

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

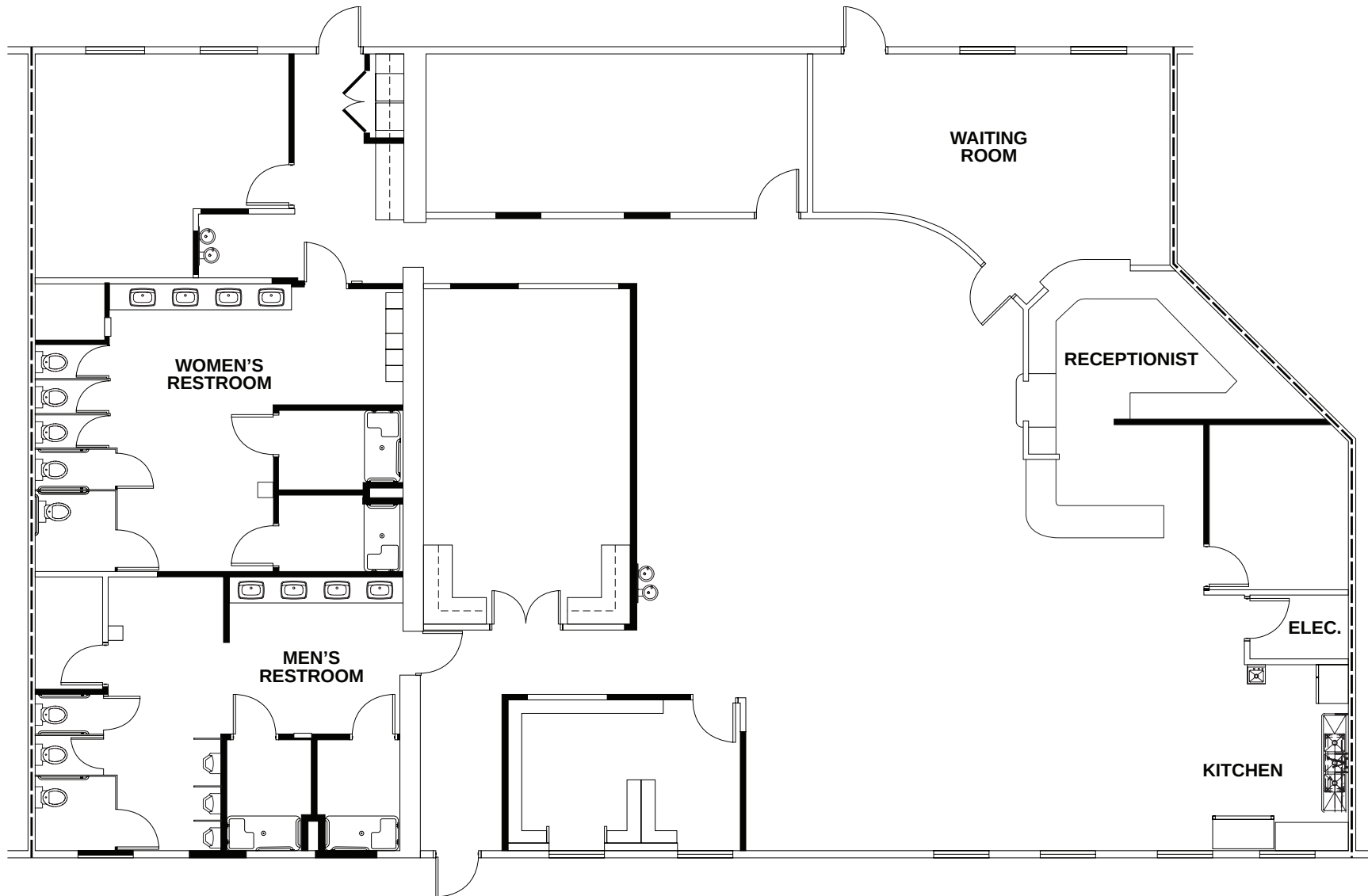
Shadow Professional Center is located in the Las Vegas Medical District adjacent to UMC and Valley Hospital. It offers prominent exterior signage with direct frontage on Alta Drive and easy access to I-15.



