





Location: **South Las Vegas Cluster**
South Las Vegas Submarket
Clark County
Las Vegas, NV 89123

Building Type: **Class B Office/Medical**

Status: **Built 2006**

Stories: **1**

RBA: **3,400 SF**

Typical Floor: **3,400 SF**

Total Avail: **3,400 SF**

% Leased: **0%**

Landlord Rep: **Barton Associates**

Developer: **Ark Construction**

Management: **-**

Recorded Owner: **Barton Associates**

Expenses: **2017 Tax @ \$0.77/sf**

Parcel Number: **177-14-618-004**

Parking: **14 free Covered Spaces are available; 10 free Surface Spaces are available; Ratio of 2.94/1,000 SF**

Amenities: **24 Hour Availability, Bus Line**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st	1,700 - 3,400	3,400	3,400	\$1.55/mg	Vacant	3-5 yrs	New
<i>Barton Associates / Morey Kaveh (702) 367-6090</i>							



Location: **NWC Eastern & Wigwam
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Las Vegas, NV 89123**

Building Type: **Class B Office/Office/Residential**

Status: **Built 2001**

Stories: **2**

RBA: **30,150 SF**

Typical Floor: **16,331 SF**

Total Avail: **9,768 SF**

% Leased: **67.6%**

Landlord Rep: **Avison Young**

Developer: **-**

Management: **Gatski Commercial**

Recorded Owner: **Lancaster Highlands LLC**

Expenses: **2012 Tax @ \$0.96/sf**

Parcel Number: **177-14-602-015, 177-14-602-016**

Parking: **24 free Covered Spaces are available; 64 free Surface Spaces are available; Ratio of 2.49/1,000 SF**

Amenities: **24 Hour Availability, Banking, Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 102 <i>Avison Young / Barton Hyde (702) 475-7546 / Scott Donaghe (702) 637-7741</i>	6,602	6,602	6,602	\$1.75/nnn	Vacant	Negotiable	Direct
3,166 SF office medical space.							
P 2nd / Suite 204 <i>Avison Young / Barton Hyde (702) 475-7546 / Scott Donaghe (702) 637-7741</i>	3,166	3,166	3,166	\$1.50/nnn	Vacant	Negotiable	Direct
3,166 SF office medical space.							

10001 S Eastern Ave - Del E. Webb Medical Plaza



Location: **Del E. Webb Medical Plaza**
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built 2001**

Stories: **4**

RBA: **88,109 SF**

Typical Floor: **22,027 SF**

Total Avail: **12,585 SF**

% Leased: **91.5%**

Landlord Rep: **PMB Real Estate Services**

Developer: **-**

Management: **Pmb Real Estate Service LLC**

Recorded Owner: **Strose Dominican Hospital**

Expenses: **2017 Tax @ \$1.68/sf; 2010 Ops @ \$8.77/sf**

Parcel Number: **177-25-302-009**

Parking: **298 free Surface Spaces are available; 50 free Covered Spaces are available; Ratio of 3.95/1,000 SF**

Amenities: **24 Hour Availability, Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 1	5,134	5,134	5,134	Withheld	30 Days	Thru Jun 2020	Sublet
<i>Sansone Development / Devon Sansone (702) 914-9500</i>							
Turn-Key Medical corner office demisable							
P 2nd / Suite 208	1,361	1,361	1,361	\$1.80/nnn	Vacant	Negotiable	Direct
<i>PMB Real Estate Services / Trey Trask (858) 794-1900 / Lynn Lantgen (858) 704-7349</i>							
2nd generation Medical space. Great "on campus" medical office building with high end finishes in most of the suites.							
P 3rd / Suite 301	2,941	2,941	2,941	\$1.80/nnn	Vacant	Negotiable	Direct
<i>PMB Real Estate Services / Trey Trask (858) 794-1900 / Lynn Lantgen (858) 704-7349</i>							
2nd generation Medical space. Great "on campus" medical office building with high end finishes in most of the suites.							
P 4th / Suite 403	3,149	3,149	3,149	\$1.80/nnn	Vacant	Negotiable	Direct
<i>PMB Real Estate Services / Trey Trask (858) 794-1900 / Lynn Lantgen (858) 704-7349</i>							



