



FOR LEASE

MEDICAL OFFICE

@ NEC of New Beginnings Dr & Stufflebeam Ave

- 1 Mile from Henderson Hospital
- Surrounded by Shopping, Restaurants, & Residential Communities
- \$2.75/sf NNN \$0.40 CAM
- Delivery Date - 2025

LEASE DETAILS - MEDICAL OFFICE



MEDICAL OFFICE COMPONENTS:

New Medical Office Building (3-story):	75,000 sf
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PARKING REQUIREMENTS:

Medical Office Building:

[75,000 sf @ 1 space per 300 sf]	250 Spaces
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Proposed (on site)	283 Stalls
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Proposed (future phase)	110 Stalls
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Proposed Total =	394 Stalls
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APN:

Part of parcel numbers	161-34-203-001 and 161-34-203-002
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SURROUNDING AREA



HENDERSON HOSPITAL

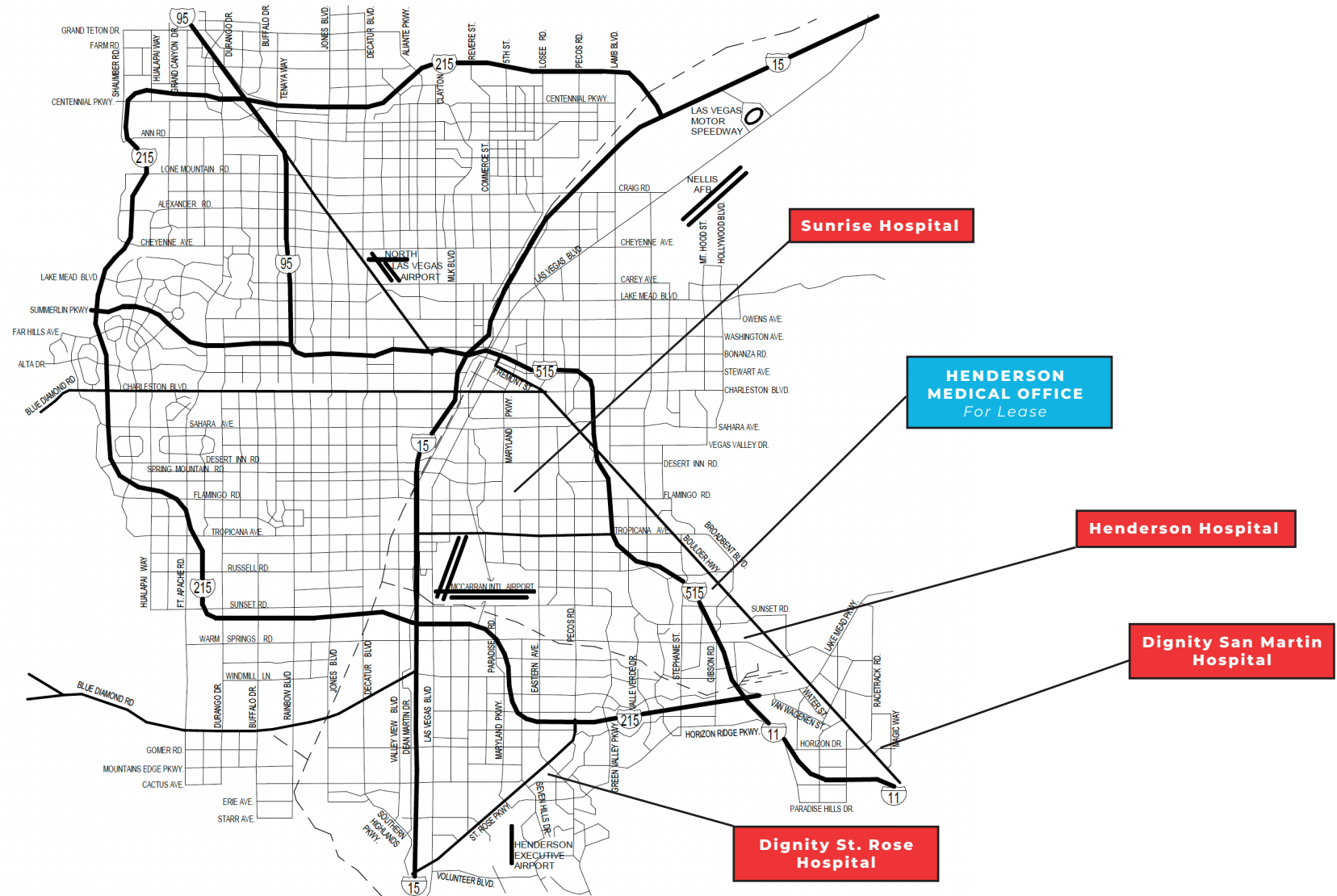


GALLERIA @ SUNSET



SUNSET STATION CASINO

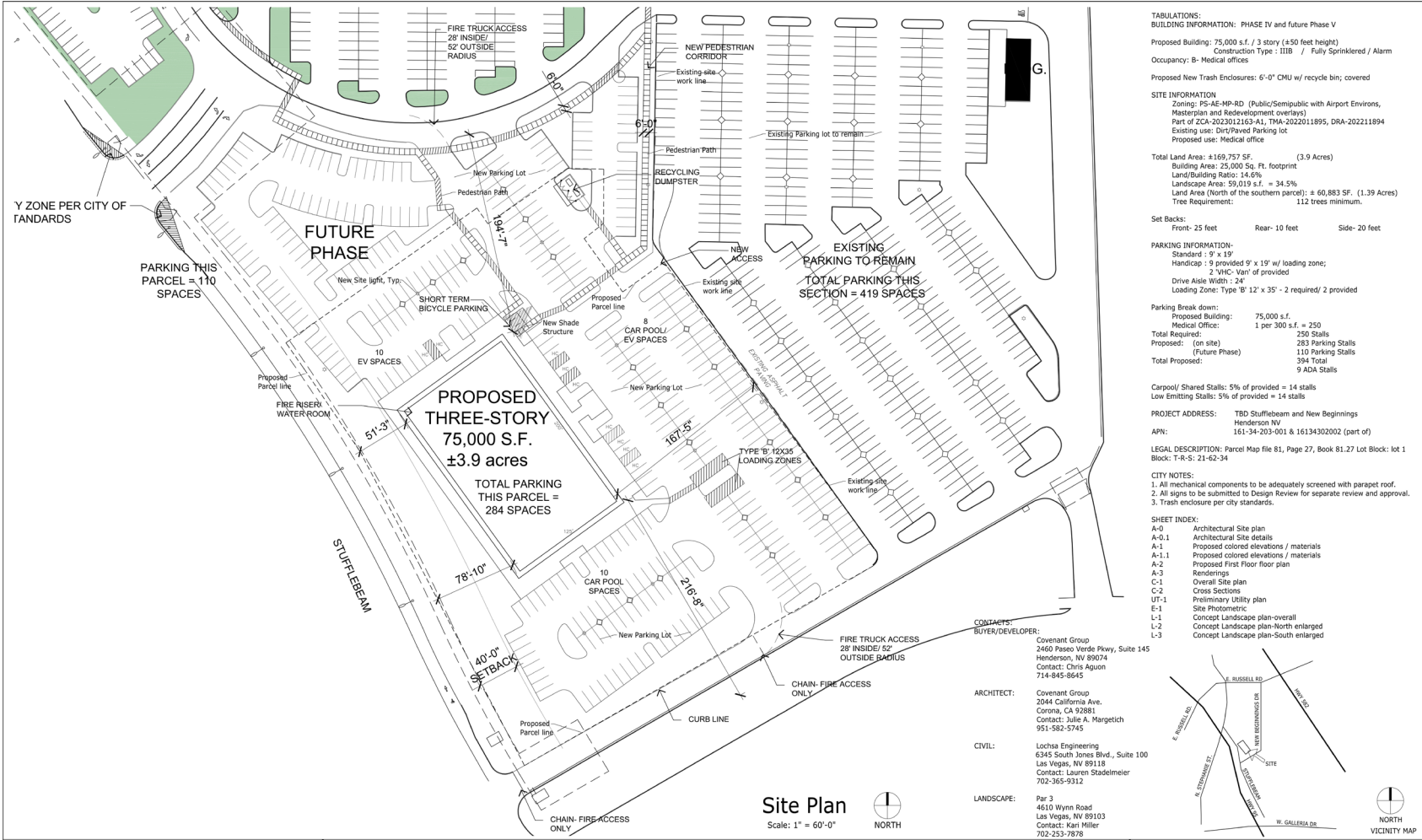
METRO AREA MAP - MEDICAL OFFICE



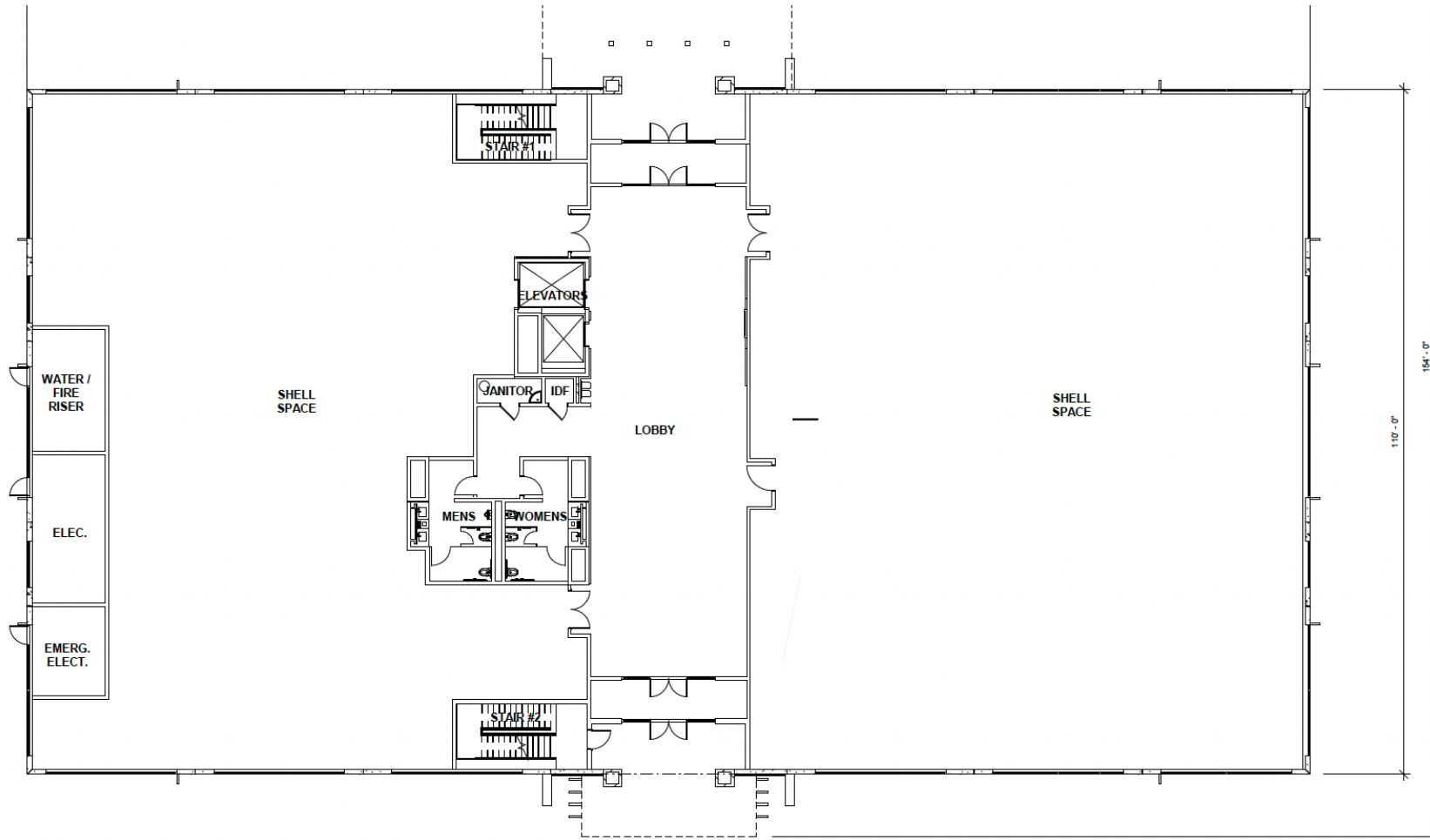
AERIAL MAP - MEDICAL OFFICE



SITE PLAN



FLOOR PLATE - 1st Floor



MEDICAL OFFICE BUILDING A - FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

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CALL US FOR MORE INFO

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