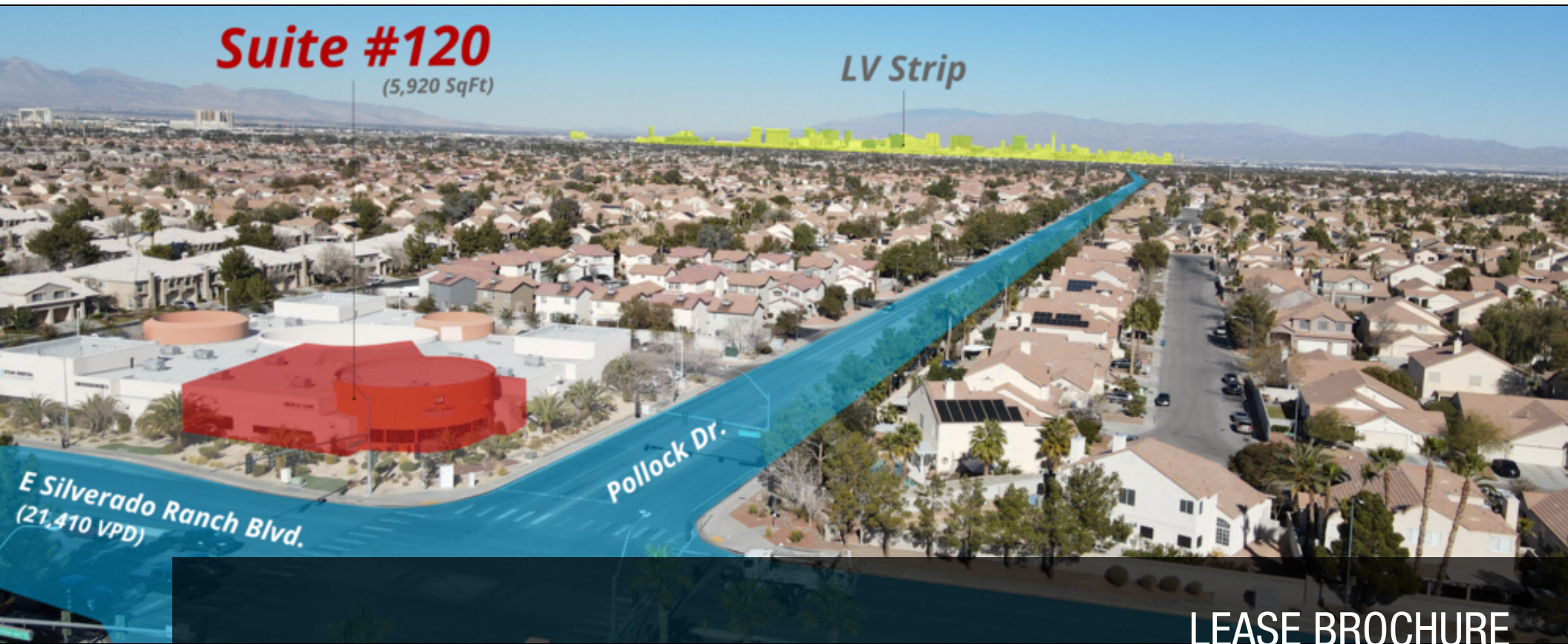


# Silverado Professional Park

700 EAST SILVERADO RANCH BOULEVARD #120, LAS VEGAS, NEVADA 89183



**KWL**

Each office is independently owned  
and operated,  
9420 W Sahara Avenue, Ste. 100  
Las Vegas, NV 89117

**PRESENTED BY:**

**DAVID HOULE**

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## OFFERING SUMMARY

# COMMERCIAL SPACE AVAILABLE

700 E Silverado Ranch Blvd. #120, Las Vegas, NV 89183



### INFO.

|                        |                       |
|------------------------|-----------------------|
| <b>SQUARE FOOTAGE:</b> | 5,920 SF              |
| <b>LEASE RATE:</b>     | \$1.45 psf/mo         |
| <b>NNN:</b>            | 28¢ psf/mo            |
| <b>LOT SIZE:</b>       | 1.82 Acres            |
| <b>BUILDING SIZE:</b>  | 24,251                |
| <b>ZONING:</b>         | Commercial Prof. (CP) |
| <b>MARKET:</b>         | Las Vegas             |
| <b>SUBMARKET:</b>      | South Las Vegas       |
| <b>NEIGHBORHOOD:</b>   | Silverado Ranch       |

## NW SIGNALIZED CORNER OF SILVERADO RANCH BLVD & POLLOCK DR

Building signage opportunity available facing E Silverado Ranch Blvd and/or Pollock Dr.

