

FOR LEASE

MOUNTAIN VIEW PROFESSIONAL PARK



7170 SMOKE RANCH ROAD
LAS VEGAS, NV 89128

FEATURES

- 1,375 SF Medical, General Office
 - \$1.00 SF NNN with \$12.00 SF Tenant Improvement Allowance
- CAM \$0.35 SF
- 5:1 Parking Ratio, Providing Overflow Parking Nearby
- Direct Access from Smoke Ranch
- Located within a Successful Medical Park
- Close to Mountain View Hospital & Tenaya Way's "Medical Mile"
- Easy Access to US-95 & Summerlin Pkwy
- **4% Commission to Procuring Broker**



Exclusively Marketed By:

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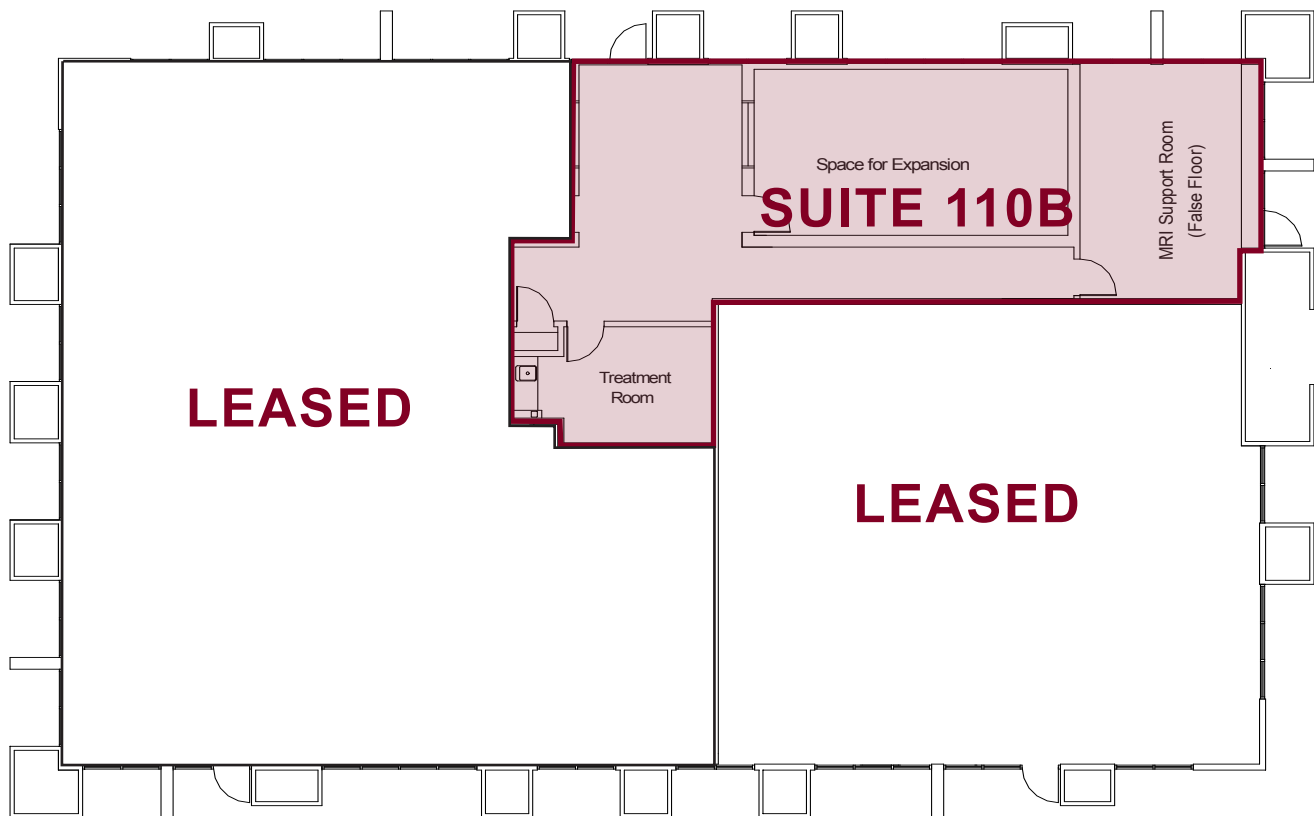
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Lee & Associates[®]
COMMERCIAL REAL ESTATE SERVICES

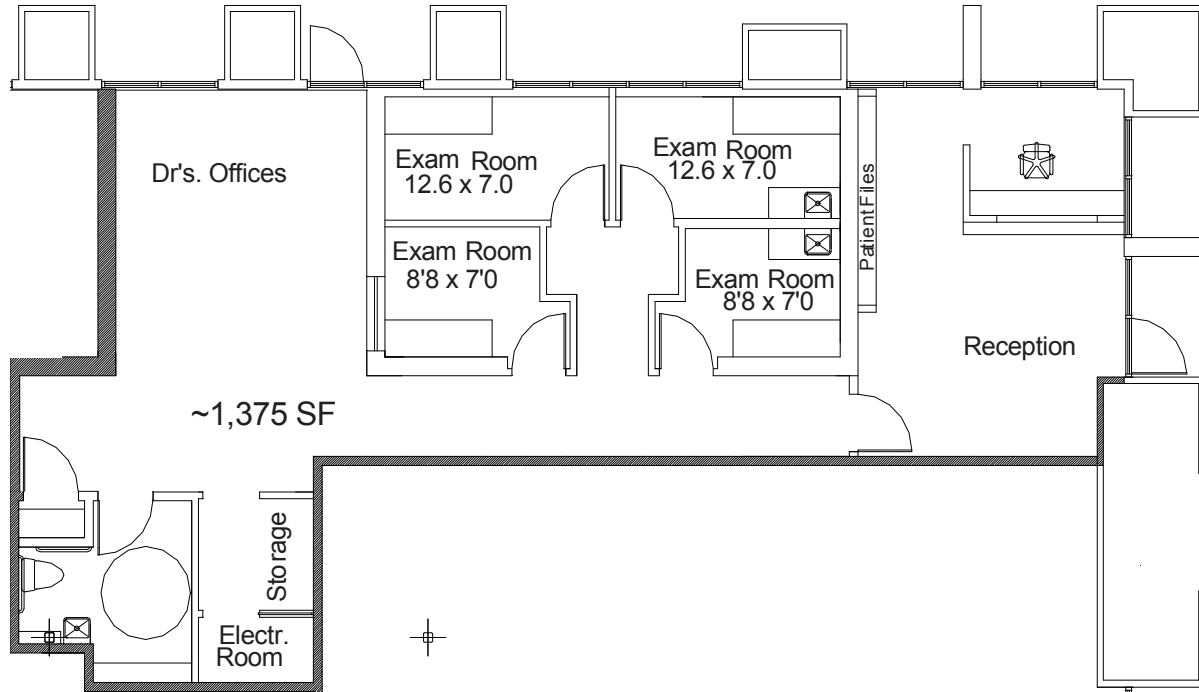
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

EXISTING IMPROVEMENT | SUITE 110B - 1,375 SF



POTENTIAL LAYOUT I | 1,375 SF



POTENTIAL LAYOUT II | 1,375 SF