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PROPERTY HIGHLIGHTS

AVAILABLE FOR LEASE



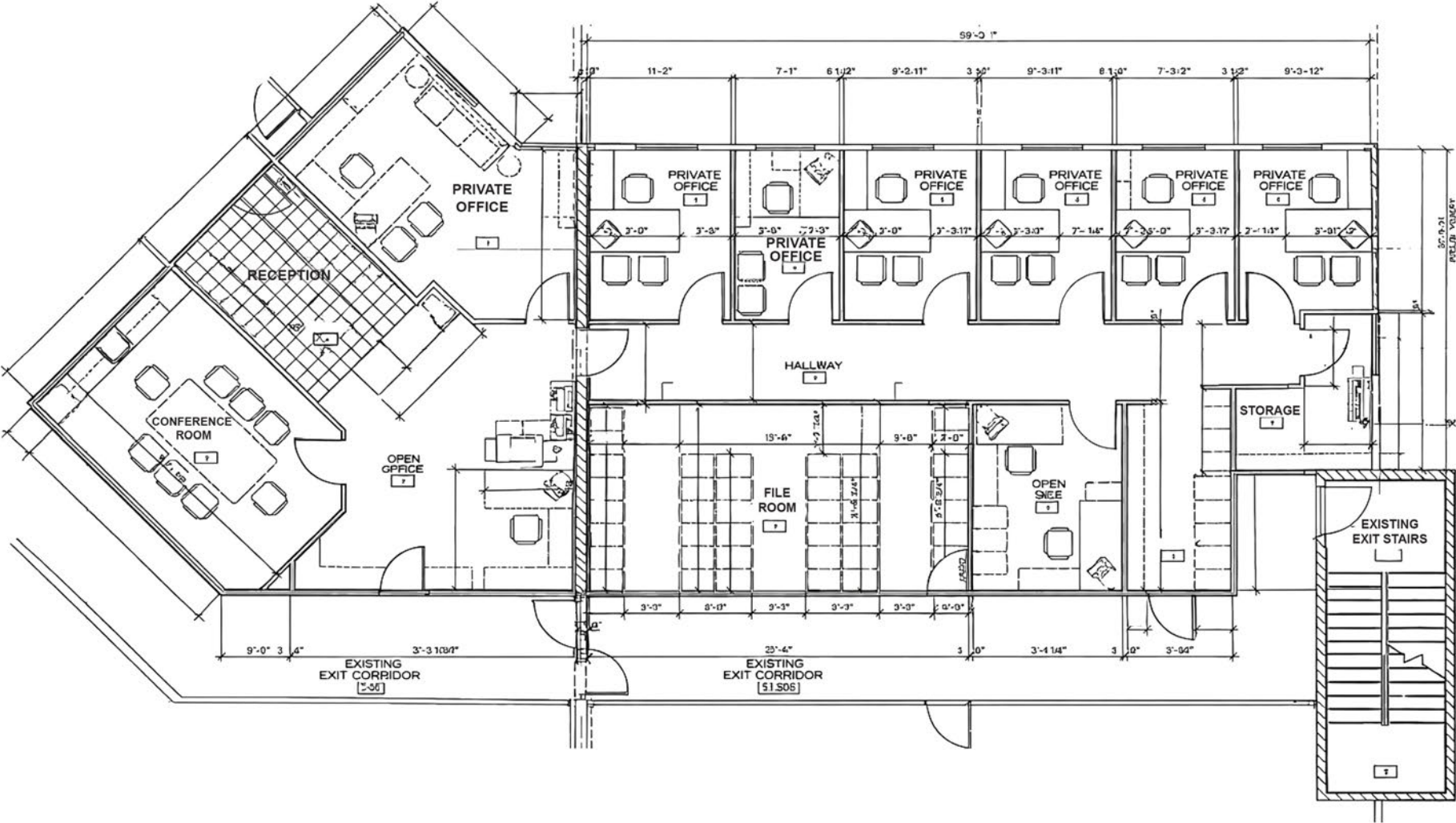
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SUITE 106
5,394 USF | 6,127 RSF

