

**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.

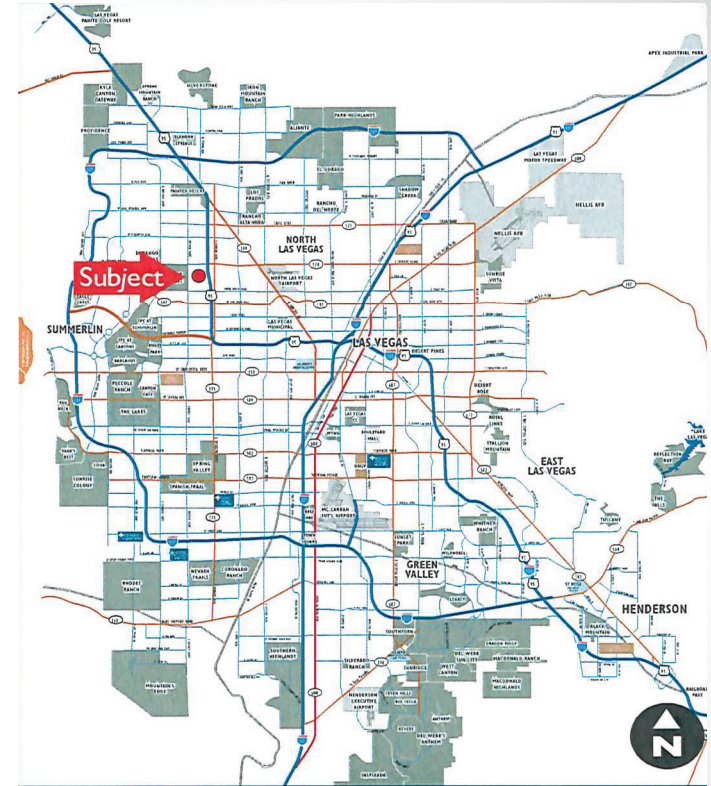


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PROPERTY FEATURES

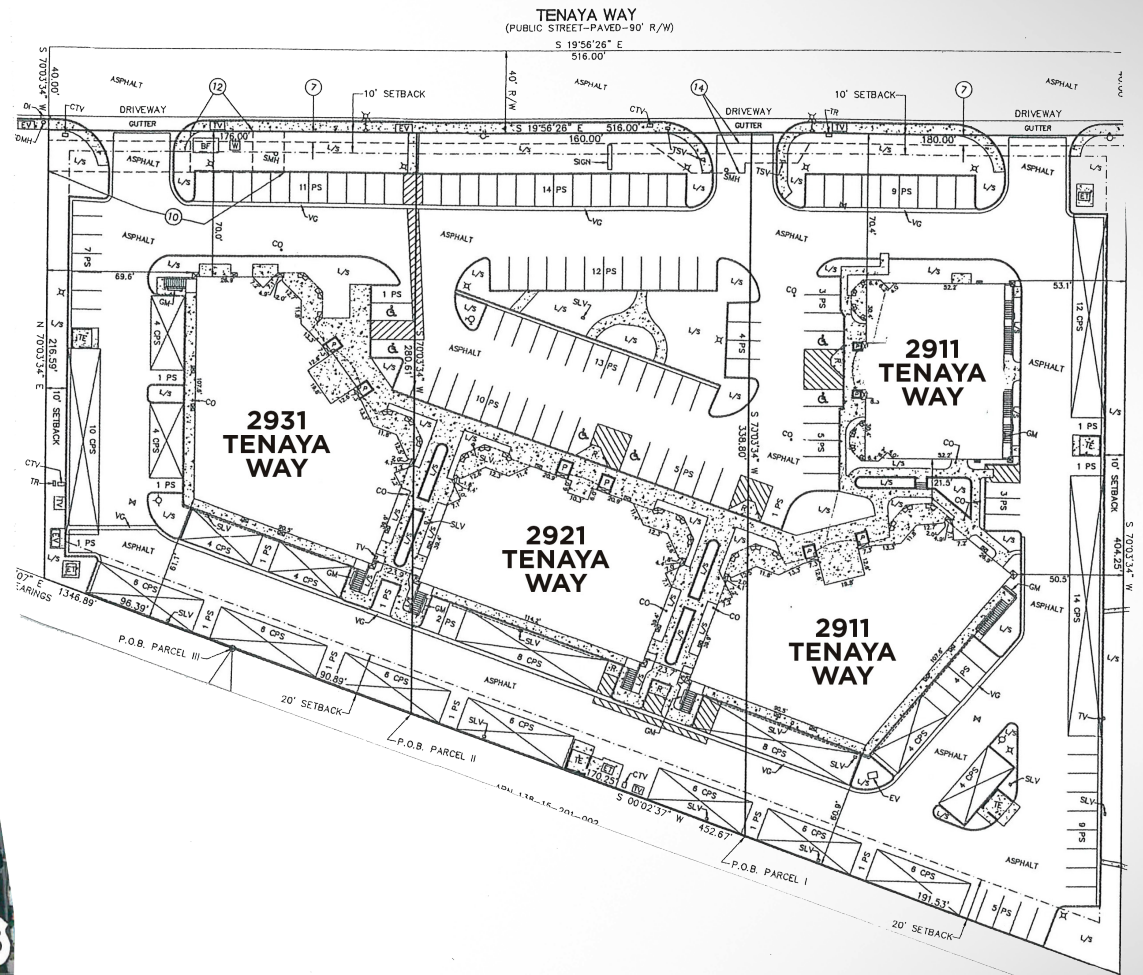
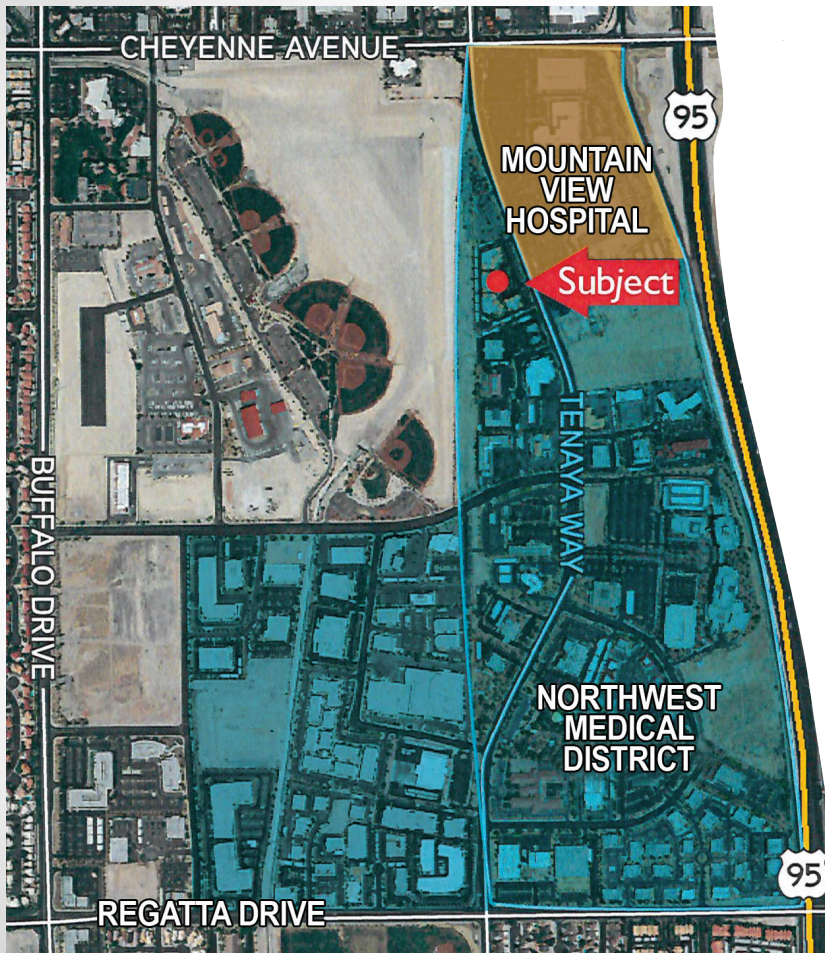
- Located in the heart of the City of Las Vegas Northwest Medical Corridor, directly adjacent to Mountain View Hospital.
- Ideal for medical users and office users requiring immediate freeway access.
- Strong Demographics and area growth.
- Suite sizes from 2,576 to 6,541 SF of contiguous space available.
- 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 2911-205A	1.35	3,637	60 Negotiable
Tenaya Way 2931-101	1.35	2,778	60 Negotiable

