



**PROPERTY HIGHLIGHTS**

- ±5,319 SF Suite Available
- Lease Rate: \$1.30 psf NNN
- Reception Area, Conference Room, 13 Private Offices, Break Room, Work Room and 2 ADA Restrooms
- Reserved Covered Parking Included
- Elevator / ADA Access
- Generous Tenant Improvement Allowance (for qualified tenants)
- Medical or Professional Uses Welcome
- Located at Fort Apache and West Sunset
- Next to Southern Hills Hospital
- Southwest part of Las Vegas
- Built 2006
- 4/1000 Parking Ratio

Partnership. Performance.

AVISON YOUNG  
10845 Griffith Peak Drive, Suite 100  
Las Vegas, NV 89135  
O 702.472.7979 F 702.475.7545



**BEN MILLIS**  **SIOR**  
Principal  
702.637.7671  
ben.millis@avisonyoung.com  
License #: BS.0001152.LLC

Owner / Licensee

9340  
West Martin Avenue  
Las Vegas, NV 89148

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# Las Vegas Map & Photos



Side View



Rear View & Covered Parking



Lobby



Conference Room

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Platinum member

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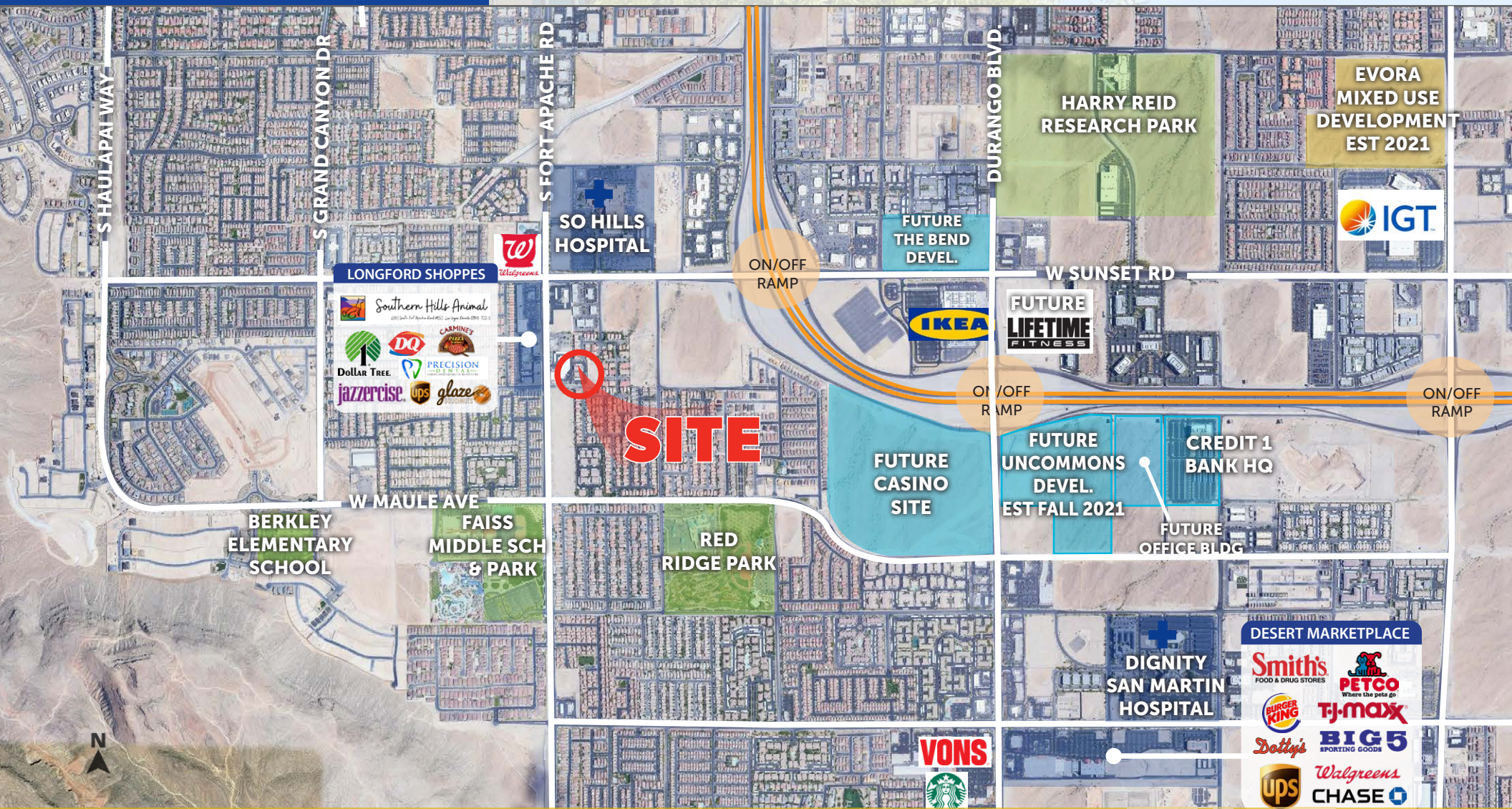
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# Map with Neighboring Amenities