Location: **South Las Vegas Cluster**
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built 2004**

Stories: **2**

RBA: **13,668 SF**

Typical Floor: **6,900 SF**

Total Avail: **1,927 SF**

% Leased: **100%**

Landlord Rep: **Sansone Development**

Developer: **Sansone Development**

Management: **-**

Recorded Owner: **Marlin Llc**

Expenses: **2012 Tax @ \$0.86/sf; 2011 Ops @ \$2.88/sf**

Parcel Number: **177-36-704-009**

Parking: **34 free Surface Spaces are available; 17 Covered Spaces are available; Ratio of 3.73/1,000 SF**

Amenities: **24 Hour Availability, Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 110	1,927	1,927	1,927	\$1.45-\$1.55/nnn	30 Days	2 yrs	Direct
<i>Sansone Development / Devon Sansone (702) 914-9500</i>							

100 N Green Valley Pky - Parkway Medical Plaza



Location: **Parkway Medical Plaza**
N Green Valley Pky
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89074

Building Type: **Class A Office/Medical**

Status: **Built 1997**

Stories: **3**

RBA: **81,426 SF**

Typical Floor: **27,142 SF**

Total Avail: **4,841 SF**

% Leased: **94.1%**

Landlord Rep: **Odyssey Real Estate Capital**

Developer: **American Nevada Company**

Management: -

Recorded Owner: **Parkway Medical LLC**

Expenses: **2017 Tax @ \$1.72/sf; 2007 Combined Est Tax/Ops @ \$11.41/sf**

Parcel Number: **178-19-512-008**

Parking: **36 free Covered Spaces are available; 317 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **24 Hour Availability, Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 2nd / Suite 215	3,257	3,257	3,257	\$2.15/nnn	Vacant	5 yrs	Direct
<i>Odyssey Real Estate Capital / Dave Sundaram (702) 644-5800</i>							
Please see link: http://www.youtube.com/watch?v=UqgvDeFHibg&feature=youtu.be							
P 2nd / Suite 225	1,584	1,584	1,584	\$2.15/nnn	Vacant	5 yrs	Direct
<i>Odyssey Real Estate Capital / Dave Sundaram (702) 644-5800</i>							
Please see link: http://www.youtube.com/watch?v=UqgvDeFHibg&feature=youtu.be							



Location: **South Las Vegas Cluster**
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built Aug 2011**

Stories: **1**

RBA: **6,222 SF**

Typical Floor: **6,222 SF**

Total Avail: **1,500 SF**

% Leased: **75.9%**

Landlord Rep: **First Federal Realty DeSimone**

Developer: **First Federal Realty DeSimone**

Management: **-**

Recorded Owner: **Horizon Ridge Professional Park LP**

Expenses: **2017 Tax @ \$1.21/sf**

Parcel Number: **178-30-222-011**

Parking: **15 free Surface Spaces are available; 8 free Covered Spaces are available; Ratio of 3.70/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite Suite 100	1,500	1,500	1,500	\$1.50/nnn	Vacant	1 yr	Direct

Realty Specialists / Mike Gutierrez (702) 768-3882

Built out medical offices with sinks in each exam room. This beautiful medical office has Horizon Ridge Parkway frontage so your client's business name can be seen by 27,000 cars per day. The suite has a large reception area, sinks in every exam room, tile throughout, baseboards His and Hers restrooms and an oversized break room. The suite is vacant, turnkey and ready for move in. The area is surrounded by office parks and commercial shopping.



