

**NEW
OWNERSHIP
NEW
MANAGEMENT**

FOR LEASE

TURN-KEY MEDICAL & OFFICE SUITES

2901 - 2931 N. TENAYA WAY
LAS VEGAS, NV



NORTHWEST MEDICAL PLAZA



CORNERSTONE
COMMERCIAL REAL ESTATE SERVICES

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential. It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.

PROPERTY DESCRIPTION

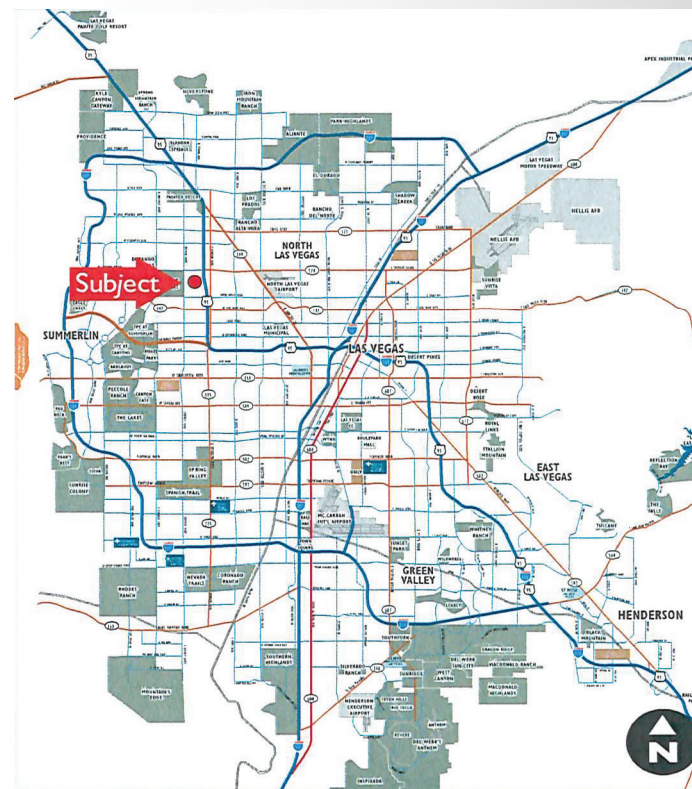
The Northwest Medical Plaza is one of the most desired locations in the Northwest Las Vegas submarket, strategically located within the heart of the City of Las Vegas Northwest Medical Corridor, with convenient access to I-95, and major arterials of Tenaya Way and Cheyenne Avenue. The property was constructed in 1997 and consists of four multi-tenant buildings totaling 58,142 square feet of 2nd generation, 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 provide a unique opportunity for healthcare clinics & related users, healthcare administrative offices, and medical billing offices, in addition to general office users.



Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential. It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.

