

PECOS SPRINGS BUSINESS PARK



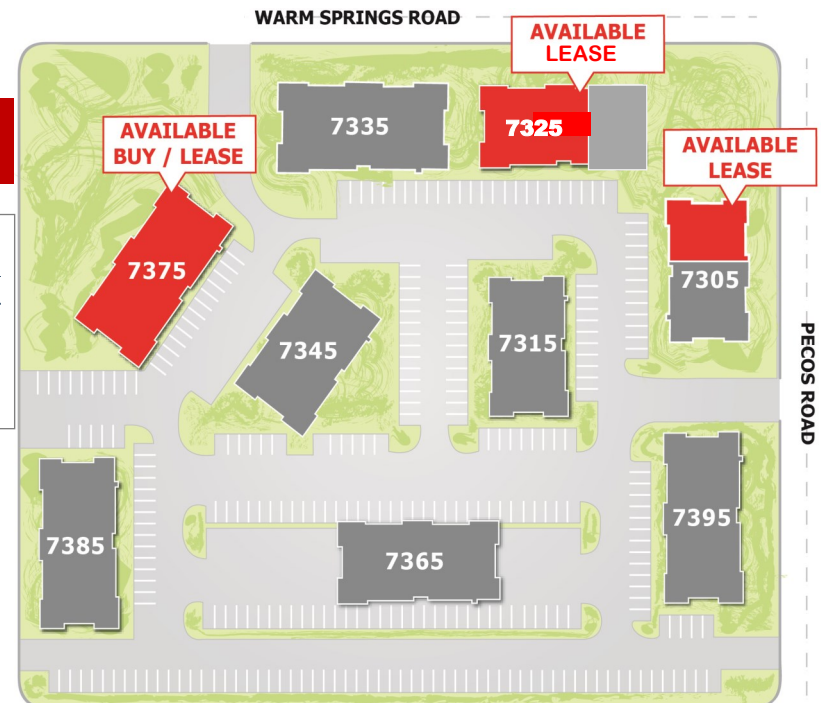
Office/Medical Grey Shell Buildings For Sale or Lease

Property Details

Location:	7315 -7395 S. Pecos Road. Las Vegas, NV (Corner of Pecos & Warm Springs)
Size Range:	From +/- 1,000 - 7,894 SF
Lease Rate:	From \$1.25
Sale Price:	+/- 7,894 SF From \$1,263,040
TI Allowance:	\$50 Per SF
CAM Charge:	\$0.30 +/- Per SF Per Month

BUILD - TO - SUIT, BUY OR LEASE

These brand new single-story professional/medical buildings offer high-visibility frontage on Warm Springs and Pecos Roads. The available space consists of +/- 8,000 divisible square feet of grey shell space. The completed property will consist of nine free-standing office/medical buildings with abundant parking. The location is excellent, providing convenient access to the I-215 Beltway, I-15, and McCarran Airport. As a well-established area, the restaurants and business amenities are within driving and walking distance. The Park will feature two monument signs as well as building signage.



FIRST FEDERAL REALTY

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