Location: **Horizon Ridge Medical Center
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052**

Building Type: **Class B Office/Medical**

Status: **Built 2001**

Stories: **2**

RBA: **27,560 SF**

Typical Floor: **15,659 SF**

Total Avail: **1,079 SF**

% Leased: **100%**

Landlord Rep: **MDL Group**

Developer: **-**

Management: **Dr Dhaval Shah MD**

Recorded Owner: **Dr Dhaval Shah MD**

Expenses: **2012 Tax @ \$1.27/sf; 2014 Ops @ \$3.96/sf**

Parcel Number: **177-25-702-024**

Parking: **132 free Surface Spaces are available; 14 free Covered Spaces are available; Ratio of 5.29/1,000 SF**

Amenities: **Atrium, Bus Line**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 204	665	665	665	\$2.00/nnn	30 Days	Negotiable	Direct
<i>MDL Group / Jerry Hagfeldt (702) 388-1800 x260</i> • ±29,220 SF Multi-tenant medical office building situated on 2.22 Acres • Executive suites available: Suite 201 A: ±161 SF Suite 201 G: ±253 SF • Lease rate: \$2.00 NNN • CAM's: \$0.39 SF/M • Beautiful, well appointment building • The building offers second generation executive suites in an upscale building • Zoning: Professional & Business Services • Horizon Ridge Parkway frontage • Close proximity to retail and restaurant amenities • Easy access to I-215 via Eastern Avenue • Close proximity to St. Rose Sienna Hospital							
P 2nd / Suite 201-A	161	161	161	\$2.00/nnn	30 Days	Negotiable	Direct
<i>MDL Group / Jerry Hagfeldt (702) 388-1800 x260</i> • ±29,220 SF Multi-tenant medical office building situated on 2.22 Acres • Executive suites available: Suite 201 A: ±161 SF Suite 201 G: ±253 SF • Lease rate: \$2.00 NNN • CAM's: \$0.39 SF/M • Beautiful, well appointment building • The building offers second generation executive suites in an upscale building • Zoning: Professional & Business Services • Horizon Ridge Parkway frontage • Close proximity to retail and restaurant amenities • Easy access to I-215 via Eastern Avenue • Close proximity to St. Rose Sienna Hospital							

2610 W Horizon Ridge Pky - Horizon Ridge Medical Center(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 2nd / Suite 201-G	253	253	253	\$2.00/nnn	30 Days	Negotiable	Direct

MDL Group / Jerry Hagfeldt (702) 388-1800 x260

• ±29,220 SF Multi-tenant medical office building situated on 2.22 Acres • Executive suites available: Suite 201 A: ±161 SF Suite 201 G: ±253 SF • Lease rate: \$2.00 NNN • CAM's: \$0.39 SF/M • Beautiful, well appointment building • The building offers second generation executive suites in an upscale building • Zoning: Professional & Business Services • Horizon Ridge Parkway frontage • Close proximity to retail and restaurant amenities • Easy access to I-215 via Eastern Avenue • Close proximity to St. Rose Sienna Hospital



Location: **2780 W Horizon Ridge Parkway**
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built 2003**

Stories: **1**

RBA: **8,000 SF**

Typical Floor: **8,000 SF**

Total Avail: **2,242 SF**

% Leased: **72.0%**

Landlord Rep: **REMAX Advantage**

Developer: **-**

Management: **REMAX Advantage**

Recorded Owner: **Horizon Coronado L L C**

Expenses: **2012 Tax @ \$2.63/sf**

Parcel Number: **177-25-811-004**

Parking: **84 free Surface Spaces are available; 10 free Covered Spaces are available; Ratio of 6.28/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 40	2,242	2,242	2,242	\$1.30-\$1.40/nnn	Vacant	Negotiable	Direct

Cushman & Wakefield / Alicia Nelson (702) 796-7900

Suite 40 features a large reception/waiting area with restroom, 5 private offices, 1 large executive office/conference room, break room, copy area with cabinets and sink, private staff restroom and large open area.