CONCEPTUAL FLOOR PLAN



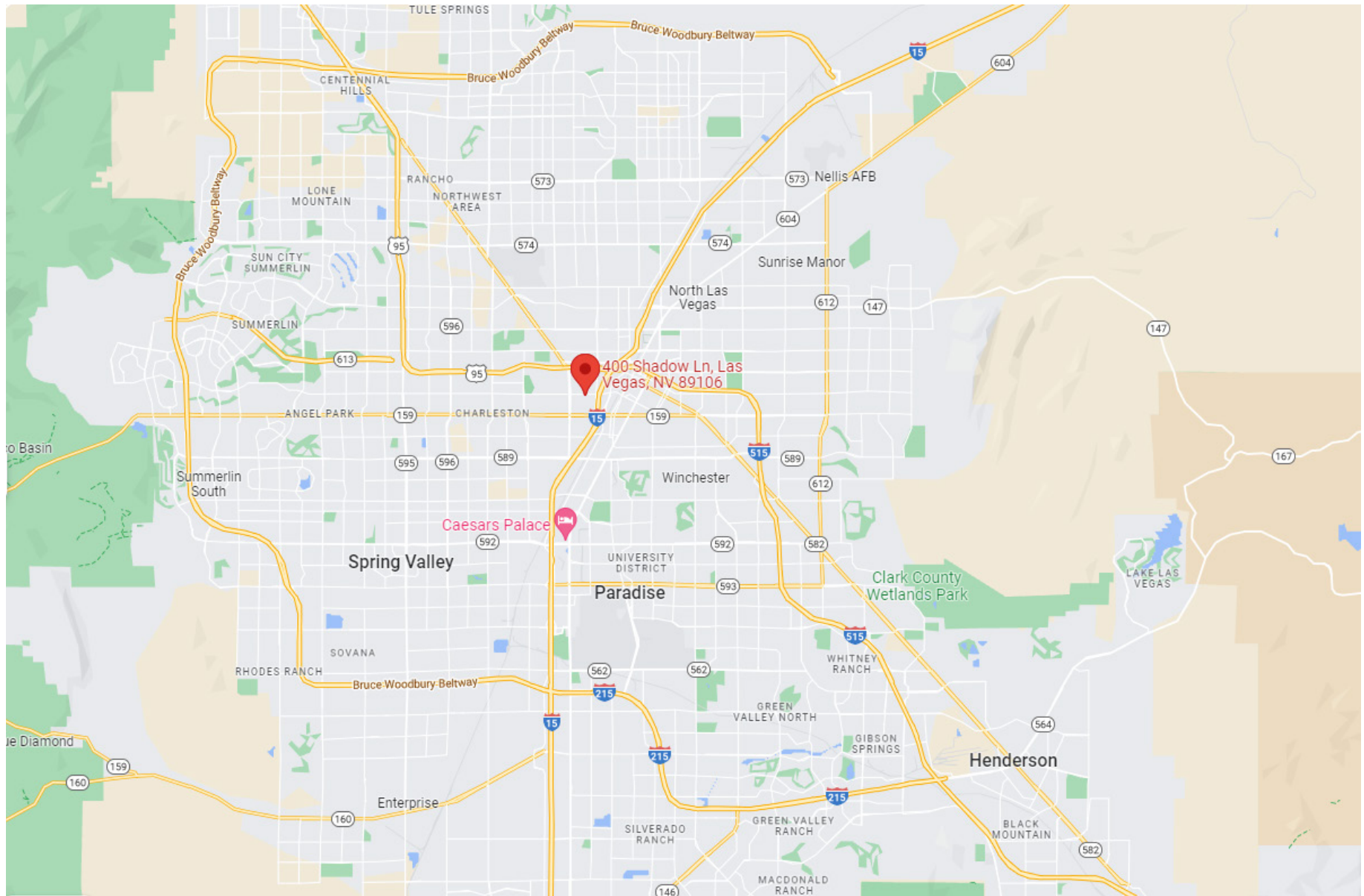
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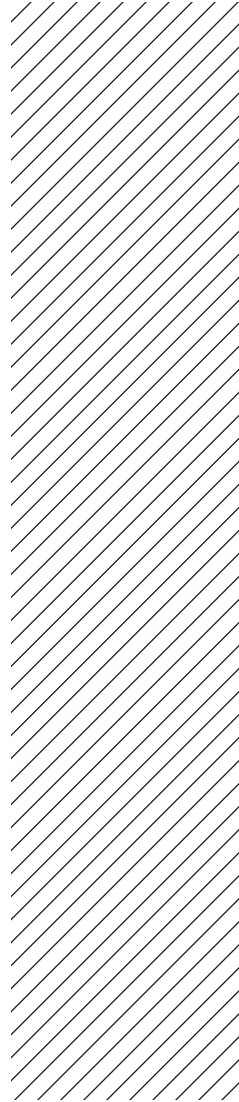
NOVEMBER 1, 2026





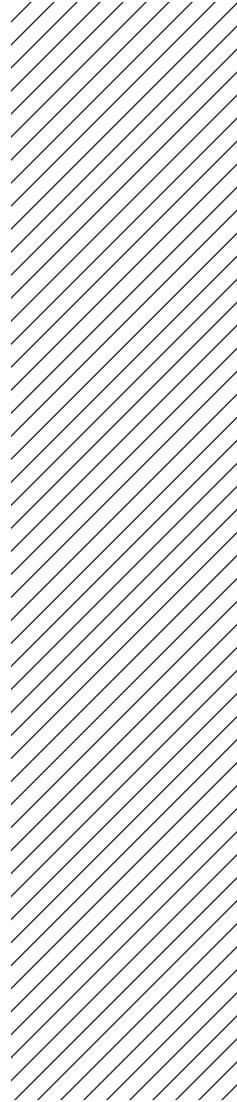
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AERIAL HIGHLIGHTS



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PROPERTY PHOTOS



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PROPERTY PHOTOS

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Mike TabEEK, SIOR, CCIM

Senior Managing Director

t 702-405-1750

mike.tabEEK@nmrk.com

NV RE Lic. #B.0145775

Thomas Olsen

Associate

t 702-405-1714

thomas.olsen@nmrk.com

NV RE Lic. #S.0200270



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