PROPERTY FEATURES

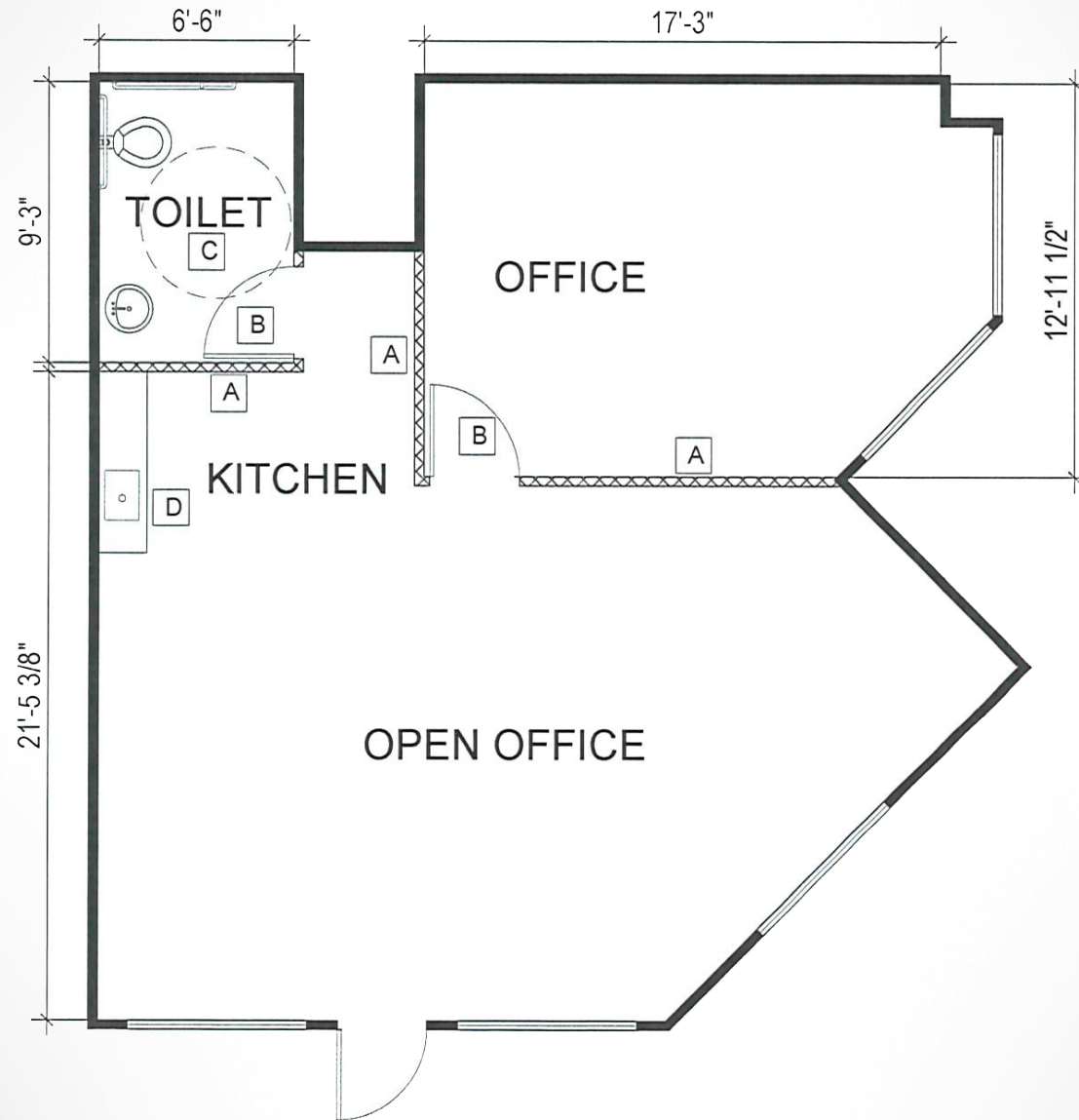
- Located in the heart of the City of Las Vegas Northwest Medical Corridor, directly adjacent to Mountain View Hospital.
- Ideal for medical users and office users requiring immediate freeway access.
- Strong Demographics and area growth.
- Suite sizes from 2,576 to 6,541 SF of contiguous space available.
- Ample parking, including covered parking available.
- Aggressive ownership offering generous tenant improvement allowances and rent concessions



AVAILABLE UNITS	RENT	SQ. FT.	LEASE TERMS
Tenaya Way 2911-215	1.35	894	60 Negotiable
Tenaya Way 2931-101	1.35	2,778	60 Negotiable

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential. It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.

