

FOR LEASE

TURN-KEY MEDICAL
& OFFICE SUITES

2901 - 2931 NORTH TENAYA WAY
LAS VEGAS, NEVADA

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PROPERTY DESCRIPTION

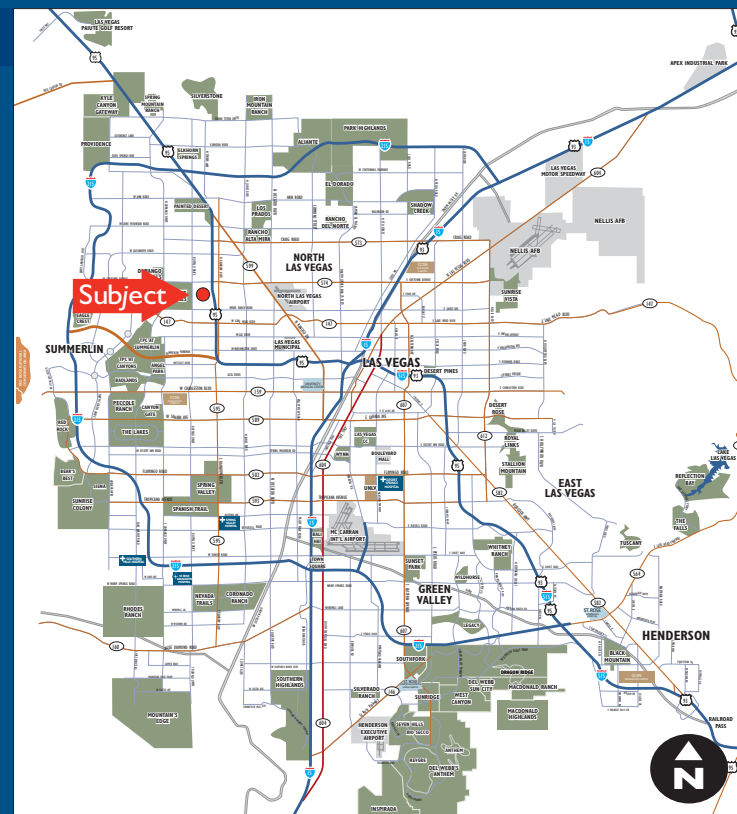
The Tech Center Medical Campus stands out as one of the more highly desired locations in the Northwest Las Vegas submarket, strategically located within the heart of the Northwest Medical Corridor, with convenient access to I-95, and major arterials of Tenaya Way and Cheyenne Avenue. The property was constructed in 1997 and consists of three multi-tenant buildings totaling 58,142 square foot of 2nd generation, turn-key medical and office suites with unobstructed visibility fronting Tenaya Way. The property's upgraded image, proximity to the major medical campus of Mountain View Hospital, large contiguous floor plates, and surrounding healthcare user mix provides a unique opportunity for healthcare clinics & related users, healthcare administrative offices, medical billing, in addition to general office users.

PROPERTY FEATURES

- Located in the heart of the Northwest Medical Corridor, directly adjacent to Mountain View Hospital.
- Ideal for medical users and office users requiring immediate freeway access.
- Strong demographics and area growth.
- Suites sizes from ± 172 - $\pm 14,000$ SF of contiguous space available.
- Ample parking, including covered parking available.
- Aggressive ownership offering generous tenant improvement allowances and rent concessions.

