

AVAILABLE FOR LEASE

Lease Rate: \$1.50/SF NNN

(2021 estimated CAMs are \$0.59 PSF)

PK OFFICE BUILDING



OFFICE SPACES • 7151 Cascade Valley Court | Las Vegas, NV 89128

PROPERTY DESCRIPTION

PK OFFICE BUILDING is a Class A \pm 15,208 sf 2-story office building located at the Southeast corner of Cascade Valley Court and North Tenaya Way. Close proximity to the US-95 provides easy access to the surrounding Aliante, Centennial Hills, Summerlin, and Downtown areas.

PROPERTY HIGHLIGHTS

- 26 covered parking spaces are available
- Elevator access to the 2nd floor
- Monument space available
- Conveniently located near freeway access
- Approximately 0.4 miles away from the Mountain View Hospital

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 x423 | c: 702.907.0767 | geri@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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CLASS A ±15,208 SF 2-STORY OFFICE BUILDING

7151 Cascade Valley Courty | Las Vegas, NV 89128

AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
101-102	1,975	Homewatch CareGivers
103	1,567	Michael Clifford, MD
104	1,016	AVAILABLE (08/01/21)

SUITE	SIZE	TENANT
105/200-201	8,917	ERP Leasing
107	1,725	Chen & Associates



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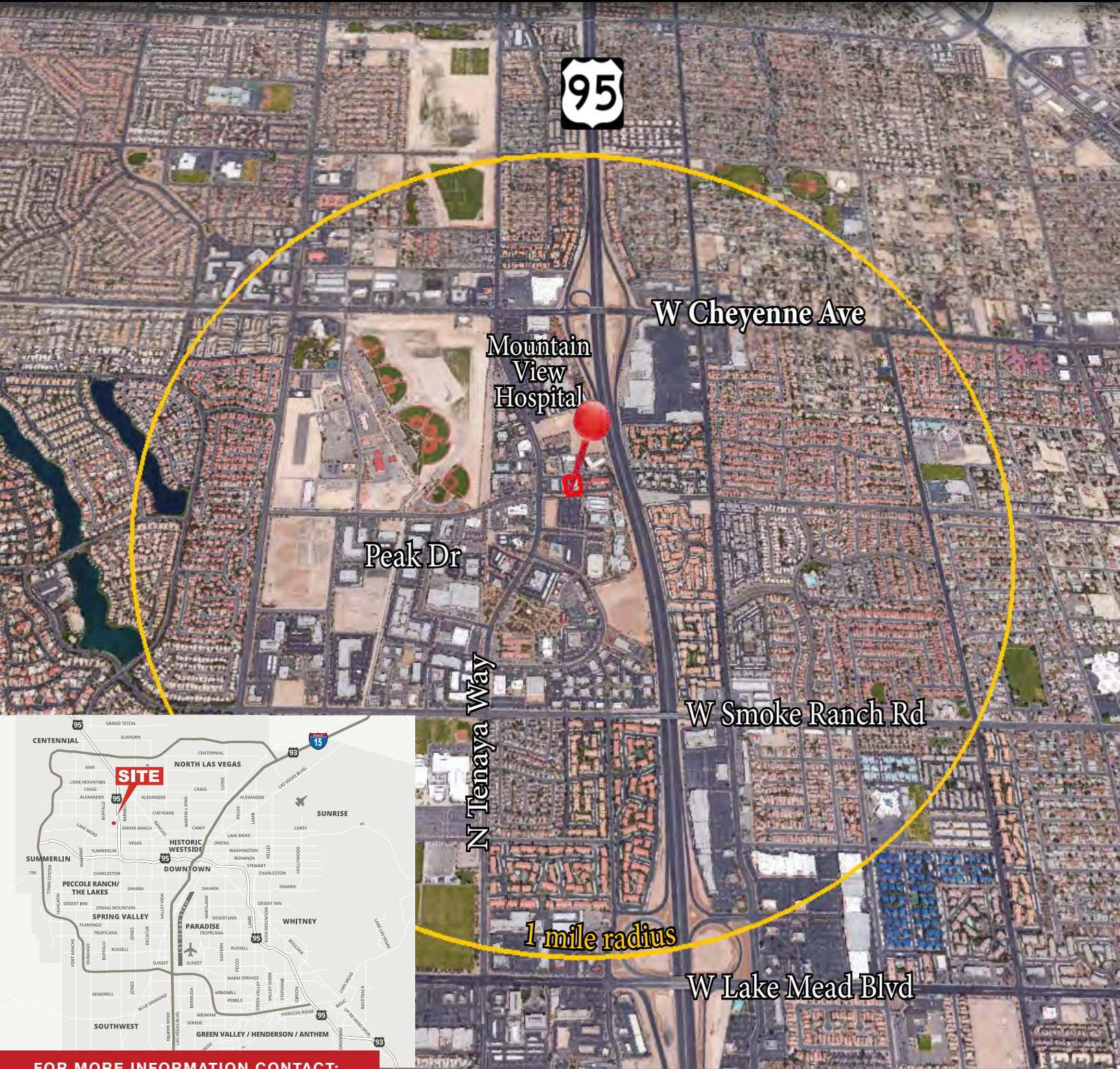
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