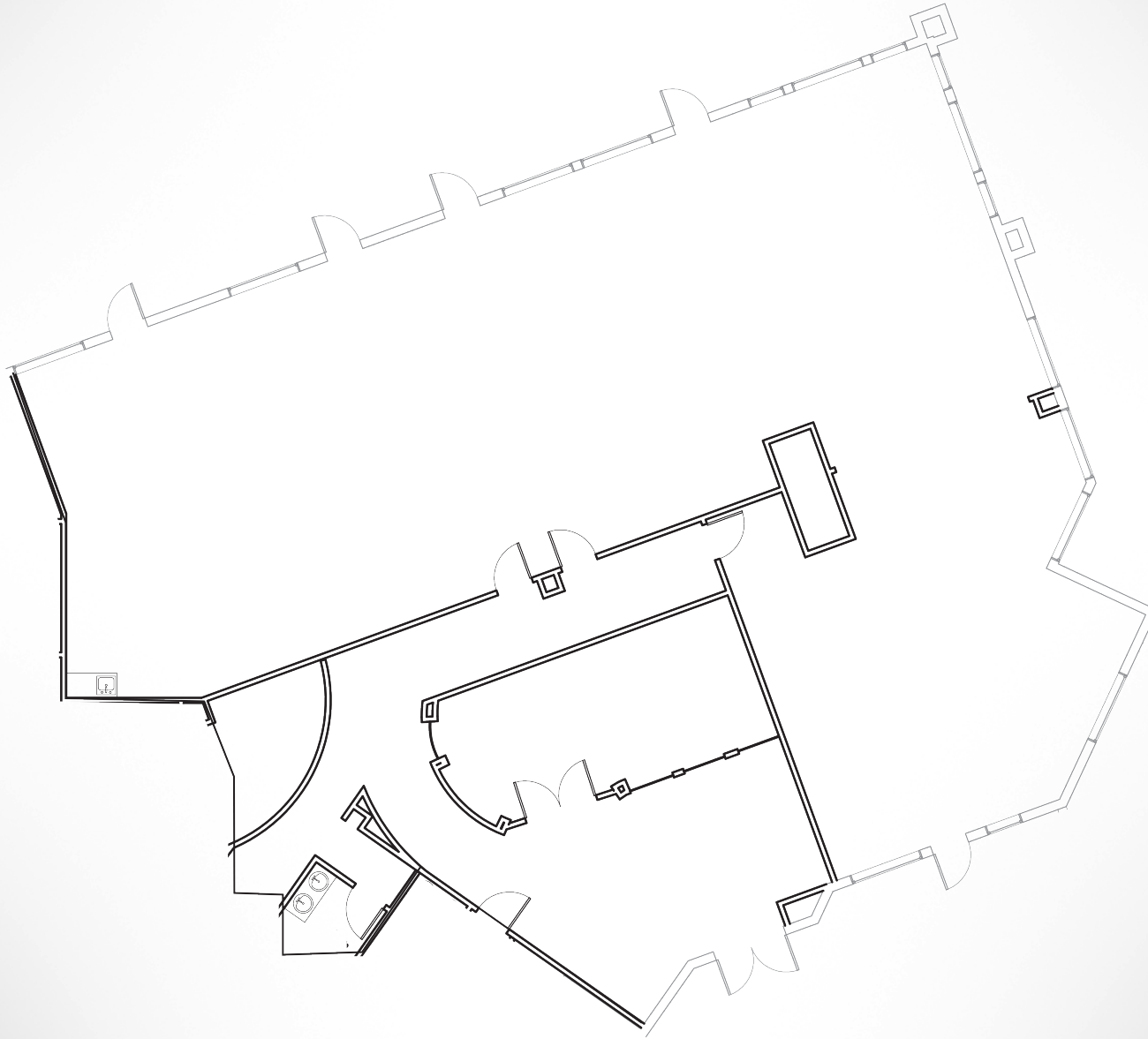
PROPOSED SITE PLAN



Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential.

It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.