2821 W Horizon Ridge Pky - Coronado Point



Location: **Coronado Point**
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built 2004**

Stories: **2**

RBA: **27,874 SF**

Typical Floor: **13,937 SF**

Total Avail: **5,632 SF**

% Leased: **85.2%**

Landlord Rep: **Avison Young**

Developer: **-**

Management: **Del Mar Partnerships**

Recorded Owner: **Dm Horizon Ridge Llc**

Expenses: **2017 Tax @ \$1.19/sf, 2012 Est Tax @ \$0.36/sf; 2011 Ops @ \$3.60/sf, 2012 Est Ops @ \$3.72/sf**

Parcel Number: **177-36-113-002**

Parking: **98 free Surface Spaces are available; Ratio of 4.41/1,000 SF**

Amenities: **24 Hour Availability, Balcony, Controlled Access, Courtyard, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 130	4,132	4,132	4,132	\$1.50/nnn	Vacant	3-5 yrs	Direct
<i>Avison Young / Barton Hyde (702) 475-7546</i>							



Location: **Bldg-A**
NWC Jeffreys Horizon Ridge
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built 2006**

Stories: **2**

RBA: **23,680 SF**

Typical Floor: **11,840 SF**

Total Avail: **10,650 SF**

% Leased: **55.0%**

Landlord Rep: **BHHS Nevada Properties**

Developer: -

Management: -

Recorded Owner: **R P B S L L C**

Expenses: **2017 Tax @ \$1.32/sf; 2012 Ops @ \$3.72/sf**

Parcel Number: **177-26-815-002**

Parking: **10 free Covered Spaces are available; 84 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **24 Hour Availability, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,500 - 4,259	4,259	4,259	\$1.75-\$2.25/mg	Vacant	5 yrs	Direct
<i>BHHS Nevada Properties / Jack Woodcock (702) 362-8700</i>							
Will be Vanilla shell July 2016. Tenant responsible for Gas + Electric Zoned for any professional use No CAM charge							
P 2nd / Suite 201	1,500 - 4,817	4,817	4,817	\$1.75-\$2.25/mg	Vacant	5 yrs	Direct
<i>BHHS Nevada Properties / Jack Woodcock (702) 362-8700</i>							
Will be Vanilla shell July 2016. Tenant responsible for Gas + Electric Zoned for any professional use No CAM charge							
P 2nd / Suite 210	1,574	1,574	1,574	\$1.75-\$2.25/mg	Vacant	5 yrs	Direct
<i>BHHS Nevada Properties / Jack Woodcock (702) 362-8700</i>							
Will be Vanilla shell July 2016. Tenant responsible for Gas + Electric Zoned for any professional use No CAM charge							



Location: **only 2660 sq ft left/Making Deals**
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built Mar 2009**

Stories: **2**

RBA: **48,407 SF**

Typical Floor: **24,203 SF**

Total Avail: **2,660 SF**

% Leased: **94.5%**

Landlord Rep: **Sandra L Fink & Associates Inc**

Developer: -

Management: -

Recorded Owner: **MD Realty of Henderson LLC**

Expenses: **2012 Tax @ \$1.07/sf; 2010 Ops @ \$3.24/sf**

Parcel Number: **177-26-815-004**

Parking: **80 Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **24 Hour Availability, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 111	2,660	2,660	2,660	\$0.38-\$24.60/nnn	Vacant	5-7 yrs	Direct

Sandra L Fink & Associates Inc / Sandy Fink (702) 376-7344

The property is full medical office building. Come join us. There is a MRI that is within the space and is For Sale, by a third party and that is a separate from leasing the space. We can give the contact information. This is a full imaging center, or we could convert back to a full doctors office as well . Ground floor, main lobby, ready to go! The rate is showing CAM only during the improvement period. Let make a deal before year end.