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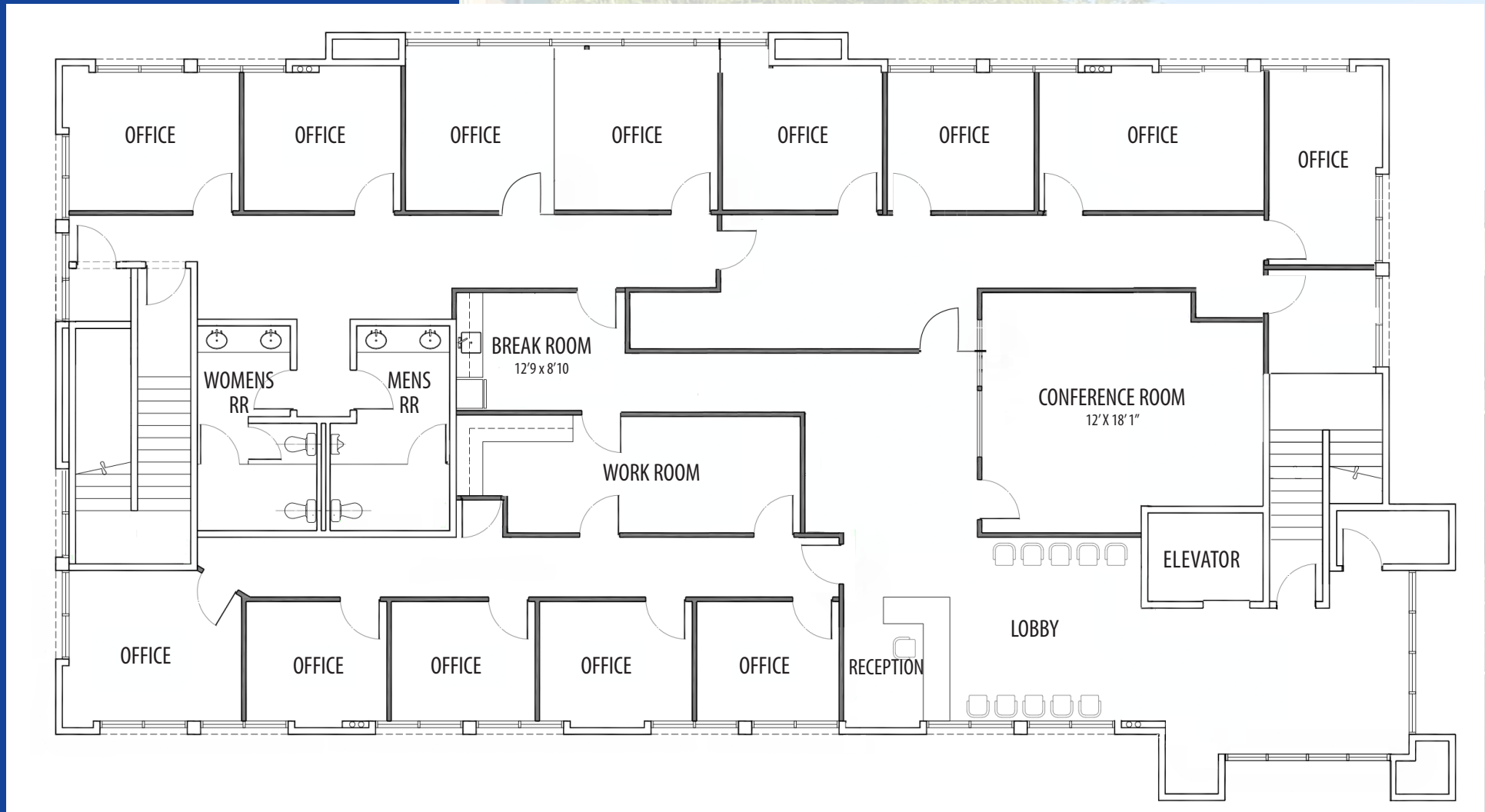
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