### HIGHLIGHTS

- Street visibility on traffic lit hard corner of Silverado Ranch Blvd & Pollock Dr.
- Nearby shopping, restaurants, and high density residential
- Perfect for an art or photography gallery or studio, and/or any medical or professional office user
- Other various uses will require a use permit. I.e., recording studio, dog kennel, place of worship, training facility



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## E SILVERADO RANCH BLVD & POLLOCK DR INTERSECTION

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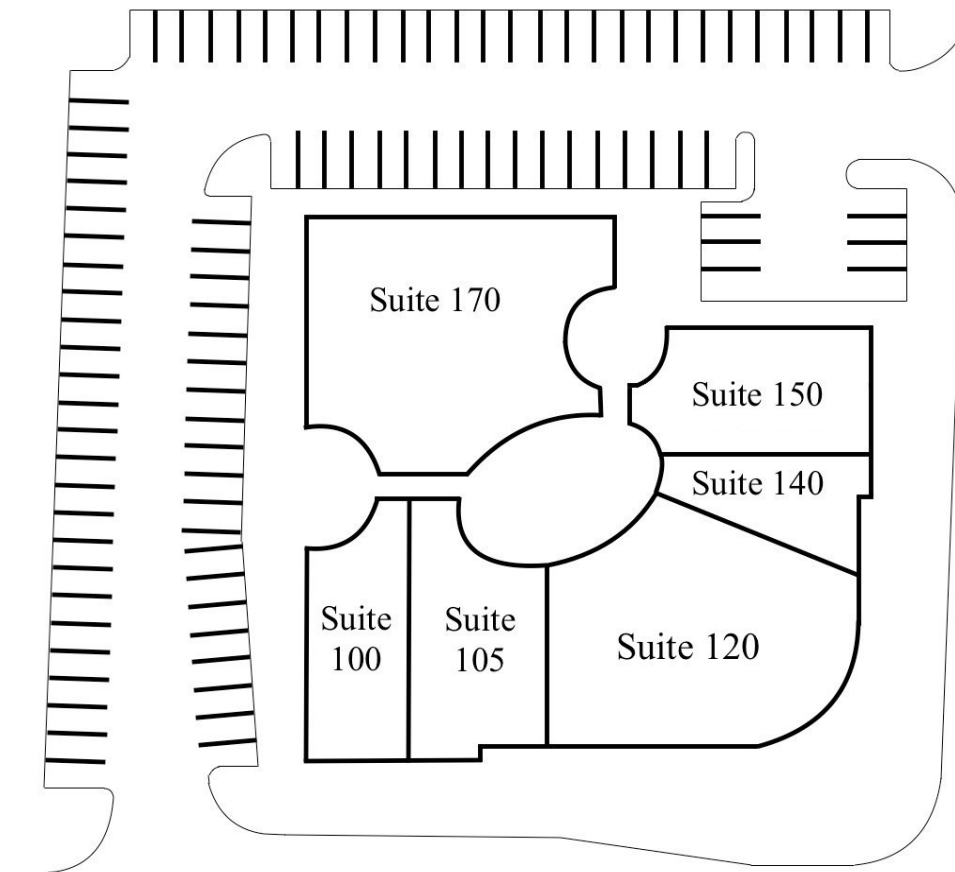


## LEASING INFO.

|                 |               |                    |                  |
|-----------------|---------------|--------------------|------------------|
| NNN Rate:       | 28¢ PSF/month | Lease Term Length: | Negotiable       |
| Rentable Space: | 5,920 SF      | Base Rent Rate:    | \$1.45 PSF/month |

## SPACE DETAILS

| SUITE | TENANT                             | UNIT SIZE |
|-------|------------------------------------|-----------|
| 100   | 5 Star Dentistry                   | 2,500 SF  |
| 105   | Children's Dentistry               | 2,758 SF  |
| 120   | Available                          | 5,920 SF  |
| 140   | Dr. Ben Kermani, MD                | 1,948 SF  |
| 150   | Advent Home Health                 | 3,300 SF  |
| 170   | NV Heart & Vascular (admin office) | 6,703 SF  |



