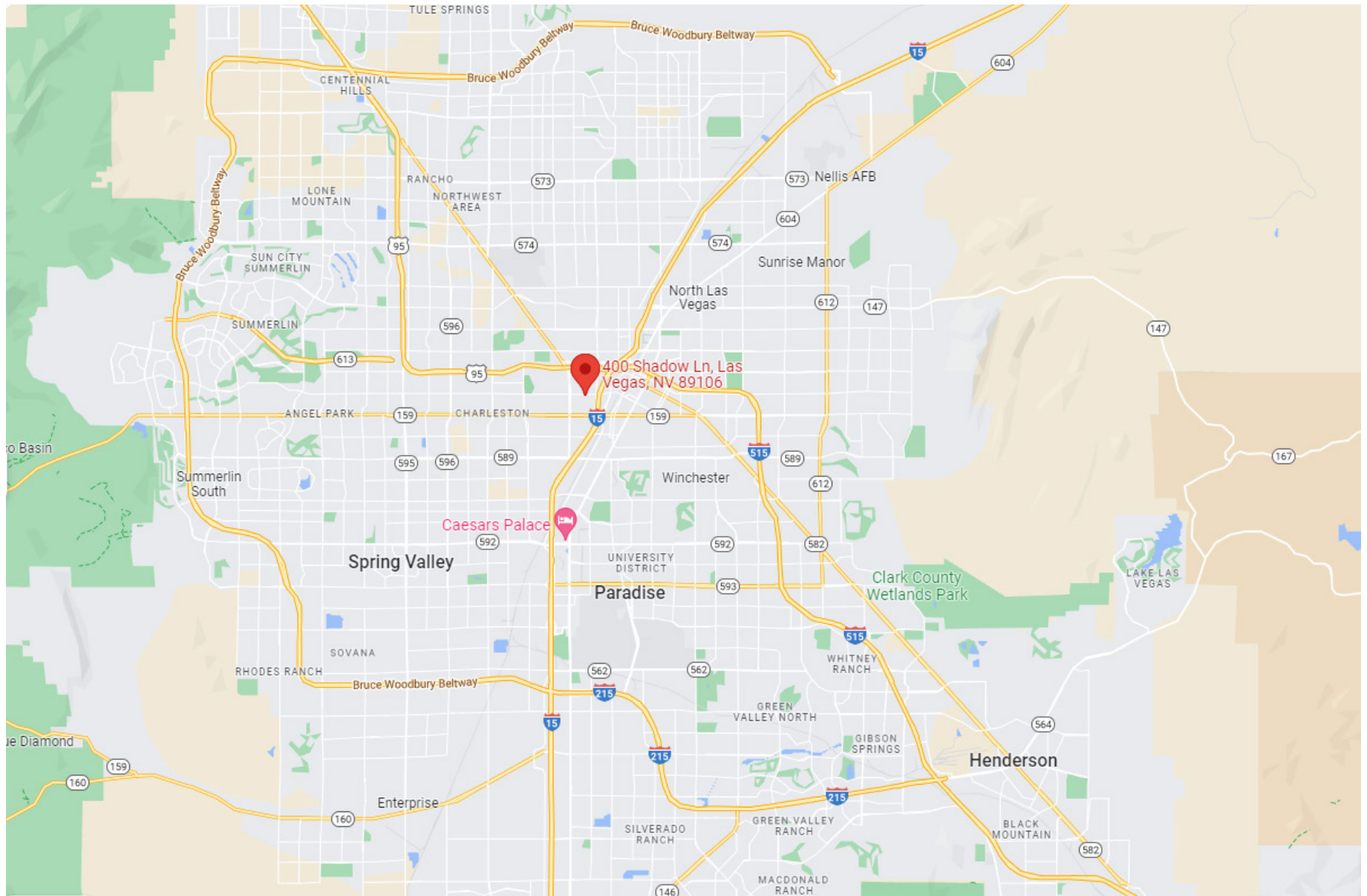


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Architectural floor plan of the first floor. The plan includes the following rooms and areas:

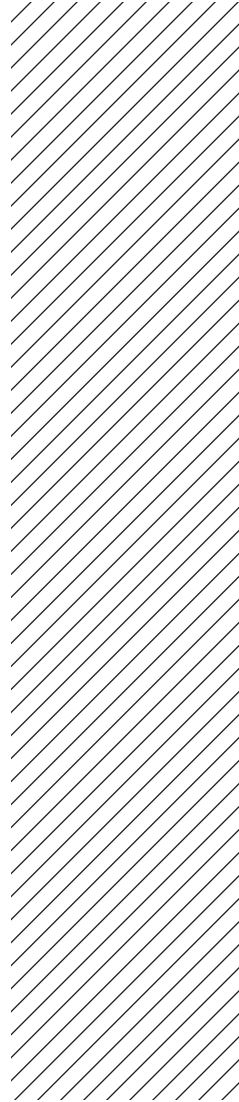
- Break Room (211):** Located in the top left corner.
- Offices (212, 213, 216, 217, 220):** Distributed along the top and right sides.
- Corridors (222, 223):** Central and left-side circulation paths.
- Nurse (214):** Located in the center of the plan.
- [E] T.R. (210, 215, 218):** Treatment rooms located in the top left, center, and top right.
- Storage (209):** Located in the bottom left corner.
- Utility (208):** Located in the bottom left corner.
- Conference (207):** Located in the bottom center.
- Exam Rooms (202, 203, 204, 205, 206):** Located in the bottom center and right.
- Reception (221):** Located in the center-right.
- Waiting (201):** Located in the center-right.
- Restrooms ([E] MEN'S, [E] WOMEN'S):** Located in the top right corner.
- [E] ELEC.:** Electrical room located in the top right corner.

Dimensions are provided for various sections of the plan. A note at the bottom indicates "[E] CORRIDOR TO REMAIN".



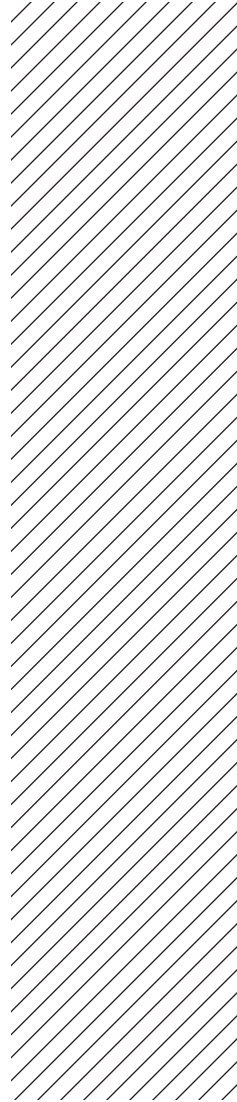
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AERIAL HIGHLIGHTS



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PROPERTY PHOTOS



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PROPERTY PHOTOS

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