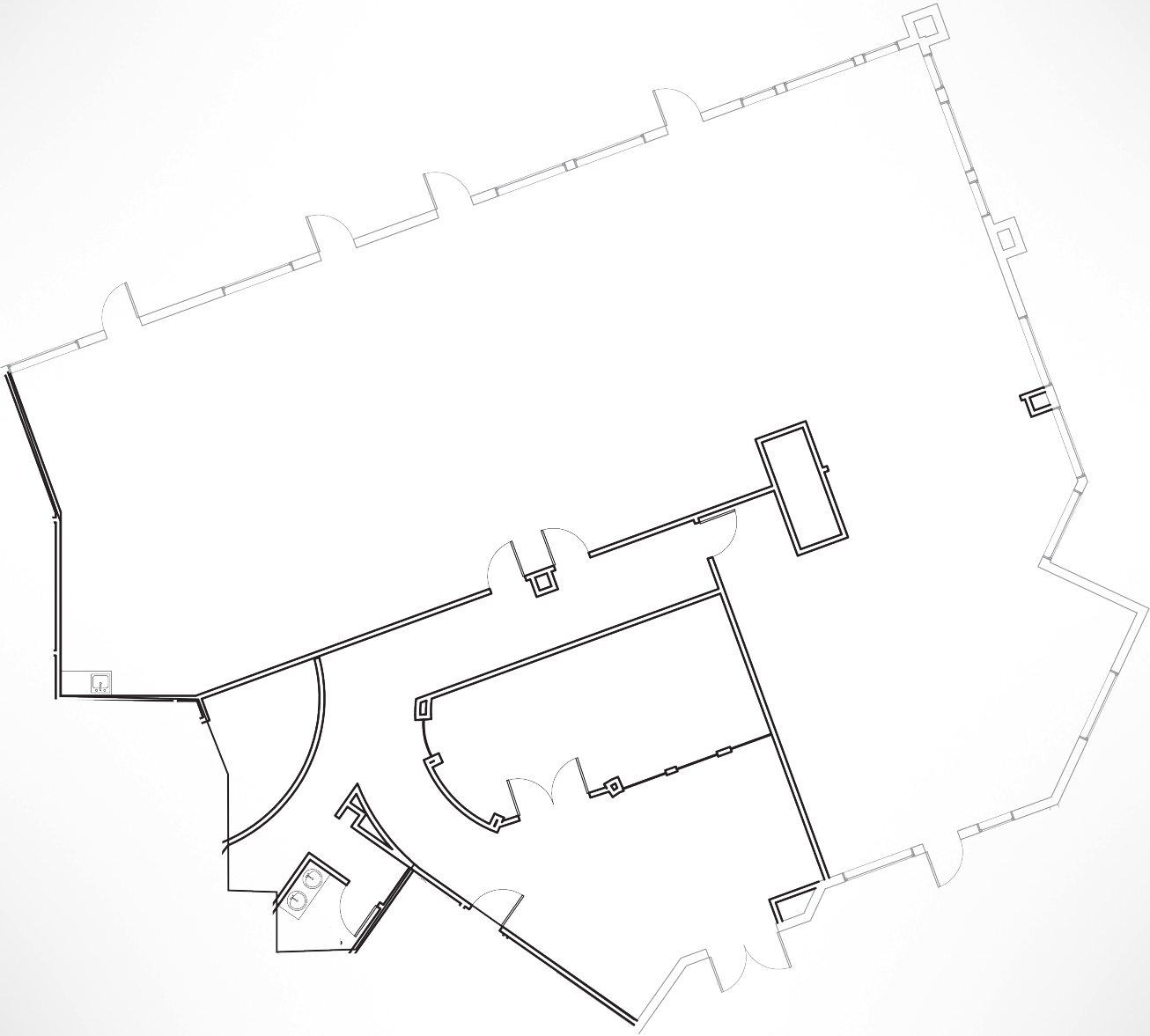
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AERIAL + SITE PLAN



