

**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

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PROPERTY DESCRIPTION

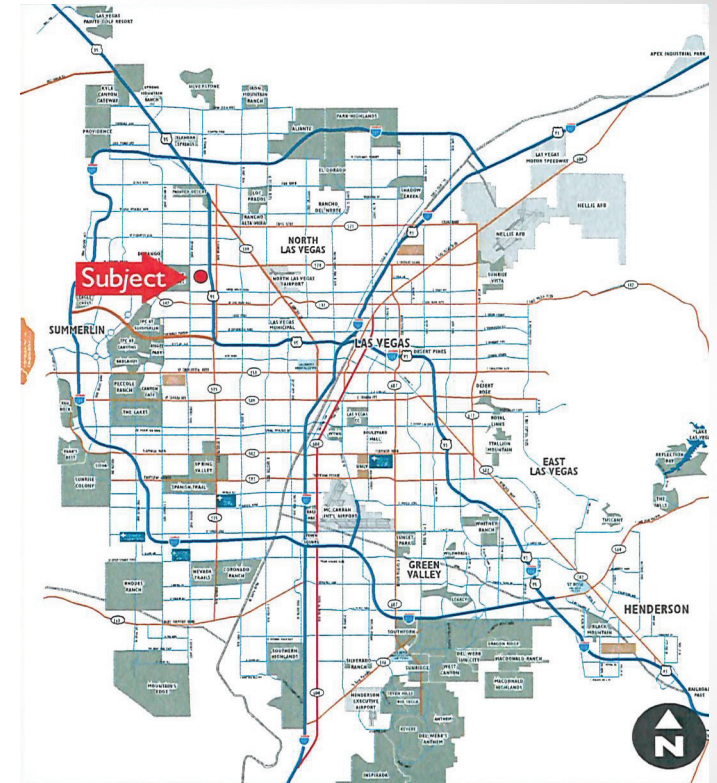
The Northwest Medical Plaza is one of the most desired locations in the Northwest Las Vegas submarket, strategically located within the heart of the City of Las Vegas Northwest Medical Corridor, with convenient access to I-95, and major arterials of Tenaya Way and Cheyenne Avenue. The property was constructed 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.



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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.
- Turn-key medical office space available November 1, 2019.
- Ample parking, including covered parking available.
- Aggressive ownership offering generous tenant improvement allowances and rent concessions



AVAILABLE UNITS

Tenaya Way 2911-104

RENT

1.35NNN

SQ. FT.

