

FREE RENT



MEDICAL OFFICE SPACE AVAILABLE GARDEN COURT PROFESSIONAL PLAZA

SUITE 4324 #A • 4306-4324 S. EASTERN AVE.

Las Vegas, NV 89119

HIGHLIGHTS

Rate	\$1.10 /Mo/SF
Size	2,700 SF
Lease	+/- 3-5 Years
Type	Retail
Year Built/ Renovated	1985/2016
Zoning	C G (Commercial General)
Parking	73 Surface Parking Spaces Covered Parking

- Full Build-Out / Move-In Ready Medical Space
- The Combined Average Annual Daily Traffic is Over 80,000 Cars/Day
- Strong Medical and Healthcare Synergy with Numerous Medical, Dental and Wellness Users Nearby
- Close Proximity to Various Dining Options, Shopping Centers, The Las Vegas Strip, And Harry Reid International Airport
- Aggressive Landlord / Rent Incentives Available
- Situated In A Densely Populated Commercial And Residential Area

Disclaimer: Our information is deemed reliable but not guaranteed. Buyer to verify all information.

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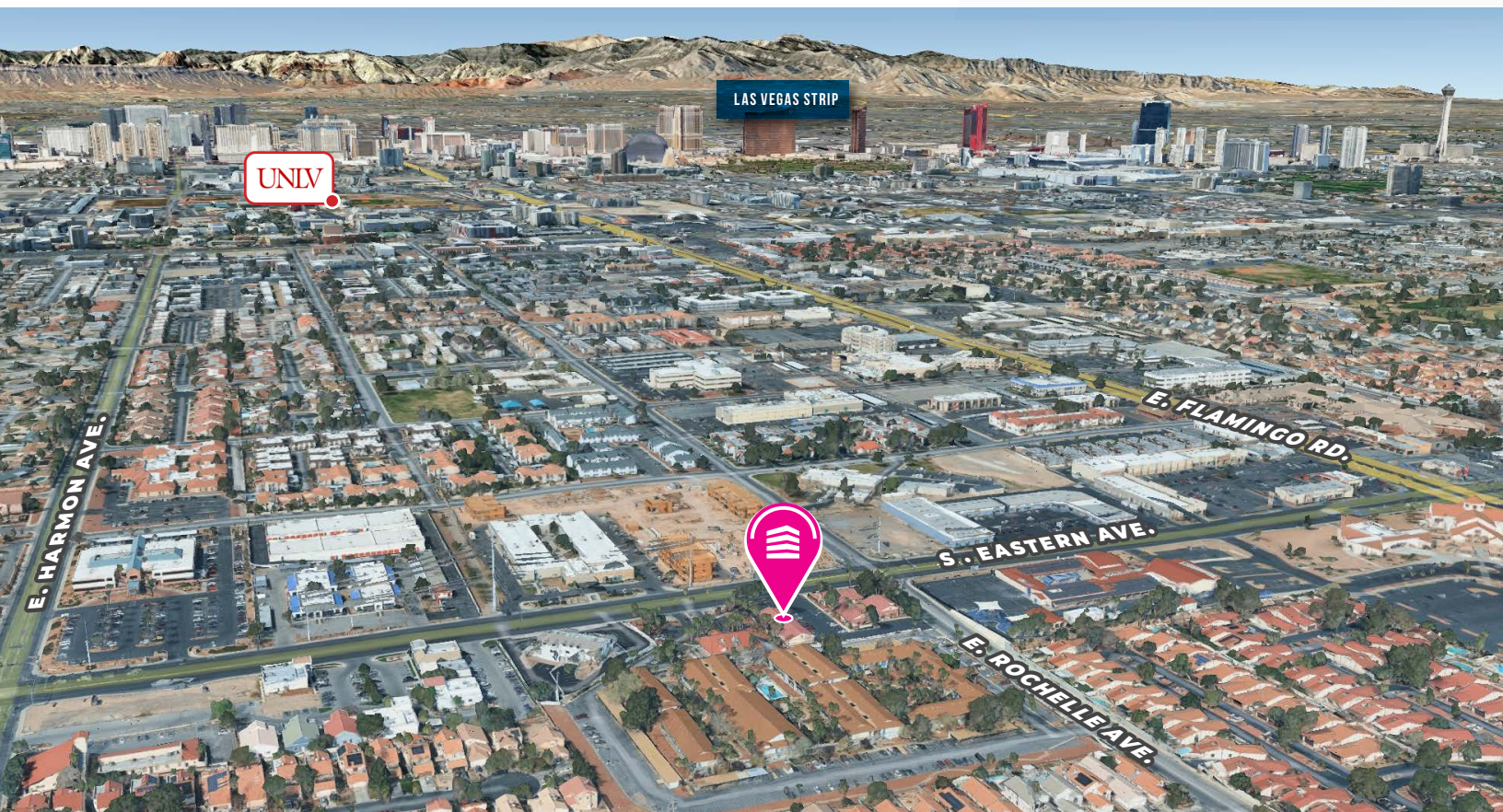
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PROPERTY OVERVIEW

