



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

SANSONE PECOS / 215 BELTWAY OFFICE PARK

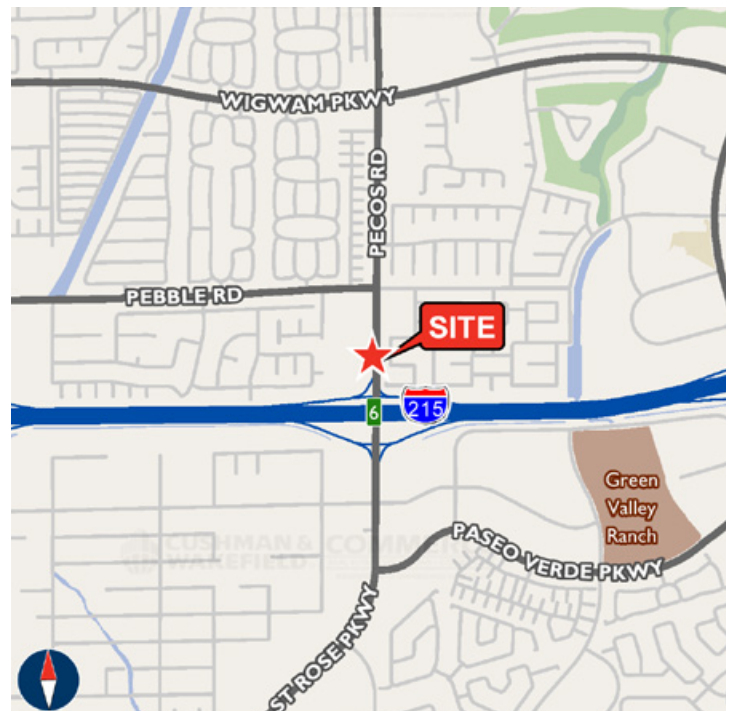
9005-9089 S PECOS RD / LAS VEGAS, NV 89074



PROPERTY FEATURES

SANSONE PECOS IS A CLASS A OFFICE CENTER TOTALING 122,922-SQUARE-FEET. THE PROPERTY RESIDES IN HENDERSON, NV AT THE INTERSECTION OF PECOS AND I-215 FREEWAY. IDEAL FOR OFFICE AND MEDICAL OFFICE USERS.

- Rates \$1.20 - \$1.50 NNN
- ±901 - 7,371 RSF Available
- Immediate Access to I-215 Freeway
- High Traffic Counts
- Turn-key medical suites available
- Tenant Improvements Negotiable
- Free Rent Available
- Jurisdiction - CC Paradise 89074



NICK BARBER
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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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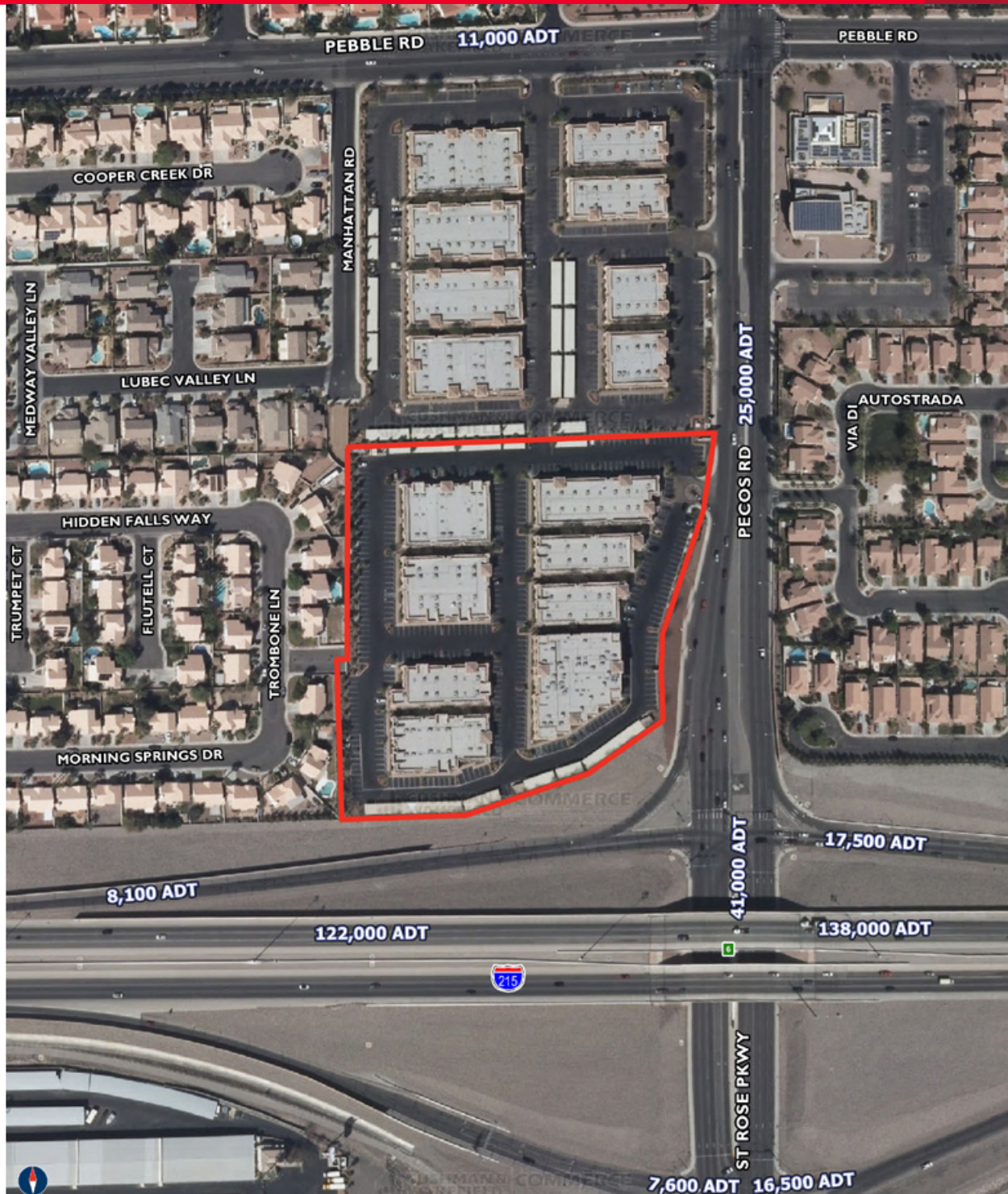


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SUITE	RSF	CAM	SPACE DESCRIPTION
9005 - 2530	4,424	\$0.30	
9005 - 2610	2,076	\$0.30	Medical suite
9029 - 2700	3,141	\$0.30	
9041 - 4000	3,837	\$0.30	
9041 - 4100	1,278	\$0.30	
9041 - 4200	3,732	\$0.30	
9053 - 2910	901	\$0.30	
9065 - 150	2,872	\$0.30	Lobby, 8 small rooms, break room
9065 - 190	7,371	\$0.30	
9065 - 200	4,559	\$0.30	
9065 - 250	3,100	\$0.30	Medical suite
9077 - 3700	1,900	\$0.30	

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