AVAILABLE SUITES	SF
2901 - Suite 100	$\pm 4,825$
2911 - Suite 205A	$\pm 6,541$
2911 - Suite 205B	± 851
2911 - Suite 100	$\pm 1,380$
2911 - Suite 105	$\pm 1,656$

AVAILABLE SUITES	SF
2911 - Suite 200	± 929
2931 - Suite 101	$\pm 2,778$
2931 - Suite 102	$\pm 2,576$
2931 - Suite 202	$\pm 2,038$



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NORTHWEST MEDICAL CENTER



AERIAL

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NORTHWEST MEDICAL CENTER



2901 NORTH TENAYA WAY | SUITE 100 | ±4,825 SF

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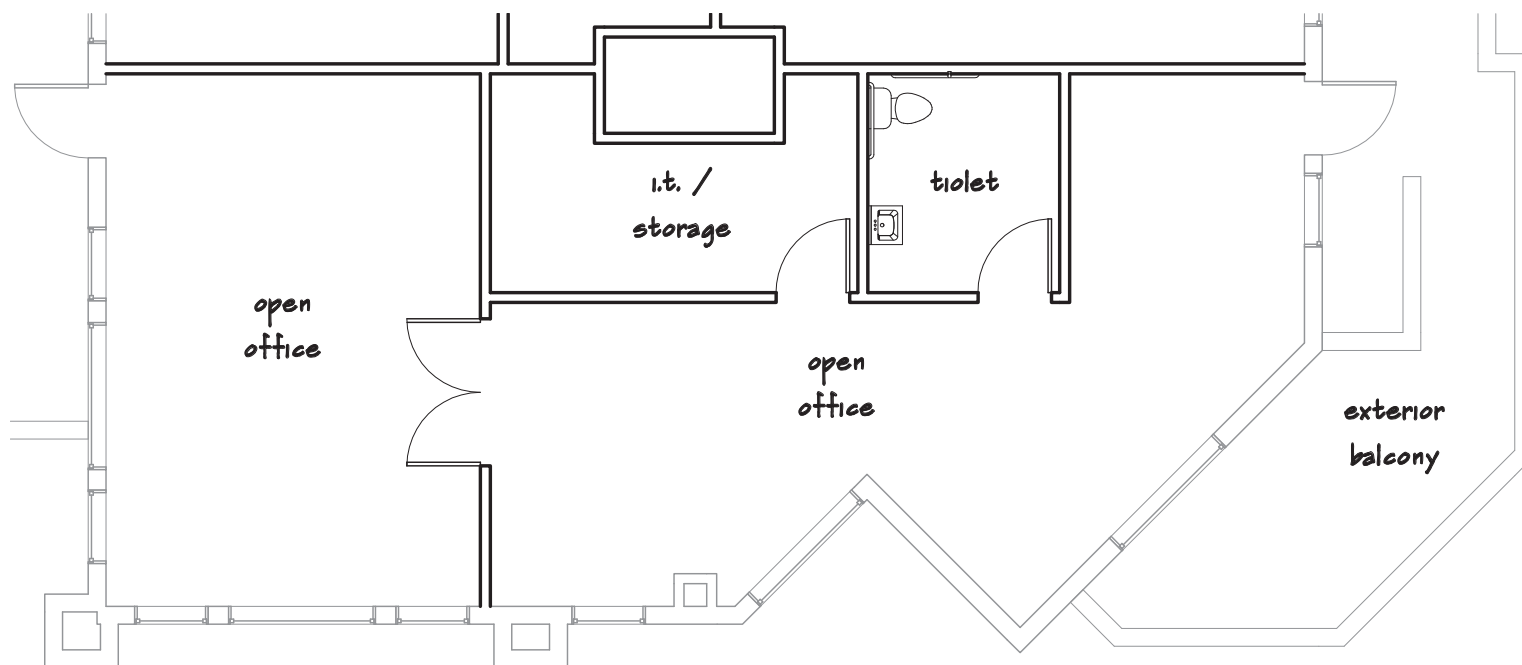
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2911 NORTH TENAYA WAY | SUITE 200 | ±929 SF

