

**AVISON
YOUNG**

FOR SUBLEASE
4270 South Decatur Boulevard
Las Vegas, NV, NV 89103



10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
702.472.7979 • avisonyoung.com

BARTON HYDE
Principal - Office
702 475 7546
barton.hyde@avisonyoung.com
NV License #: S.41080

DOMINICK FLORATOS
Associate - Office
702 904 3442
dominick.floratos@avisonyoung.com
NV License #: S.204334

FOR SUBLEASE

4270 South Decatur Boulevard
Las Vegas, NV 89103

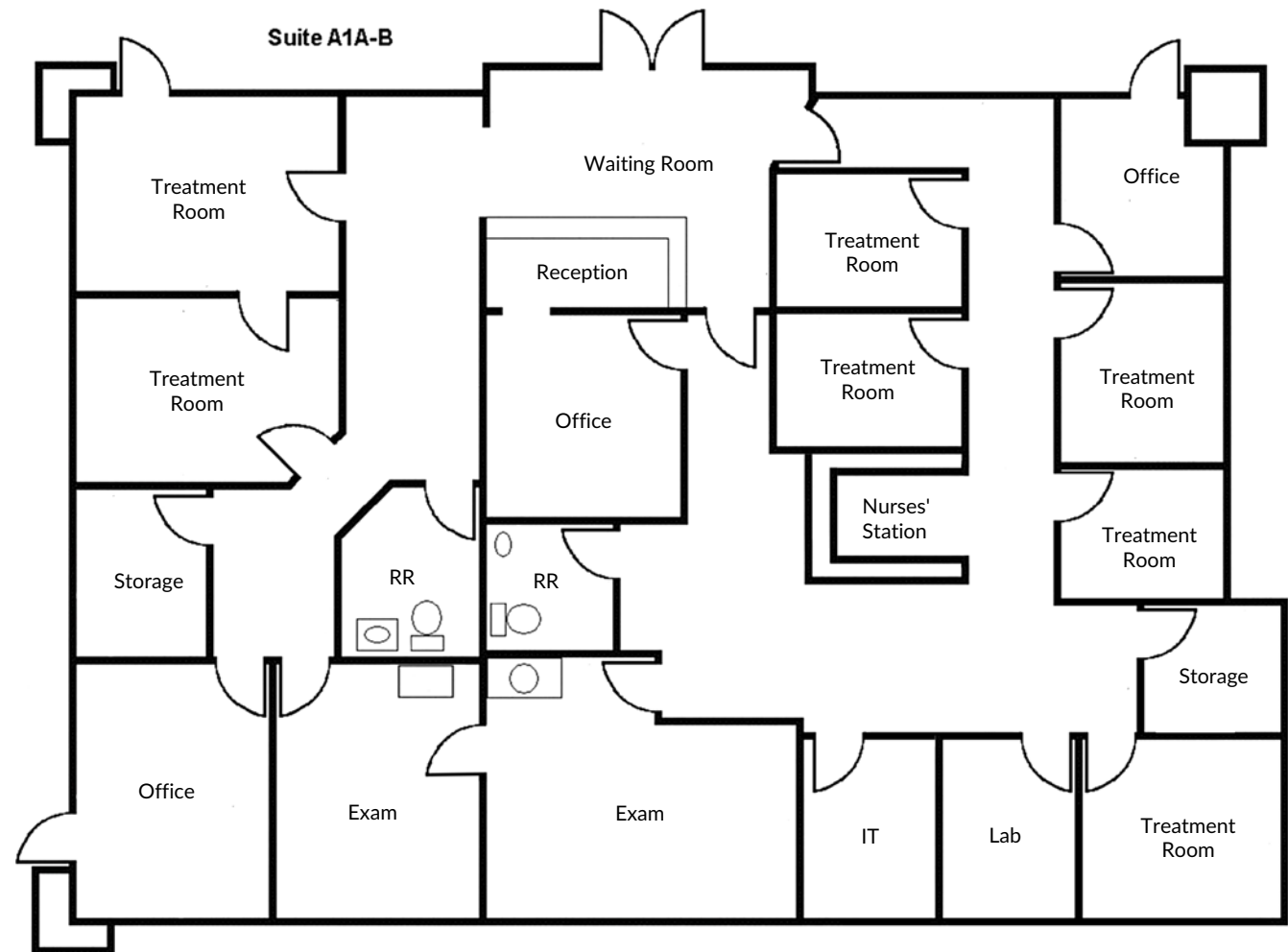
Suite A1 A-B

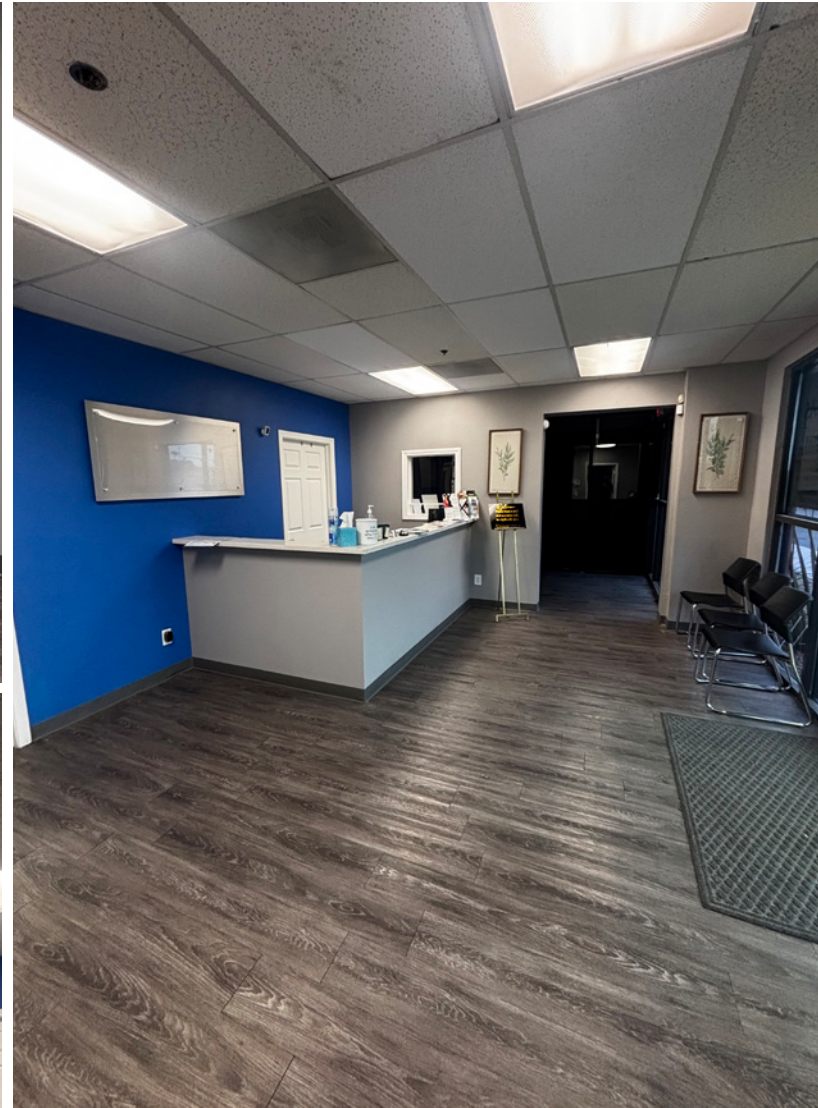
±3,601 rsf

- Medical office buildout
- Private offices for providers
- Treatment and exam rooms
- Restrooms
- **\$1.85 psf/month/net**
- **\$0.39 psf/month/CAM**

This suite has frontage on Decatur Boulevard offering great exposure. The center has high parking ratio for ample on-site parking for patients. Tenant has been allocated four reserved parking spots.

