

# AVAILABLE FOR LEASE

Lease Rate: \$1.70/SF NNN

(2025 estimated CAMs are \$0.75 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

- Covered parking spaces
- Elevator access to the 2nd floor
- Monument sign
- 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 | c: 702.907.0767 | [leasing@virtusco.com](mailto:leasing@virtusco.com)

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 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.

**virtus**  
commercial

[www.virtusco.com](http://www.virtusco.com)



# AVAILABLE FOR LEASE

Lease Rate: \$1.70/SF NNN

(2025 estimated CAMs are \$0.75 PSF)

## PK OFFICE BUILDING

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

7151 Cascade Valley Court | Las Vegas, NV 89128

### AVAILABLE SUITE(S)

| SUITE   | SIZE  | TENANT                   |
|---------|-------|--------------------------|
| 101-102 | 1,975 | AVAILABLE                |
| 103     | 1,567 | Ginsburg Neurology       |
| 104     | 1,016 | Cascadia Global Security |

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



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 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.

**virtus**  
commercial

www.virtusco.com



# AVAILABLE FOR LEASE

Lease Rate: \$1.70/SF NNN

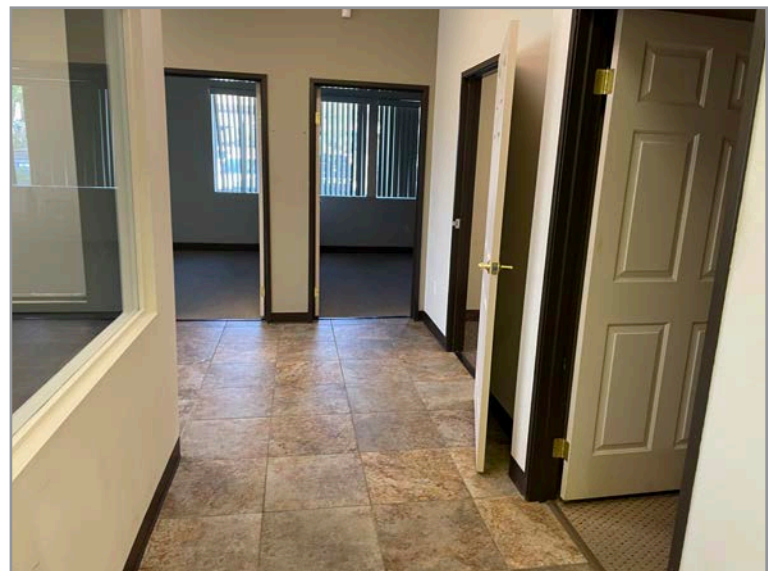
(2025 estimated CAMs are \$0.75 PSF)

## PK OFFICE BUILDING

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

7151 Cascade Valley Court | Las Vegas, NV 89128

### SUITES 101-102



FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | [leasing@virtusco.com](mailto:leasing@virtusco.com)

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 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.

**virtus**  
commercial

[www.virtusco.com](http://www.virtusco.com)

# AVAILABLE FOR LEASE

Lease Rate: \$1.70/SF NNN

(2025 estimated CAMs are \$0.75 PSF)

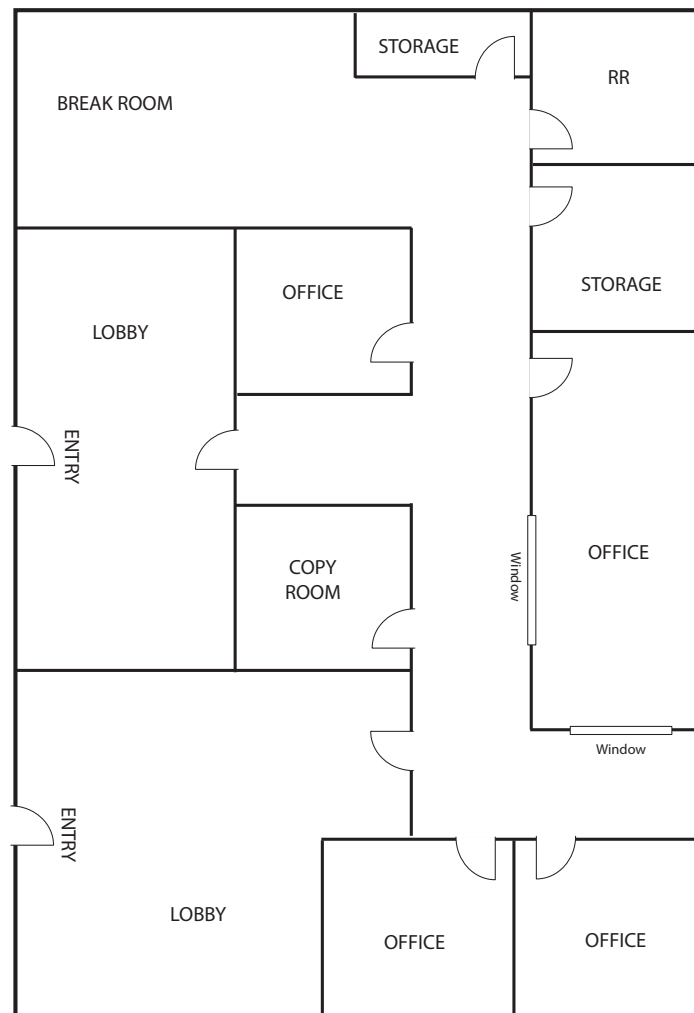
## PK OFFICE BUILDING

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

7151 Cascade Valley Court | Las Vegas, NV 89128

### FLOOR PLAN

7151 Cascade Valley Court - SUITE 101-102 (1,975 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

#### FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | [leasing@virtusco.com](mailto:leasing@virtusco.com)

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 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.

**virtus**  
commercial

[www.virtusco.com](http://www.virtusco.com)



# AVAILABLE FOR LEASE

Lease Rate: \$1.70/SF NNN

(2025 estimated CAMs are \$0.75 PSF)

## PK OFFICE BUILDING

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

7151 Cascade Valley Court | Las Vegas, NV 89128



FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | [leasing@virtusco.com](mailto:leasing@virtusco.com)

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 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.

**virtus**  
commercial

[www.virtusco.com](http://www.virtusco.com)