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NORTHWEST MEDICAL CENTER



2931 NORTH TENAYA WAY | SUITE 101 | ±2,778 SF

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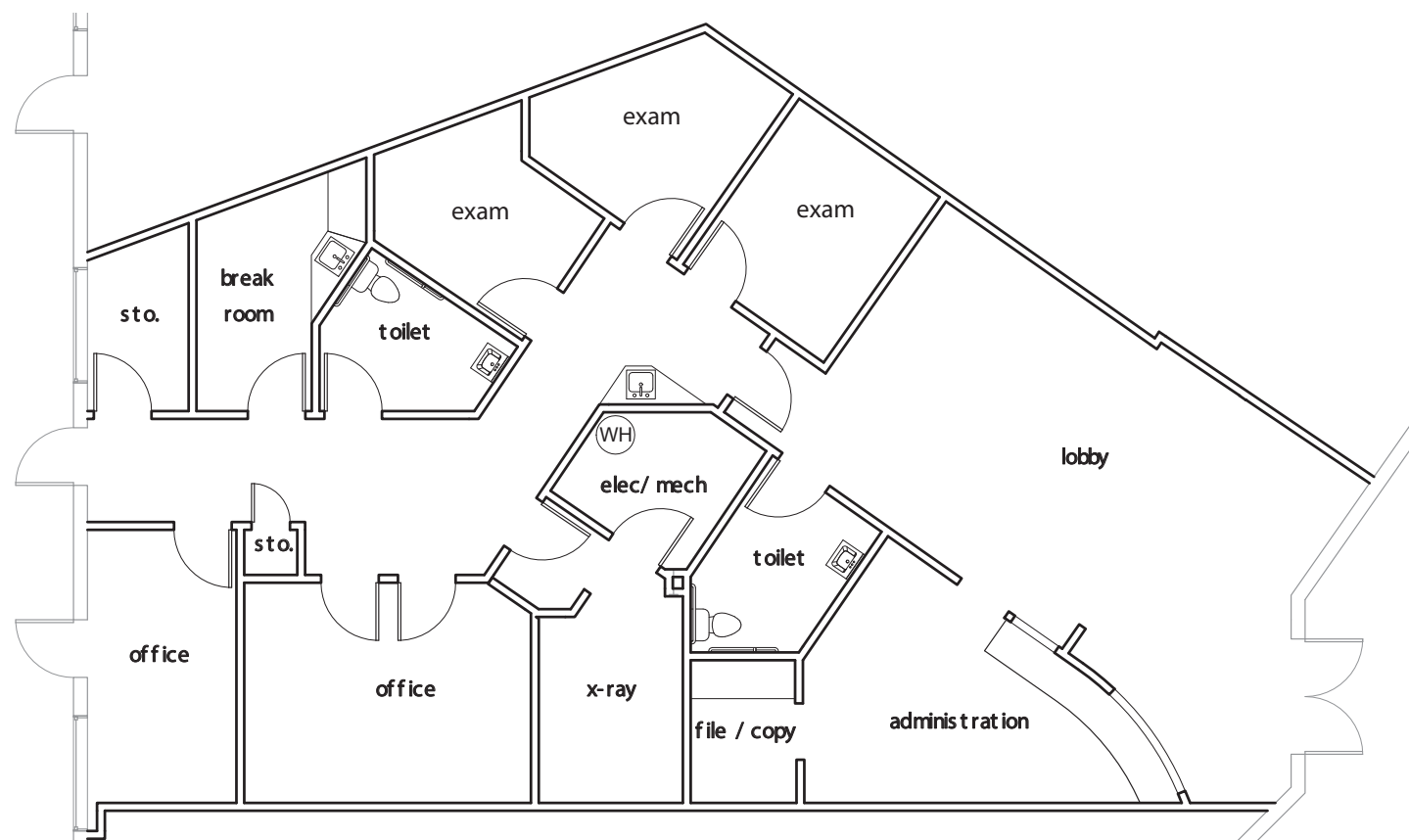
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NORTHWEST MEDICAL CENTER



2931 NORTH TENAYA WAY | SUITE 202 | ±2,038 SF

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