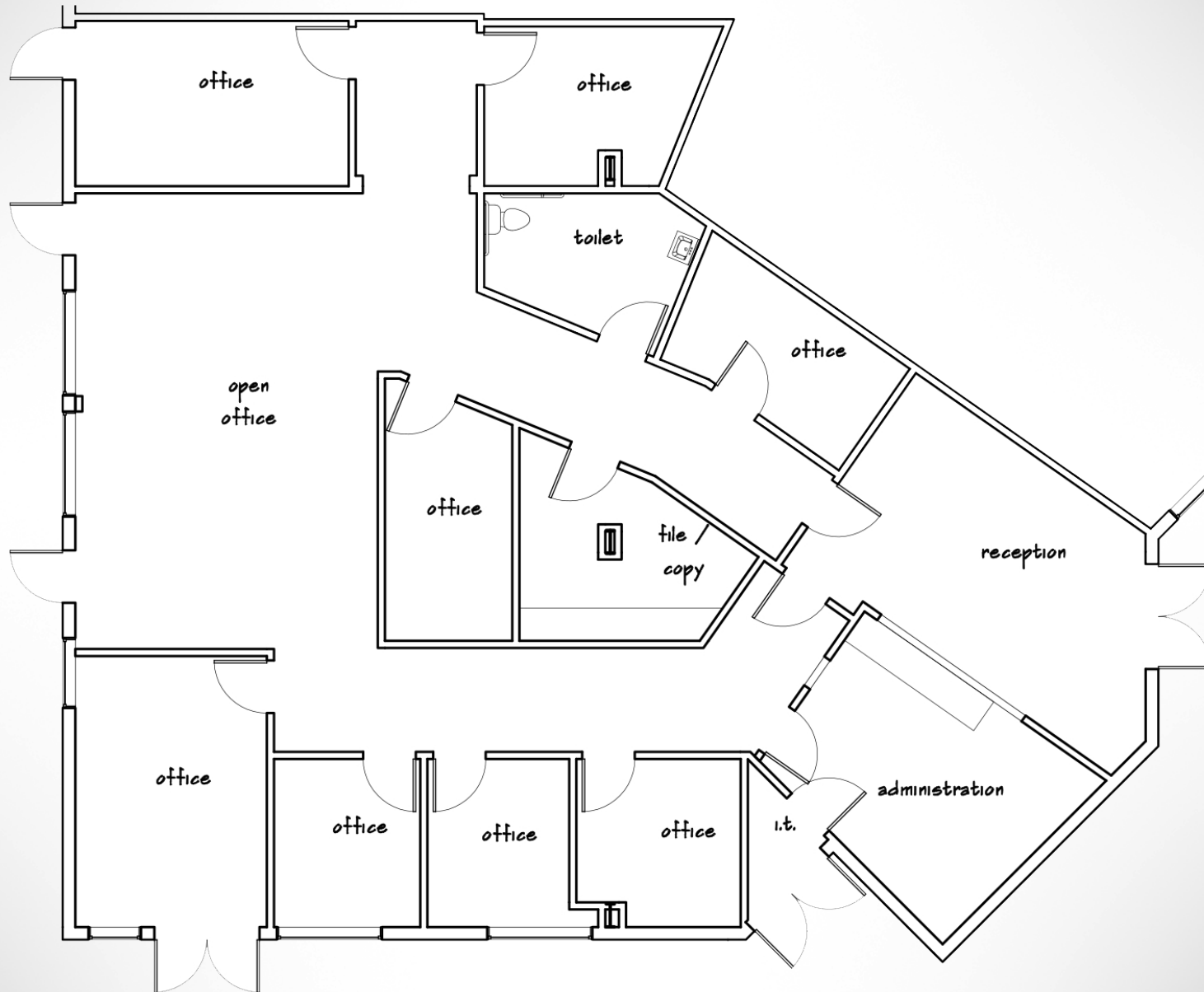
FLOOR PLAN - 2911 TENAYA WAY, STE 205



Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential.

It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.

