

6823 Ponderosa Way
Las Vegas, NV 89118

4000 SF

RE/MAX
COMMERCIAL[®]

FOR LEASE!

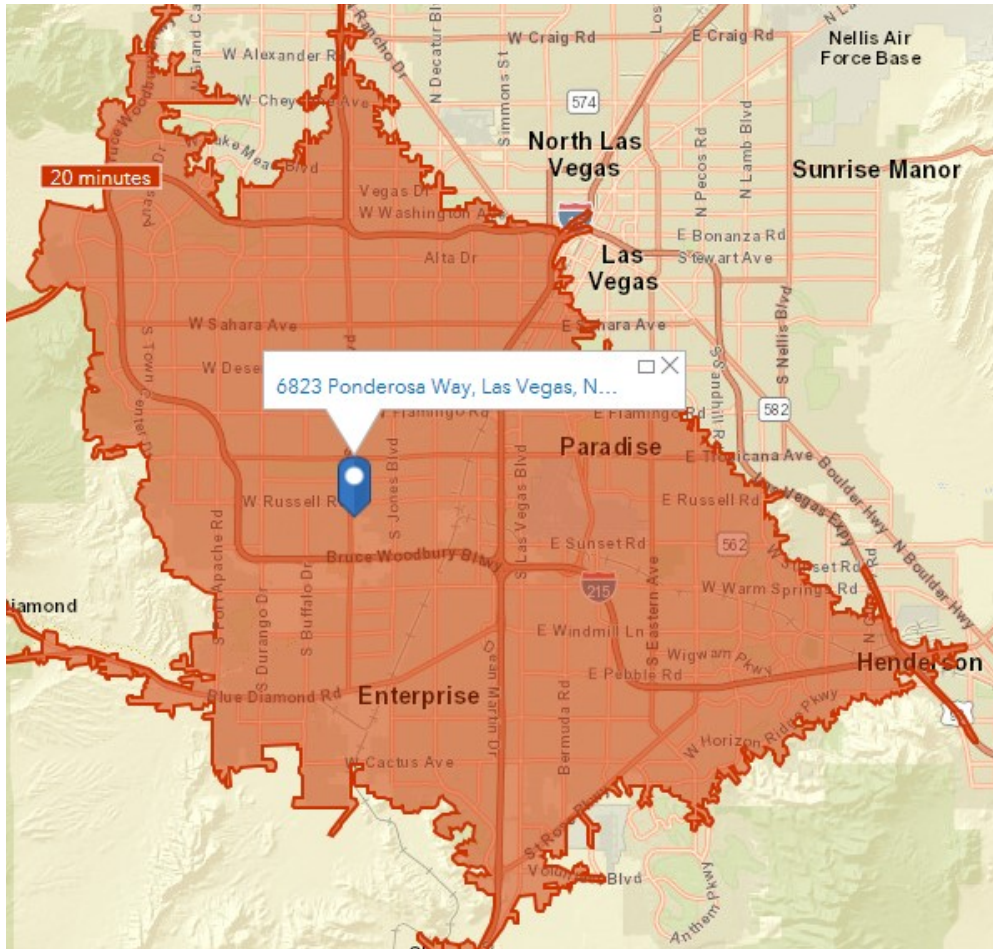


Wes Drown, CCIM

Commercial Office Expert

702-287-6553

6823 Ponderosa Way 4000 SF for lease! Drive-Time reach in 20 minutes



Drivetime Analysis:

How long would it take to get to work at this Incredible Location?

How many clients live within 20 minutes?

Just a short distance to the 215 on-ramp at Rainbow!

Call me and I can do a specific analysis for your business type.

-INCREDIBLE LOCATION-

- Minutes from SUMMERLIN
- Minutes from the Strip
- Minutes from the Raiders Stadium
- Minutes from McCarran International Airport