Garden Court Professional Plaza is a single story, garden style Professional/Medical Office Buildings comprising of mostly medical and dental tenants. Close proximity to Harmon Medical, Kindred Hospital, Desert Springs Hospital Medical Center, Cancer Center & Sunrise Medical and various Surgery and Pain Centers. Garden Court Professional Plaza serves as a hub for healthcare and wellness services in Las Vegas, catering to a diverse clientele with its range of medical, dental, and personal care offerings.

The property is located in a densely populated commercial and residential area, just south of the intersection of S Eastern Ave. and E Flamingo Rd offering a great central location with close proximity to several shopping and dining establishments. It also offers easy access to the many nearby hospitals and minutes to Harry Reid International Airport and the Las Vegas Strip. Aggressive Landlord. Free Rent Available Owner/Licensee



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MORE DETAILS

- Lease rate does not include utilities, property expenses or building services
- Highly Desirable End Cap Space
- 3 Private Offices
- Corner Space
- Fits 2 - 5 People
- Wheelchair Accessible
- Executive and Salon Suites Available
- Natural Light
- Traffic Counts Exceeding 35,000 Vehicles/Day
- Fully Built-Out as Specialty Space
- Central Air and Heating
- Private Restrooms
- Plug & Play
- 4 Workstations
- Private Room(s)
- Corner Space
- Medical Encouraged



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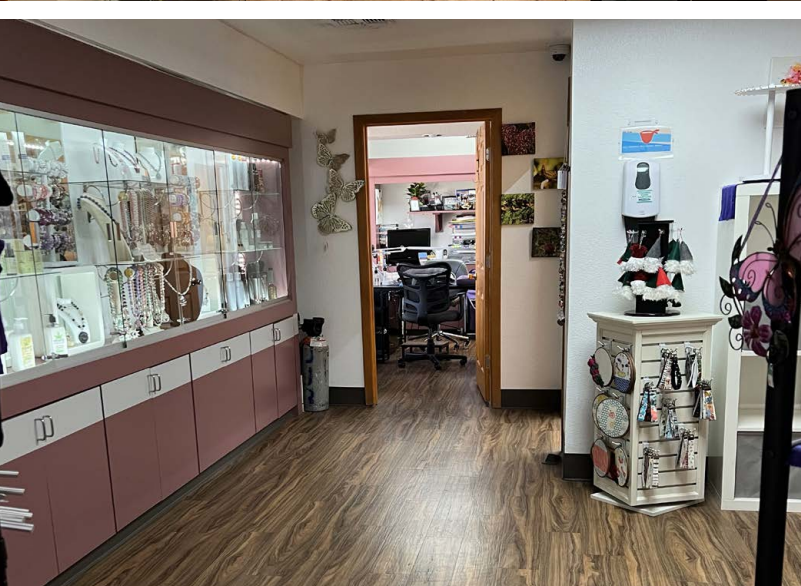
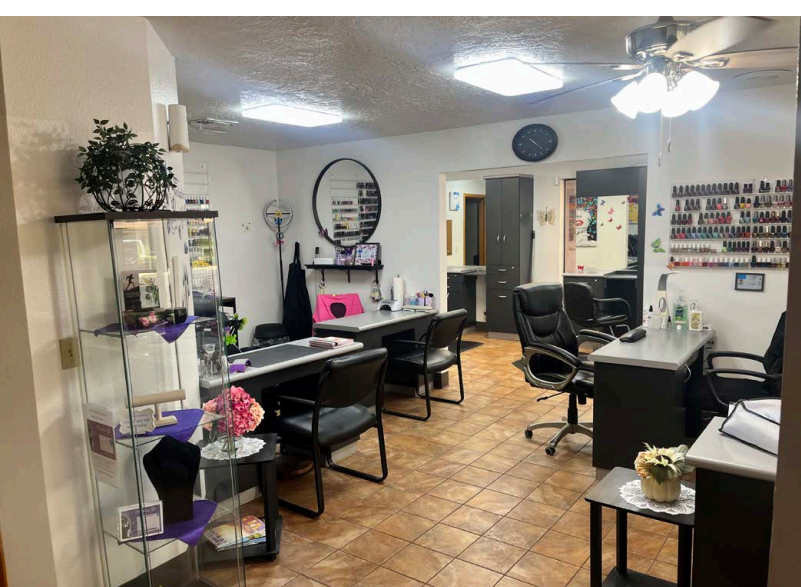
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INTERIORS