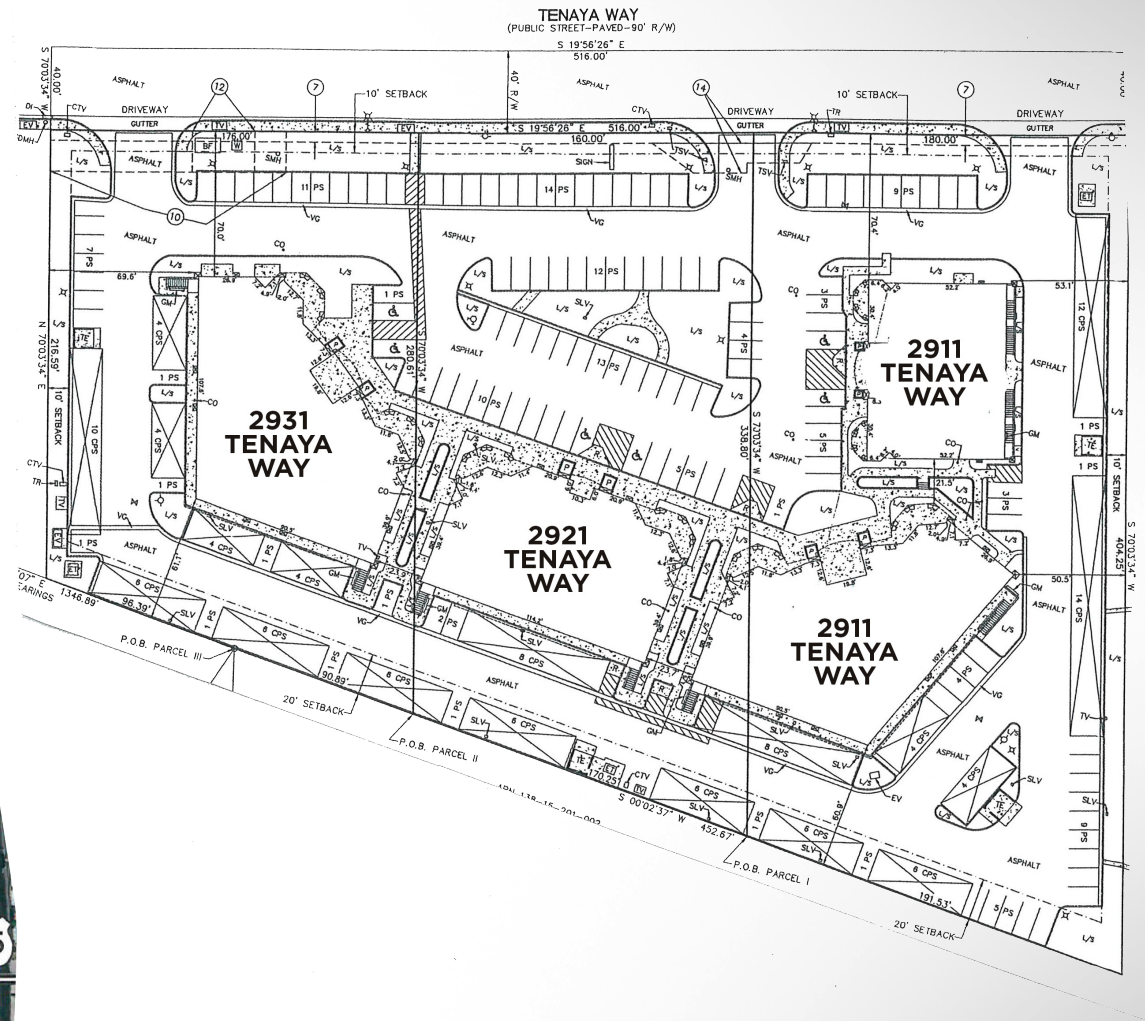
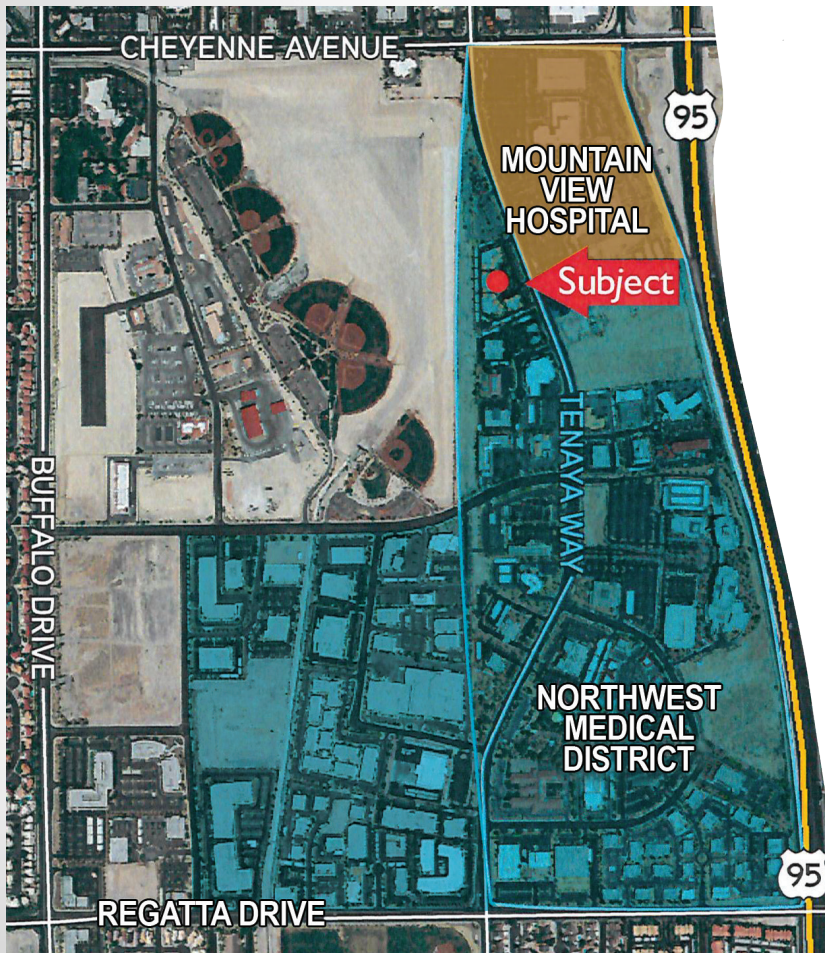
FLOOR PLAN - 2931 TENAYA WAY, STE 101



Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential.

It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.

AERIAL + SITE PLAN



Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential.

It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.



CORNERSTONE

COMMERCIAL REAL ESTATE SERVICES

Bruce S. Follmer

Vice President – Healthcare Properties

Lic.# BS.0018023

820 Rancho Lane, Suite 85, Las Vegas, NV 89106

P: 702-383-3033 | F: 702-383-8576

www.cornerstonecre.com

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential. It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.