Modern Build out!
Flexible Use
Easy Access



6823 Ponderosa Way ONLY 1 LIGHT TO Rainbow / 215 ON-RAMP

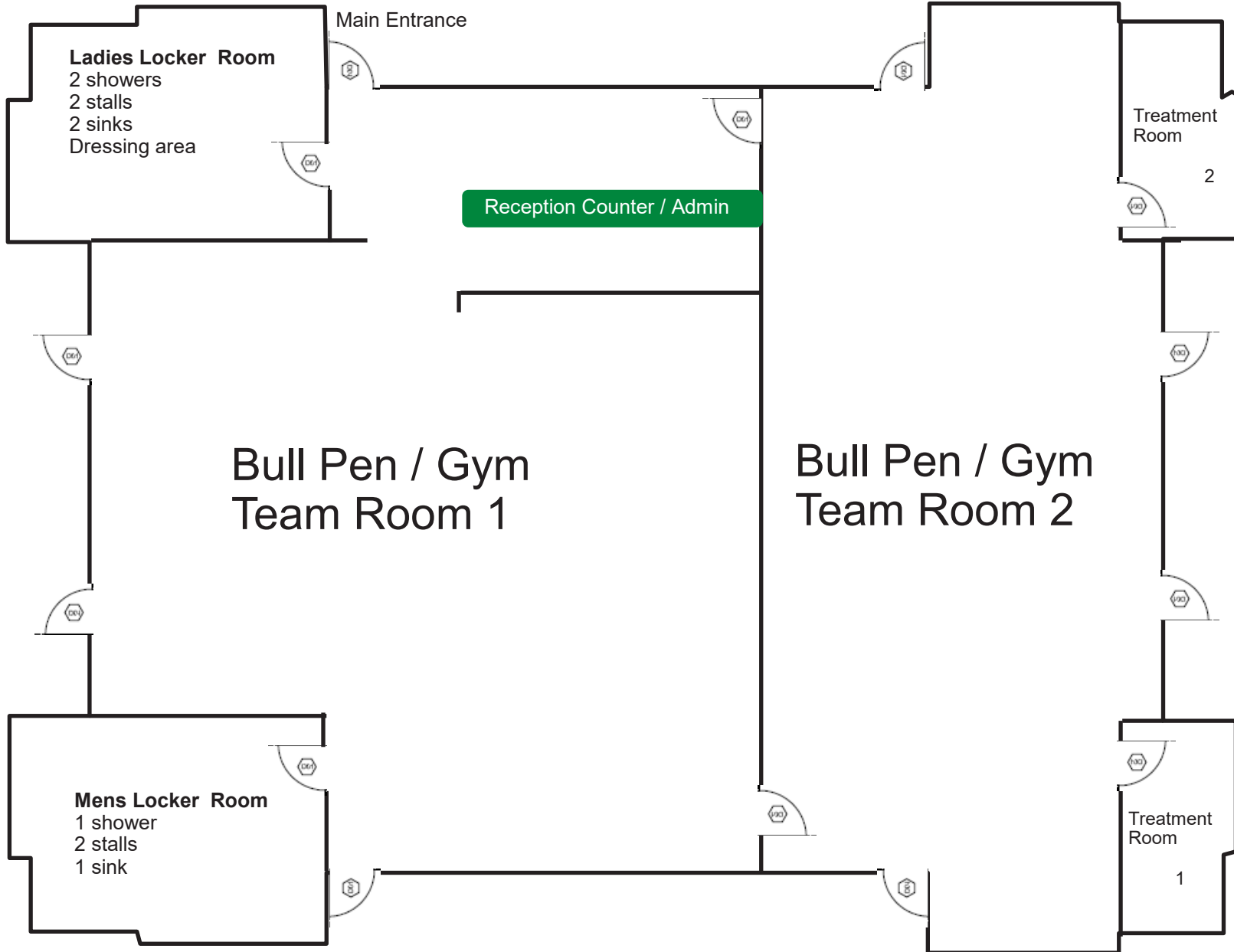
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By the Numbers:

- $\frac{3}{4}$ mile to the 215-Rainbow interchange
- $\frac{2}{3}$ mile to the Spring Valley Hospital
- 2.25 miles to San Martin Hospital
- 2.75 miles to Southern Hills Hospital
- Less than 1 mile to the Arroyo market-place
- Less than 4 miles to McCarran Airport
- 1 mile to Spanish Trails country club
- Less than 4 miles to Rhodes Ranch Country club
- Less than 5 miles to Bears Best in Summerlin





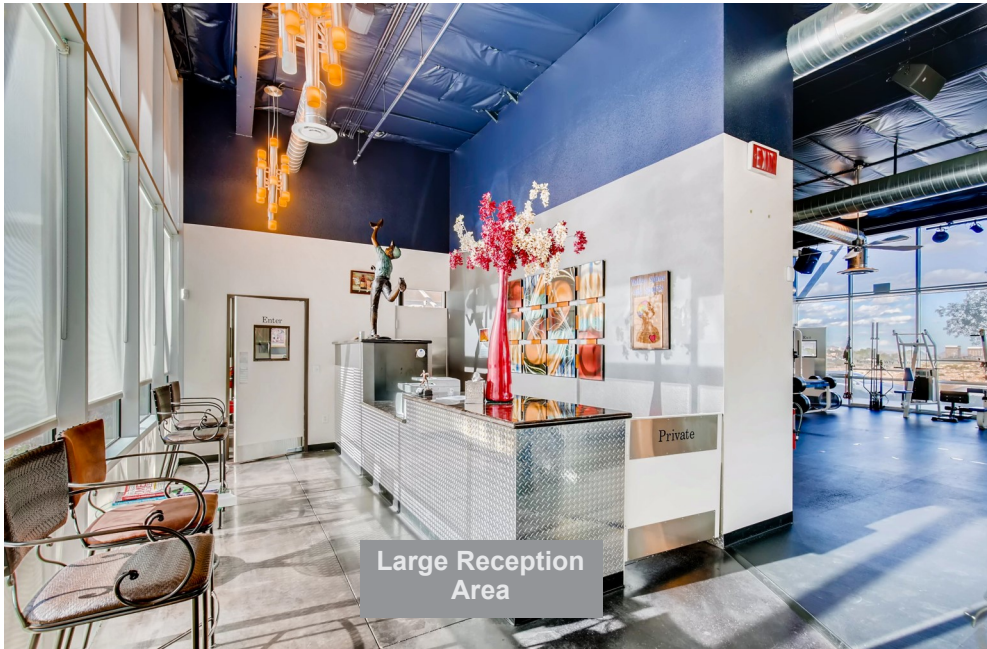
4 large covered Patios around the property with perimeter sidewalks.

8 exterior doors

Walls are about 80% 1-way glass

Very High Ceilings

Modern design inside and out.



Large Reception Area



Smaller Gym-Team Room



Treatment Room