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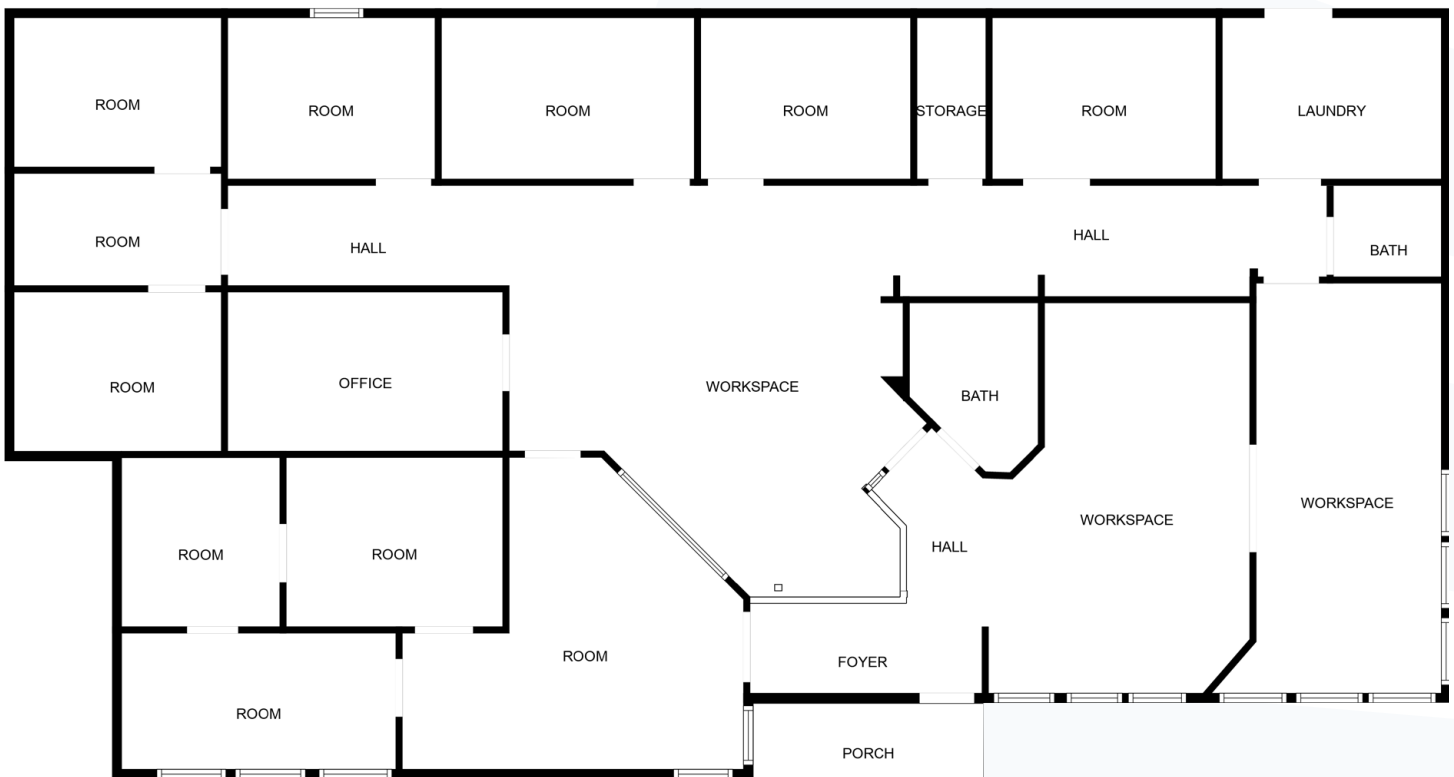
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FLOOR PLAN



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PROPOSED IMPROVEMENT

Conceptual rendering illustrating the potential modernization of the reception area and client lounge.



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