

# POINTE NORTH

7312 - 7324 W CHEYENNE AVE.

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | LICENSE # B.0146492

**JOANNA ZIRBES, CCIM**

Principal

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7312 - 7324 W CHEYENNE AVE | LAS VEGAS, NV 89129



**\$1.75 - \$2.50 PSF NNN**

Lease rate



**±624 - 3,410 SF**

Space available

## PROPERTY HIGHLIGHTS

- ±25,800 SF office campus adjacent to the Northwest Medical District with quick access to the US 95 and Summerlin Pkwy.
- Walking distance from Mountain View Hospital and Optum MOB campus
- Fantastic floor plans provide solutions for all business sizes
- Excellent traffic counts of ±45,000 cars per day
- Strong population growth projected in the nearby areas of over 7% by 2025
- Current budgeted operating expenses (NNNs) for 2025 are \$0.59 PSF /monthly (subject to change)



## DEMOGRAPHICS

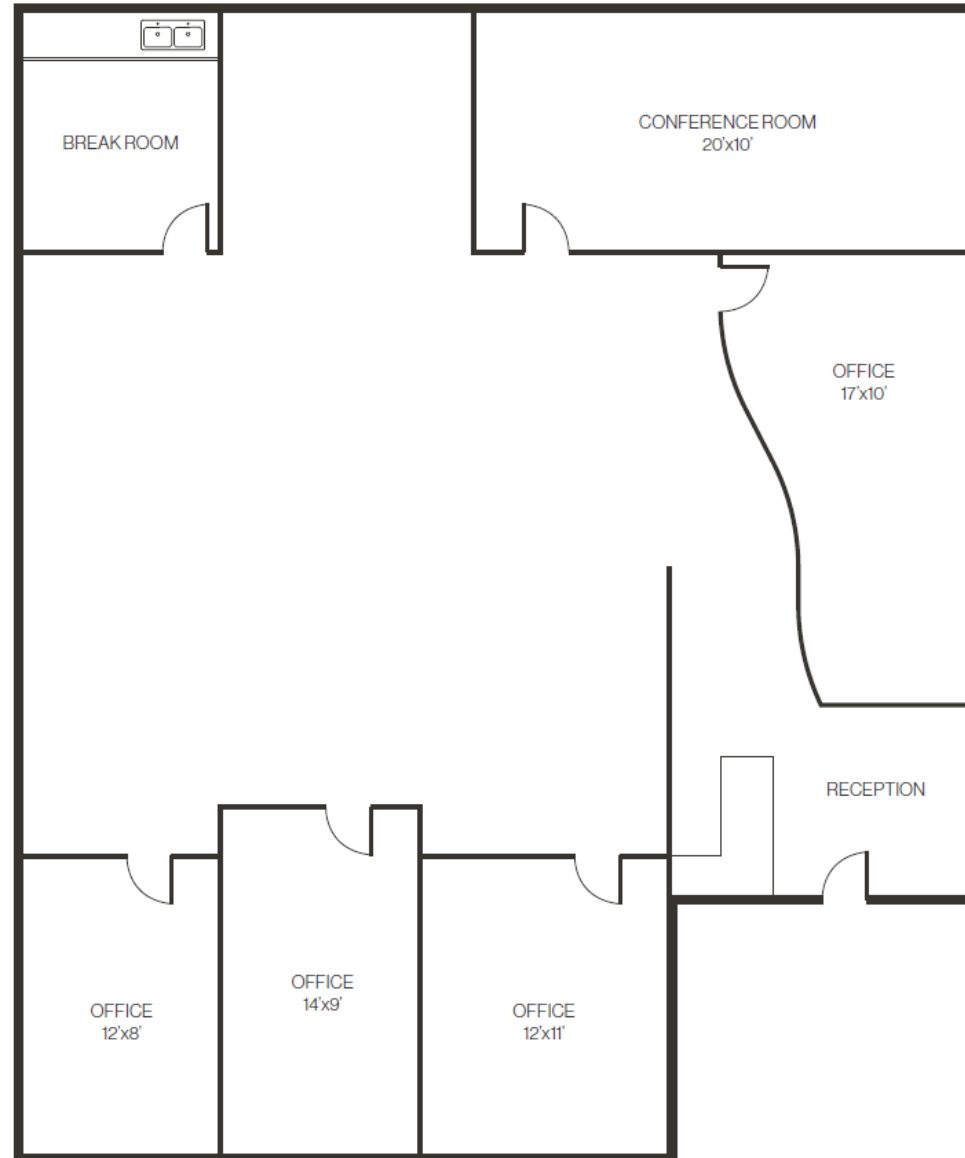
	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	16,745	172,307	409,335
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$87,223	\$97,553	\$101,384
<b>2024 TOTAL HOUSEHOLDS</b>	7,109	67,603	155,312