Location: **South Las Vegas Cluster**
South Las Vegas Submarket
Clark County
Henderson, NV 89074

Building Type: **Class B Office/Medical**

Status: **Built 1995**

Stories: **1**

RBA: **15,290 SF**

Typical Floor: **15,290 SF**

Total Avail: **7,402 SF**

% Leased: **51.6%**

Landlord Rep: **Sansone Development**

Developer: -

Management: -

Recorded Owner: **Pecos 105, LLC**

Expenses: **2017 Tax @ \$1.36/sf, 2001 Est Tax @ \$1.24/sf; 2012 Ops @ \$2.87/sf, 2011 Est Ops @ \$2.40/sf**

Parcel Number: **177-13-602-002**

Parking: **48 free Surface Spaces are available; Ratio of 3.13/1,000 SF**

Amenities: **24 Hour Availability, Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 115	1,800 - 3,980	7,402	7,402	\$1.35-\$1.55/nnn	Vacant	Negotiable	Direct

Sansone Development / Devon Sansone (702) 914-9500

Built-out Office all New improvements. Professional 15,000 SF building with Building Signage, Pylon Signage. Owned and Managed by Sansone, a family owned company for over 35 years. Aggressive Landlord to make you a deal. Green Valley office/medical development with immediate access to I-215 beltway on South Pecos Rd. in Henderson located within 1 mile of St. Rose Hospital & The District . The best location for your business, directly off the I-215 and minutes from the airport.



Location: **South Las Vegas Cluster**
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built 2003**

Stories: **2**

RBA: **21,528 SF**

Typical Floor: **10,764 SF**

Total Avail: **9,783 SF**

% Leased: **54.6%**

Landlord Rep: **MDL Group**

Developer: -

Management: -

Recorded Owner: **West End 7 Hills LLC**

Expenses: **2017 Tax @ \$1.62/sf; 2011 Ops @ \$2.79/sf**

Parcel Number: **177-35-510-008**

Parking: **37 free Surface Spaces are available; 28 free Covered Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **24 Hour Availability, Balcony, Courtyard, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 2nd / Suite 203	3,853	3,853	3,853	\$1.35/nnn	Vacant	Negotiable	Direct
MDL Group / Galit Kimerling-Moreau (702) 388-1800 x242 / Jarrad Katz (702) 388-1800 x235							



Location: **South Las Vegas Cluster**
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built 2003**

Stories: **2**

RBA: **21,529 SF**

Typical Floor: **10,765 SF**

Total Avail: **8,403 SF**

% Leased: **61.0%**

Landlord Rep: **MDL Group**

Developer: -

Management: -

Recorded Owner: **West End 7 Hills LLC**

Expenses: **2017 Tax @ \$1.60/sf; 2011 Ops @ \$8.33/sf**

Parcel Number: **177-35-510-009**

Parking: **34 free Covered Spaces are available; 87 free Surface Spaces are available; Ratio of 5.67/1,000 SF**

Amenities: **24 Hour Availability, Balcony, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 2nd / Suite 870-203	2,414	5,605	5,605	\$0.11/nnn	Vacant	Negotiable	Direct
MDL Group / Galit Kimerling-Moreau (702) 388-1800 x242 / Jarrad Katz (702) 388-1800 x235							
The Subject Properties consist of two (2) buildings totaling +/- 43,057 square feet, built in 2003 with reinforced concrete construction. They are located at the south east intersection of West Horizon Ridge Parkway and Seven Hills Drive, situated within a 5.48 acre professional/medical office complex zoned Office Commercial (CO). 866 and 870 Seven Hills Drive are on two (2) separate parcels adjacent to Seven Hills Dental Center and Seven Hills Surgery Center. Seven Hills Medical and Professional Center is located in the South Office submarket in Henderson, NV. The site accessed from three interstate exits - I-215 via Eastern Avenue (2.2 Miles), I-215 via Pecos Road (2.5 Miles), and I-15 via St. Rose Parkway (4 Miles). The property is less than a mile from St. Rose Hospital and approximately ten to fifteen minutes from McCarran International Airport and the Las Vegas Strip.							
P 2nd / Suite 870-204	3,191	5,605	5,605	\$1.25/nnn	Vacant	Negotiable	Direct
MDL Group / Galit Kimerling-Moreau (702) 388-1800 x242 / Jarrad Katz (702) 388-1800 x235							