Sublease through 12/31/2028





Suite photos

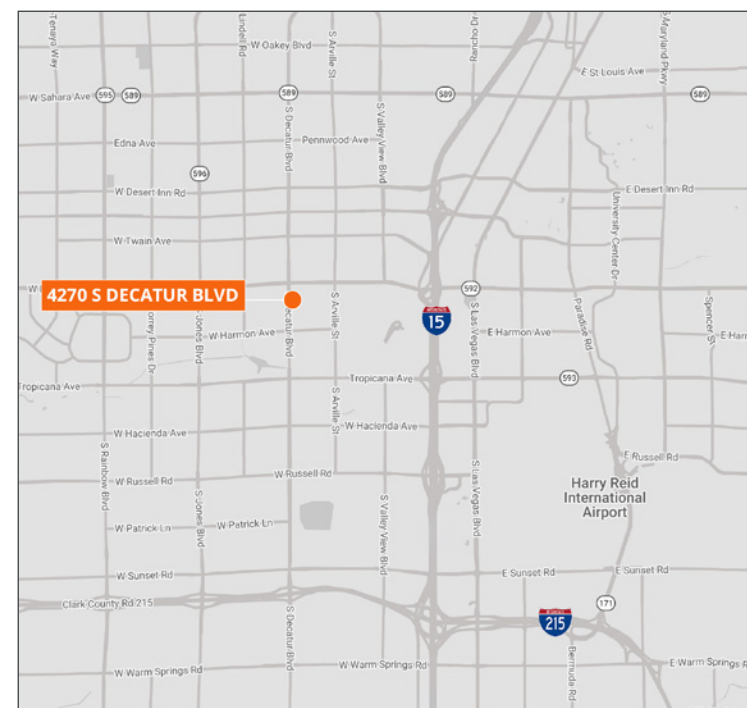
FOR SUBLEASE

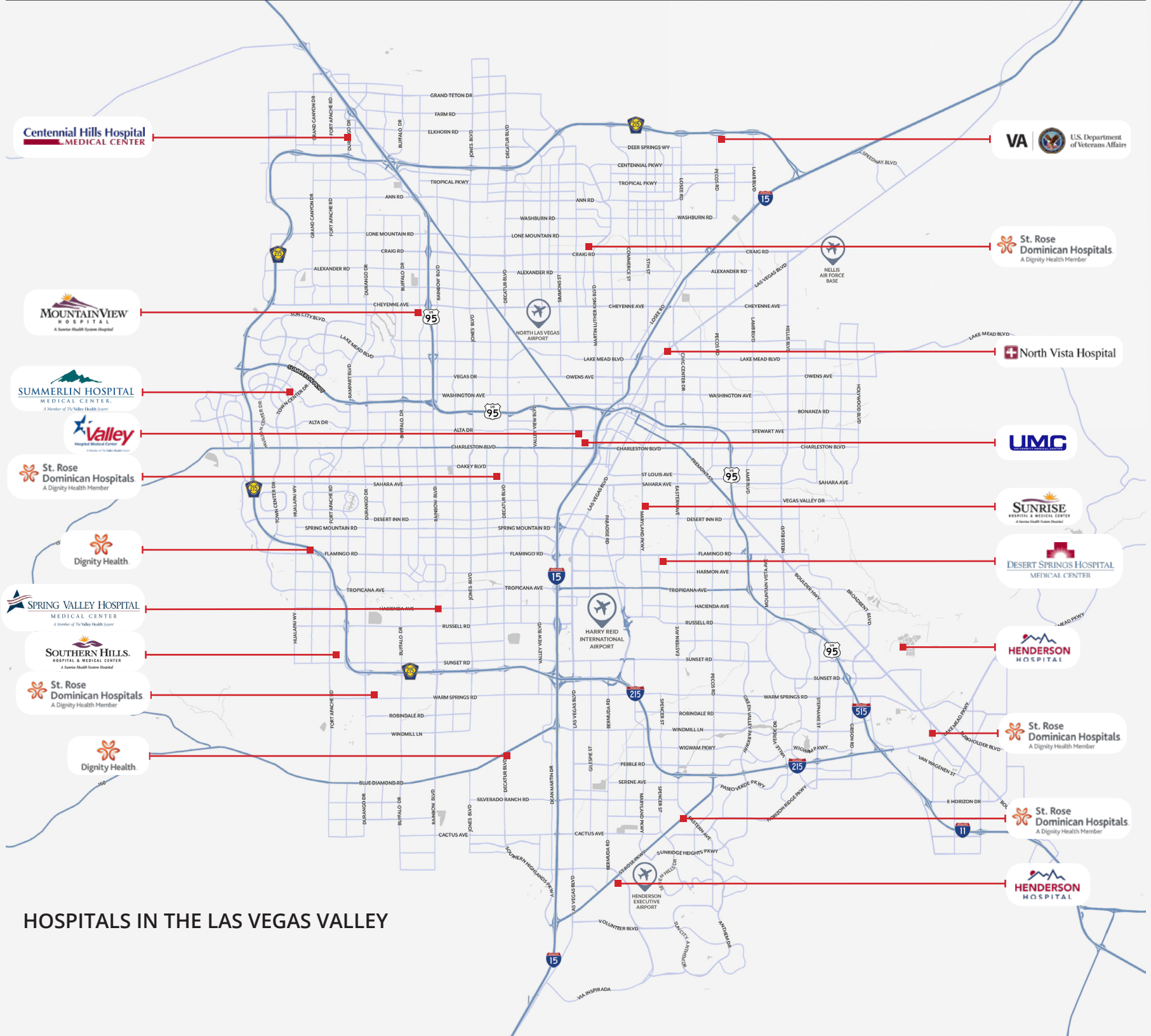
4270 South Decatur Boulevard
Las Vegas, NV 89103



Located within **Fountain View Business Park**, 4270 S. **Decatur Boulevard** sits along one of the valley's primary north-south commercial corridors between Flamingo Road and Harmon Avenue. The property offers a highly centralized location with convenient access to major employment centers, residential communities, and healthcare demand drivers.

The property benefits from a dense concentration of nearby retail, restaurant, and service amenities along Decatur Boulevard, Flamingo Road, and Spring Mountain Road including national quick serve-restaurants, pharmacies, grocery stores, local and regional dining options. Chinatown and the Strip are nearby.





Centennial Hills Hospital
MEDICAL CENTER

VA U.S. Department of Veterans Affairs

St. Rose Dominican Hospitals
A Dignity Health Member

North Vista Hospital

UMC

SUNRISE
SLEEPING & MEDICAL CENTER
A Sunrise Health System Hospital

DESERT SPRINGS HOSPITAL
MEDICAL CENTER

HENDERSON
HOSPITAL

St. Rose Dominican Hospitals
A Dignity Health Member

St. Rose Dominican Hospitals
A Dignity Health Member

HENDERSON
HOSPITAL

MOUNTAIN VIEW
HOSPITAL
A Sunrise Health System Hospital

SUMMERLIN HOSPITAL
MEDICAL CENTER
A Member of The Valley Health System

Valley
Hospital Medical Center
A Member of The Valley Health System

St. Rose Dominican Hospitals
A Dignity Health Member

Dignity Health

SPRING VALLEY HOSPITAL
MEDICAL CENTER
A Member of The Valley Health System

SOUTHERN HILLS
HOSPITAL & MEDICAL CENTER
A Sunrise Health System Hospital

St. Rose Dominican Hospitals
A Dignity Health Member

Dignity Health

HOSPITALS IN THE LAS VEGAS VALLEY