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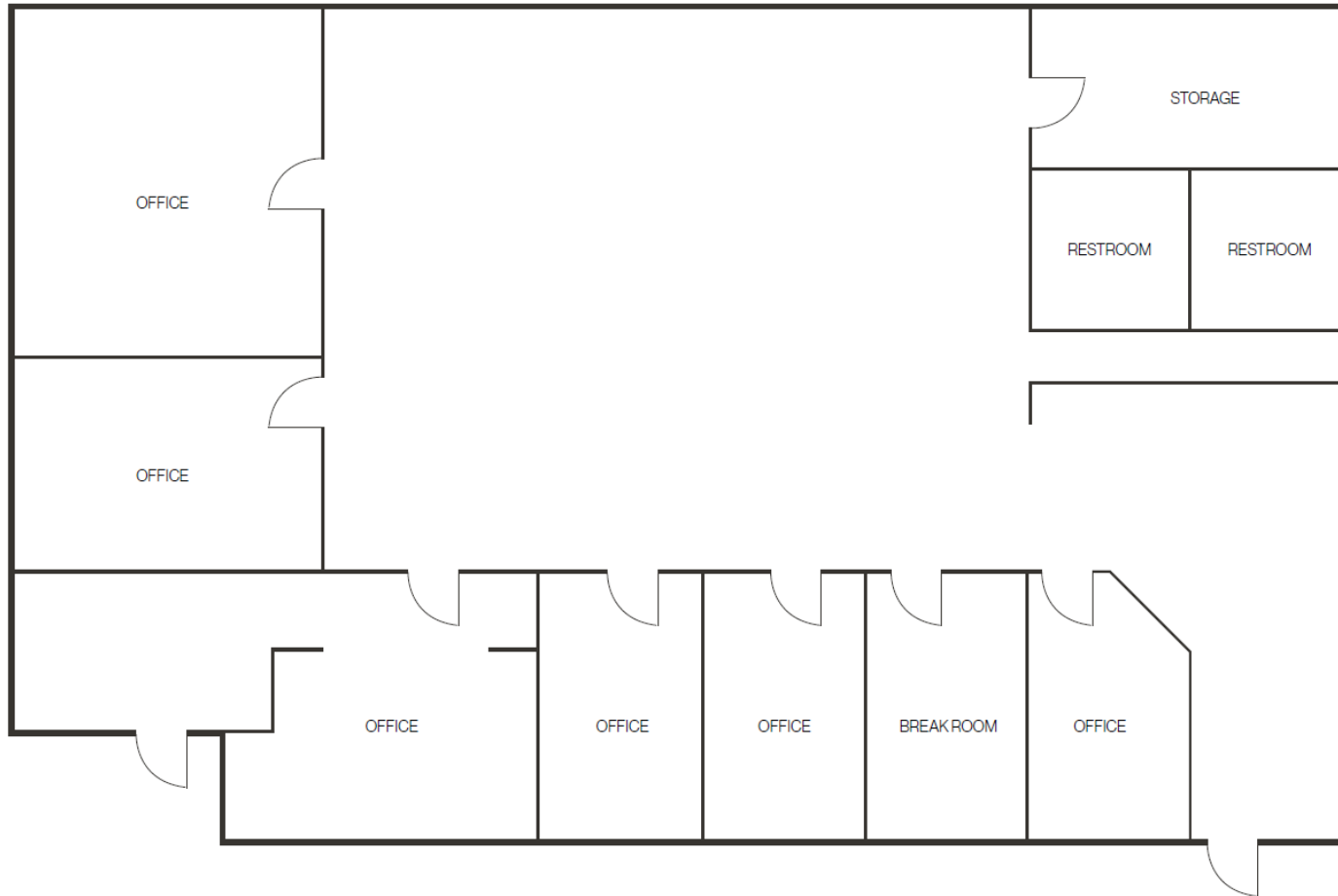
SUITE 24-02 | ±1,833 SF



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SUITE 24-07 | ±3,410 SF



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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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