The Subject Properties consist of two (2) buildings totaling +/- 43,057 square feet, built in 2003 with reinforced concrete construction. They are located at the south east intersection of West Horizon Ridge Parkway and Seven Hills Drive, situated within a 5.48 acre professional/medical office complex zoned Office Commercial (CO). 866 and 870 Seven Hills Drive are on two (2) separate parcels adjacent to Seven Hills Dental Center and Seven Hills Surgery Center. Seven Hills Medical and Professional Center is located in the South Office submarket in Henderson, NV. The site accessed from three interstate exits - I-215 via Eastern Avenue (2.2 Miles), I-215 via Pecos Road (2.5 Miles), and I-15 via St. Rose Parkway (4 Miles). The property is less than a mile from St. Rose Hospital and approximately ten to fifteen minutes from McCarran International Airport and the Las Vegas Strip.



Location: **Siena Medical Pavilion VI
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052**

Building Type: **Class B Office/Medical**

Status: **Built Mar 2005**

Stories: **3**

RBA: **62,140 SF**

Typical Floor: **20,713 SF**

Total Avail: **24,231 SF**

% Leased: **61.0%**

Landlord Rep: **Cypress West Realty Partners**

Developer: **-**

Management: **Laurich Properties, Inc.**

Recorded Owner: **CHP Henderson NV Pavilion VI MOB Owner, LLC**

Expenses: **2012 Tax @ \$1.25/sf; 2012 Ops @ \$4.64/sf**

Parcel Number: **177-25-302-005**

Parking: **Ratio of 5.10/1,000 SF**

Amenities: **24 Hour Availability, Controlled Access, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 100-A <i>Cypress West Realty Partners / Bryan McKenney (949) 478-0087</i> Suite Description	1,889	1,889	1,889	\$2.60/nnn	Vacant	1-5 yrs	Direct
* Shell Condition. Ready for							
* Tenant's Customization							
P 2nd / Suite 200-C <i>Cypress West Realty Partners / Bryan McKenney (949) 478-0087</i> SUITE DESCRIPTION: Shell Condition. Ready for Tenant's Customization	1,000 - 3,877	3,877	3,877	\$2.30/nnn	Vacant	1-10 yrs	Direct
P 3rd / Suite 300 <i>Cypress West Realty Partners / Bryan McKenney (949) 478-0087</i> Suite Description Ready for Tenant's Customization	5,381	5,381	5,381	\$2.30/nnn	Vacant	1-5 yrs	Direct

2865 Siena Heights Dr - Siena Medical Pavilion VI - Siena Pavilion(cont'd)

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 3rd / Suite 300-A <i>Cypress West Realty Partners / Bryan McKenney (949) 478-0087</i> Ready for Tenant's Customization.	1,000 - 2,881	2,881	2,881	\$2.30/nnn	Vacant	1-5 yrs	Direct
P 3rd / Suite 310 <i>Cypress West Realty Partners / Bryan McKenney (949) 478-0087</i> Suite Description Ready for Tenant's Customization	3,000 - 6,542	6,542	6,542	\$2.30/nnn	Vacant	1-5 yrs	Direct
P 3rd / Suite 331-A <i>Cypress West Realty Partners / Bryan McKenney (949) 478-0087</i> Ready for Tenant's Customization.	3,661	3,661	3,661	\$2.30/nnn	Vacant	1-5 yrs	Direct



Location: **South Las Vegas Cluster**
South Las Vegas Submarket
Clark County
Las Vegas, NV 89183

Building Type: **Class B Office/Medical**

Status: **Built Dec 2006**

Stories: **1**

RBA: **24,000 SF**

Typical Floor: **24,000 SF**

Total Avail: **6,000 SF**

% Leased: **75.0%**

Landlord Rep: **Simply Vegas**
 Developer: **Century West Development**
 Management: **-**

