



FOR LEASE  
**STONE CREEK**  
6970 W. Patrick Lane, Las Vegas, NV 89113

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## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$1.50-1.75NNN
BUILDING SIZE:	±24,952 SF
AVAILABLE RSF:	±2,947 - 6,213 RSF
NNN:	\$0.47 SF/month
ZONING:	C-2
APN:	163-34-601-044

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## PROPERTY DESCRIPTION

Available for Lease, Stone Creek Offices, is a ±24,952 SF free standing two story medical office building located in the highly sought after Southwest submarket. Stone Creek is superbly located just West of S. Rainbow Boulevard and is surrounded by numerous area amenities. Currently available: ±2,947 - ±6,213 RSF of Office space. Shell space available for future tenants to build out to their unique specifications. Stone Creek offers an abundant parking ratio of ±5.7:1000 and is in close proximity to the CC-215 Beltway.

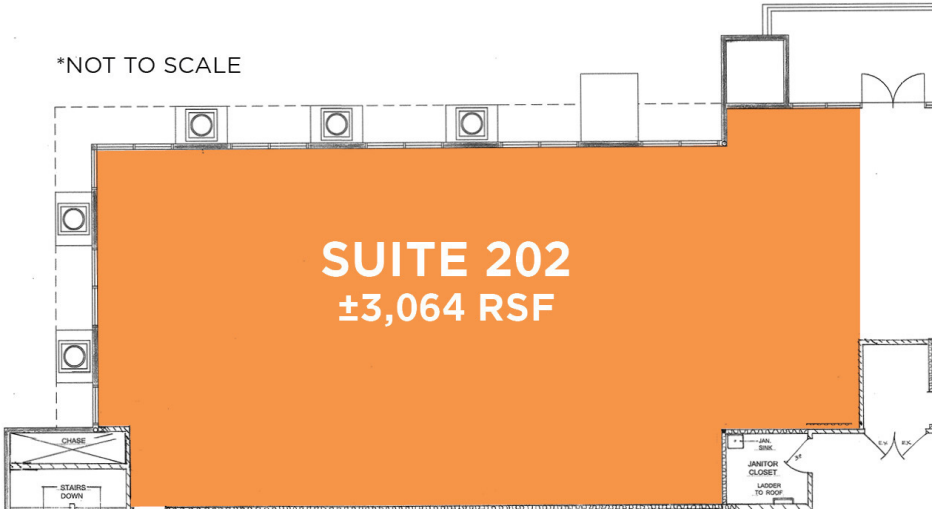
## PROPERTY HIGHLIGHTS

- Common area balconies on the North, South, and East sides of the building
- Easy access to CC-215 Beltway & near by restaurants and retail amenities
- Ground floor and upstairs units available
- ±5.7:1000 parking ratio
- TIA available call broker for details

FLOOR PLAN - SUITE 202

SUITE DESCRIPTION

This space is in shell condition. TIA available for qualified tenant.



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