

FOR SALE OR LEASE



**7373 PEAK DRIVE
LAS VEGAS, NV 89128**

**OFFICE
CONDOS**



Dana Berggren
NV Lic. B.55006
dana@berggrenCRE.com
(702) 326-3535



The information contained herein is obtained from sources deemed reliable. Broker makes no warranty or representation as to the accuracy of this presentation and recipient acknowledges this presentation is subject to change. Buyers and tenants shall conduct their own due diligence.



SUITE 110

± 2,774 SF

DESIRABLE FIRST FLOOR

MEDICAL OFFICE SUITE

4 EXAM ROOMS AND ONE LARGE PHYSICAL THERAPY ROOM
ALL WITH SINKS

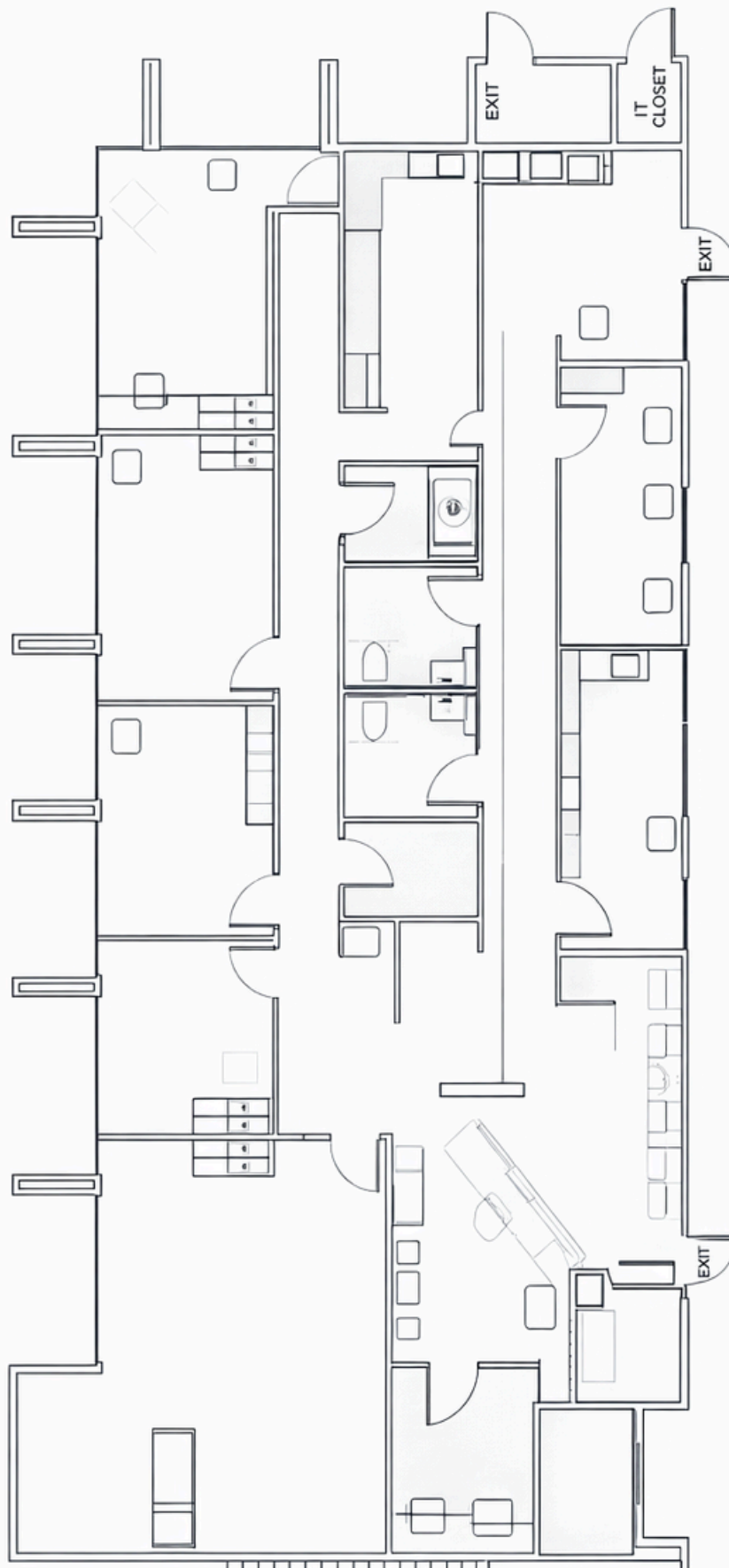
BREAK ROOM, LAB ROOM, FRONT OFFICE AND BACK OFFICE

SALE: \$1,095,730 (\$395 PSF)