Recorded Owner: **Silverado Management LLC**

Expenses: **2012 Tax @ \$0.99/sf**

Parcel Number: **177-22-404-002**

Parking: **93 free Surface Spaces are available; Ratio of 3.88/1,000 SF**

Amenities: **24 Hour Availability, Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 130	6,000	6,000	6,000	\$1.50/nnn	Vacant	Negotiable	Direct

Simply Vegas / Colt Amidan (702) 767-8666

Beautiful building with the following tenants already in place; Dr. Office, Children's Dentist, and Advent Home Health. Great open space with bathrooms already built-in. Would be great for a dance studio, martial Arts, gym, adult daycare, or any other medical user. Corner of Silverado Ranch and Pollock St. Great frontage with good daily traffic.



Location: **Bldg 5**
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built May 2005**

Stories: **1**

RBA: **6,480 SF**

Typical Floor: **6,480 SF**

Total Avail: **4,194 SF**

% Leased: **35.3%**

Landlord Rep: **Cushman & Wakefield**

Developer: -

Management: -

Recorded Owner: **Kim Family Trust**

Expenses: **2012 Tax @ \$0.64/sf**

Parcel Number: **177-25-621-002**

Parking: **28 free Surface Spaces are available; 10 free Covered Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **24 Hour Availability, Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 100	4,194	4,194	4,194	\$1.65-\$1.75/mg	Vacant	5 yrs	Direct
<i>Cushman & Wakefield / Bob Hawkins (702) 688-6959</i>							



Location: **Bldg 12**
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office**

Status: **Built 2004**

Stories: **2**

RBA: **23,914 SF**

Typical Floor: **10,800 SF**

Total Avail: **19,258 SF**

% Leased: **19.5%**

Landlord Rep: **Nevada Real Estate Services**

Developer: -

Management: -

Recorded Owner: **Krein-One LLC**

Expenses: **2016 Tax @ \$1.07/sf**

Parcel Number: **177-25-216-003**

Parking: **72 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **24 Hour Availability, Balcony, Controlled Access, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 110	3,188	4,656	4,656	Withheld	Vacant	3-5 yrs	Direct
<i>Nevada Real Estate Services / Michael P. Krein (702) 480-1815</i>							
First Floor Suite with St Rose Frontage! Gorgeous 2 story Office / Medical Building, Fully built-out to highest standards and meticulously maintained by on-site owner. All suites fully complete and ready for immediate move in. True 5 to 1 Parking Ratio Best location and visibility in town! Magnificent Strip views, Direct Frontage / Signage on St Rose Parkway! Walk to St Rose Hospital! Ten minutes to airport, 2 miles to Beltway							
P 1st / Suite 130	1,468	4,656	4,656	Withheld	Vacant	3-5 yrs	Direct
<i>Nevada Real Estate Services / Michael P. Krein (702) 480-1815</i>							



Location: **Bldg D**
SEC Sunridge Heights Pky & Pecos Ridge Pky
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Henderson, NV 89052

Building Type: **Class B Office/Medical**

Status: **Built Sep 2006**

Stories: **1**

RBA: **6,862 SF**

Typical Floor: **6,862 SF**

Total Avail: **3,243 SF**

% Leased: **52.7%**

Landlord Rep: **Sky Mesa Realty Capital**

Developer: **Magnum Opes LLC**

Management: **-**

Recorded Owner: **Granite Sunridge Heights, LLC**

Expenses: **2017 Tax @ \$1.22/sf; 2011 Est Ops @ \$2.40/sf**

Parcel Number: **177-36-718-005**

Parking: **6 Covered Spaces are available; 18 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Availability, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st	3,243	3,243	3,243	Withheld	Vacant	Negotiable	Direct

Sky Mesa Realty Capital / Tony Castrignano (702) 262-6185



Location: **Newly Built Class A Medical Office**
South Las Vegas Cluster
South Las Vegas Submarket
Clark County
Las Vegas, NV 89123