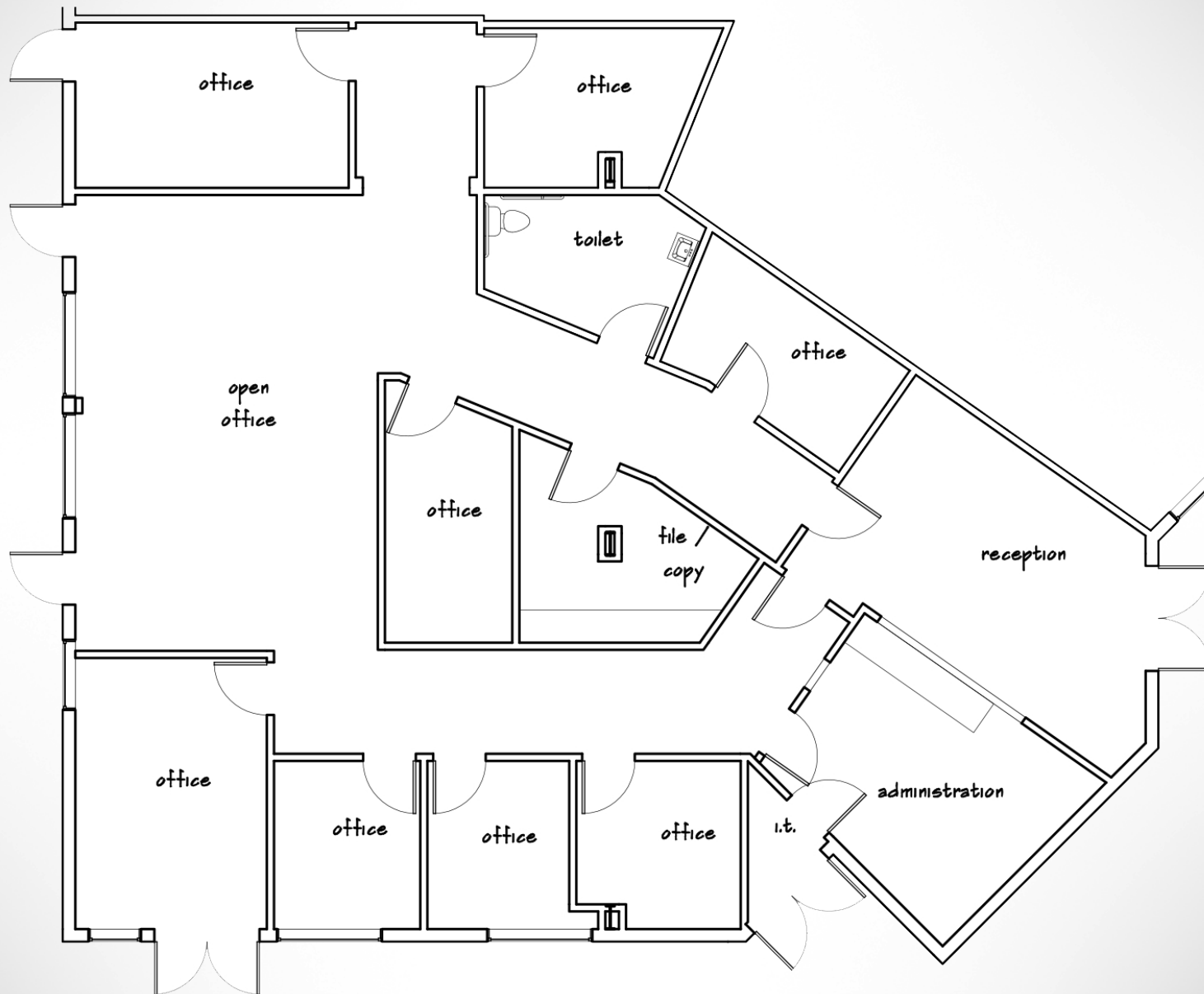
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FLOOR PLAN - 2911 TENAYA WAY, STE 205



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FLOOR PLAN - 2931 TENAYA WAY, STE 101



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