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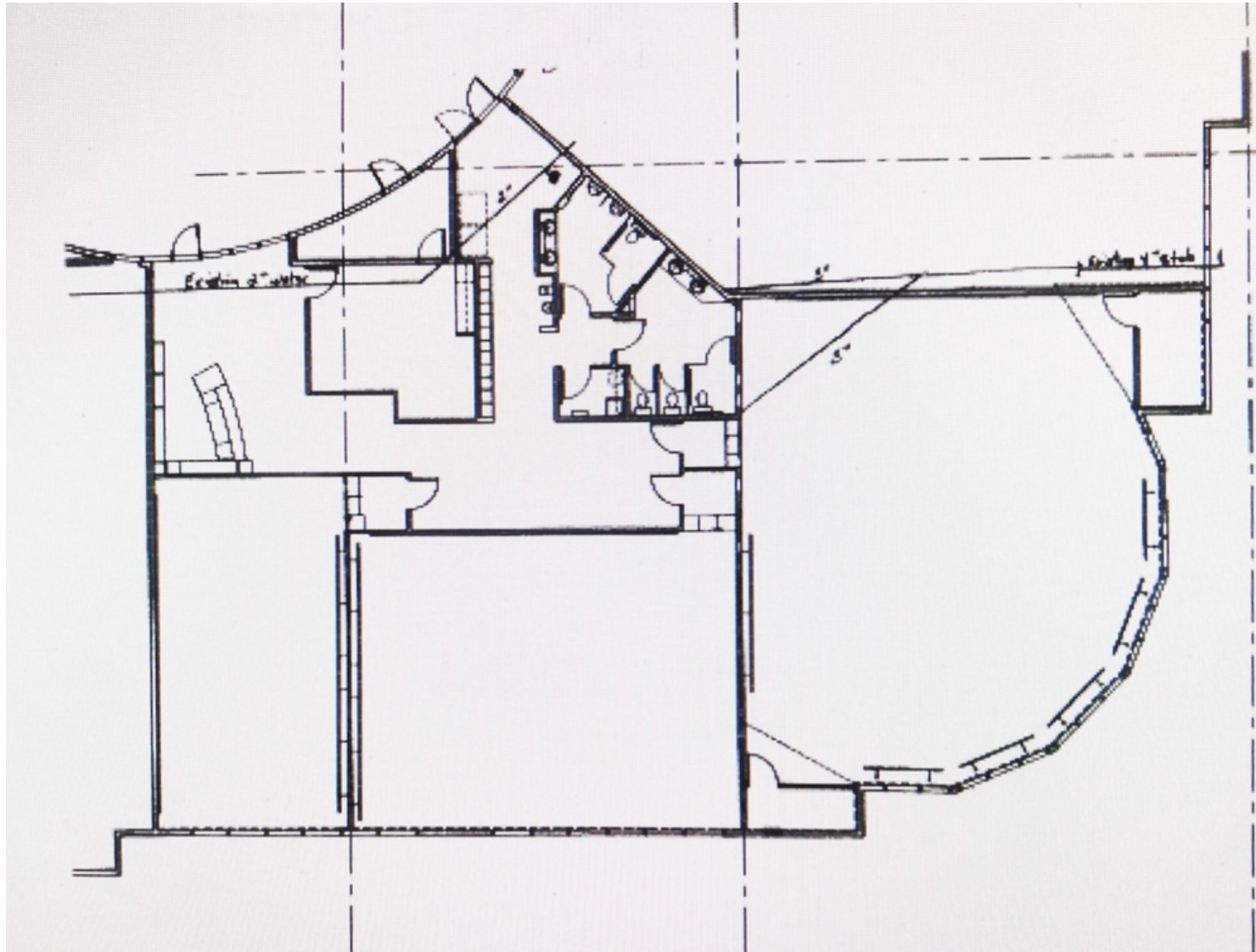
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## FLOORPLAN

# SILVERADO PROFESSIONAL PARK

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# NEARBY SHOPPING & RESTAURANTS

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