Building Type: **Class B Office**

Status: **Built 2007**

Stories: **1**

RBA: **9,082 SF**

Typical Floor: **9,082 SF**

Total Avail: **6,710 SF**

% Leased: **26.1%**

Landlord Rep: **Sun Commercial Real Estate**

Developer: -

Management: -

Recorded Owner: **Haikal Family L P**

Expenses: **2012 Tax @ \$3.47/sf**

Parcel Number: **177-14-116-001**

Amenities: **24 Hour Availability**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 100	2,352	2,352	2,352	\$1.55/nnn	Vacant	1-5 yrs	New
Sun Commercial Real Estate / Linda Gonzales (702) 968-7300							
Class A Grey Shell Office Building, Tenant Improvement Allowance Available.							

Availability and Vacancy Building List

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
8425 S Eastern Ave	3,400	3,400	100.0%	3,400	100.0%	3,400	3,400	0	3,400	\$1.55/mg
8475 S Eastern Ave	30,150	9,768	32.4%	9,768	32.4%	9,768	9,768	0	6,602	\$1.67/nnn
10001 S Eastern Ave	88,109	7,451	8.5%	7,451	8.5%	12,585	7,451	0	5,134	\$1.80/nnn
11201 S Eastern Ave	13,668	0	0.0%	0	0.0%	1,927	1,927	0	1,927	\$1.50/nnn
100 N Green Valley Pky	81,426	4,841	5.9%	4,841	5.9%	4,841	4,841	0	3,257	\$2.15/nnn
2482 W Horizon Ridge Pky	6,222	1,500	24.1%	1,500	24.1%	1,500	1,500	0	1,500	\$1.50/nnn
2610 W Horizon Ridge Pky	27,560	0	0.0%	0	0.0%	1,079	1,079	0	665	-
2780 W Horizon Ridge Pky	8,000	2,242	28.0%	2,242	28.0%	2,242	2,242	0	2,242	\$1.35/nnn
2821 W Horizon Ridge Pky	27,874	4,132	14.8%	5,632	20.2%	5,632	4,132	1,500	4,132	\$1.50/nnn
10521 Jeffreys St	23,680	10,650	45.0%	10,650	45.0%	10,650	10,650	0	4,817	\$2.00/mg
10561 Jeffreys St	48,407	2,660	5.5%	2,660	5.5%	2,660	2,660	0	2,660	\$1.50/nnn
105 N Pecos Rd	15,290	7,402	48.4%	7,402	48.4%	7,402	7,402	0	7,402	\$1.45/nnn
866 Seven Hills Dr	21,528	9,783	45.4%	9,783	45.4%	9,783	9,783	0	3,853	\$1.35/nnn
870 Seven Hills Dr	21,529	8,403	39.0%	8,403	39.0%	8,403	8,403	0	5,605	\$0.76/nnn
2865 Siena Heights Dr	62,140	24,231	39.0%	24,231	39.0%	24,231	24,231	0	6,542	\$2.32/nnn
700 E Silverado Ranch Blvd	24,000	6,000	25.0%	6,000	25.0%	6,000	6,000	0	6,000	\$1.50/nnn
2843 St Rose Pky	6,480	4,194	64.7%	4,194	64.7%	4,194	4,194	0	4,194	\$1.70/mg
2879 St Rose Pky	23,914	19,258	80.5%	19,258	80.5%	19,258	19,258	0	11,058	-
2769 Sunridge Heights Pky	6,862	3,243	47.3%	3,243	47.3%	3,243	3,243	0	3,243	-
1607 E Windmill Ln	9,082	6,710	73.9%	6,710	73.9%	6,710	6,710	0	2,352	\$1.42/nnn
Grand Totals (20 Bldgs)	549,321	135,868	24.7%	137,368	25.0%	145,508	138,874	1,500	11,058	\$1.73/fs