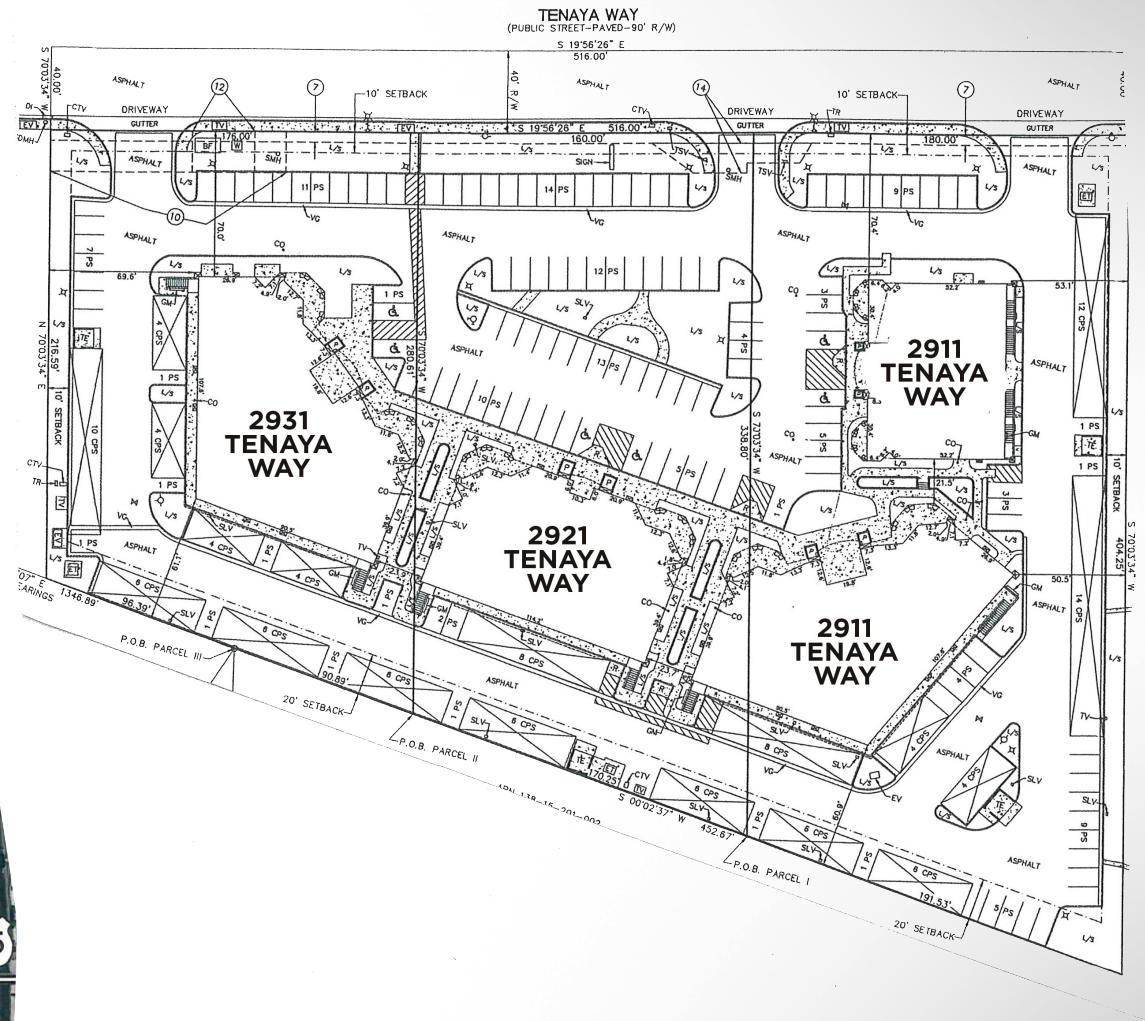
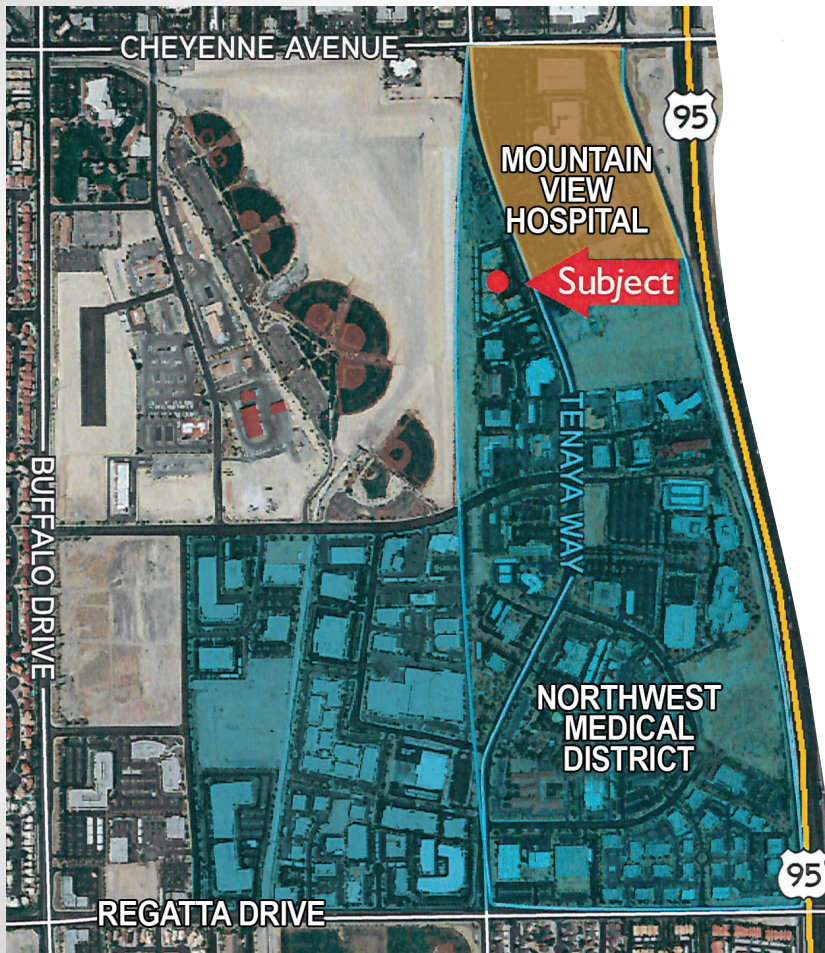
2,677

LEASE TERMS

60

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AERIAL + SITE PLAN



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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

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