LEASE: \$2.50 PSF NNN



SUITE 110 - FLOOR PLAN





SUITE 170

± 8,560 SF

DESIRABLE FIRST FLOOR

OCCUPY A PORTION AND LEASE A PORTION FOR ADDITIONAL INCOME

FUNCTIONAL MIX OF OPEN CREATIVE SPACE, PRIVATE OFFICES, AND CONFERENCE ROOMS

LARGE, EAT-IN BREAK ROOM

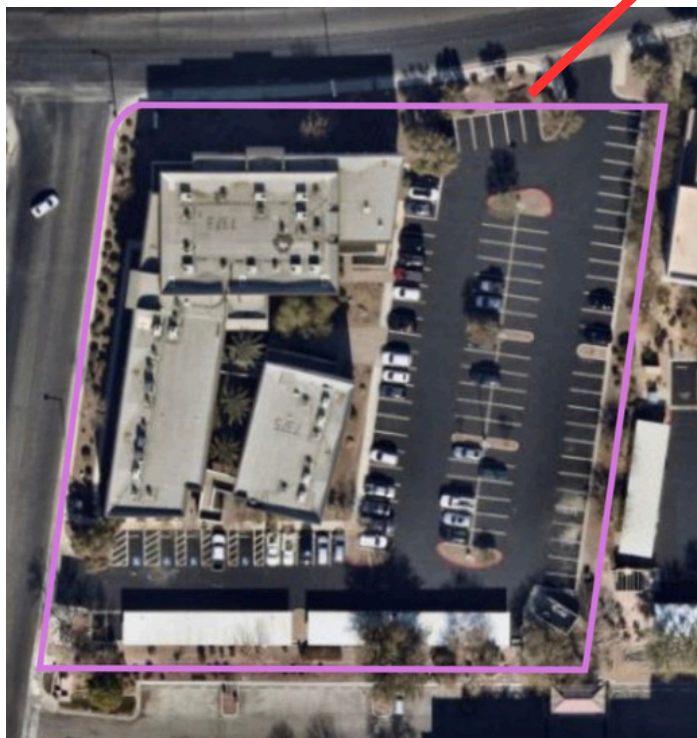
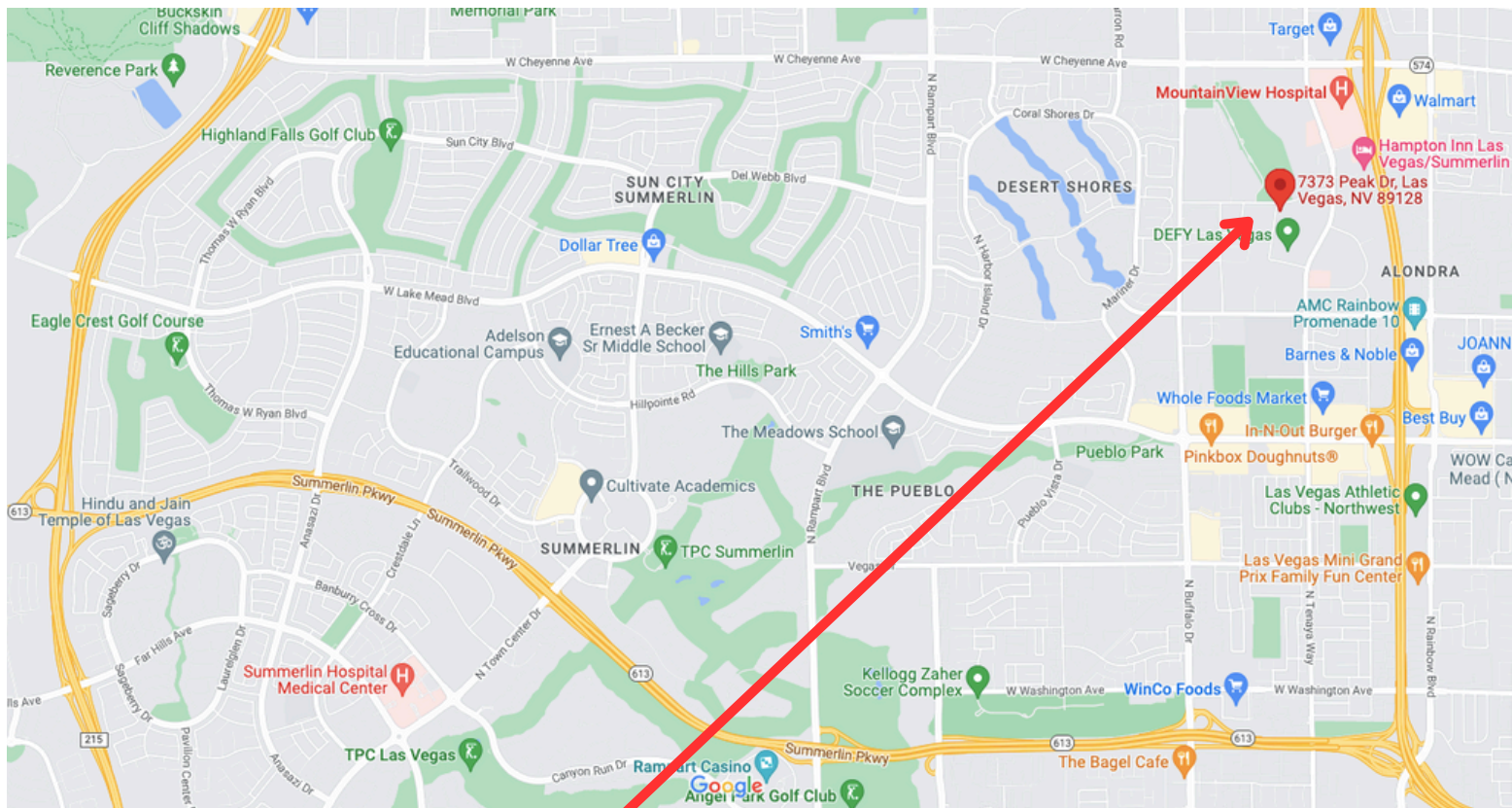
SALE: \$2,782,000 (\$325 PSF)

LEASE: \$2.25 PSF NNN



SUITE 170 - FLOOR PLAN





LOCATION

LOCATED IN THE NORTHWEST
MEDICAL AND TECHNOLOGY
DISTRICT

NEAR MOUNTAINVIEW HOSPITAL

CLOSE PROXIMITY TO US-95

16 MILES TO LAS VEGAS AIRPORT



Dana Berggren

NV Lic. B.55006

dana@berggrenCRE.com

(702) 326-3535

The information contained herein is obtained from sources deemed reliable. Broker makes no warranty or representation as to the accuracy of this presentation and recipient acknowledges this presentation is subject to change. Buyers and tenants shall conduct their own due diligence.