



FOR LEASE

MOUNTAIN VISTA PROFESSIONAL PARK

6301 S Mountain Vista Street
Henderson, NV 89014

Pete Janemark, CCIM

Senior Vice President

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All SVN® offices are independently owned and operated.

EXECUTIVE SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	407 - 3,472 SF
LOT SIZE:	2.04 Acres
ZONING:	Community Commercial (CC)
APN:	161-32-303-004

PROPERTY OVERVIEW

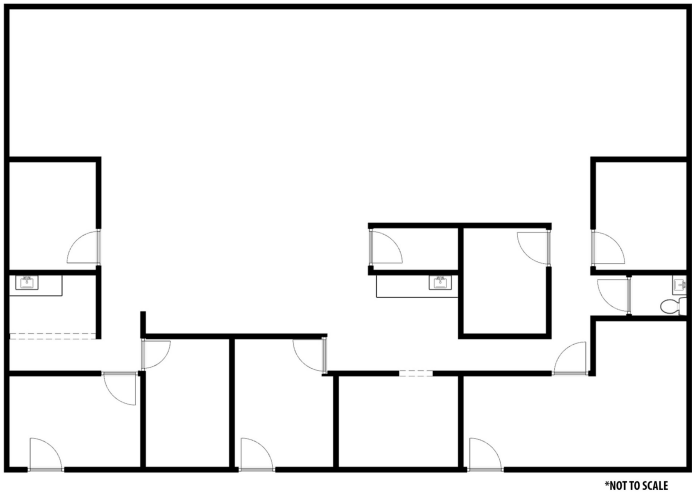
Mountain Vista Professional Park is a large two-story medical office building situated on 2.04 acres of parking. The building features a distinctive architecture, and offers tenants and patrons a comfortable, easily accessible office environment.

PROPERTY HIGHLIGHTS

- High-traffic location with excellent visibility
- Abundant Parking
- Near Galleria at Sunset
- Modern architectural design
- Proximity to major highways

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6301 S MOUNTAIN VISTA STREET - SUITE 200 - ±3,472 SF



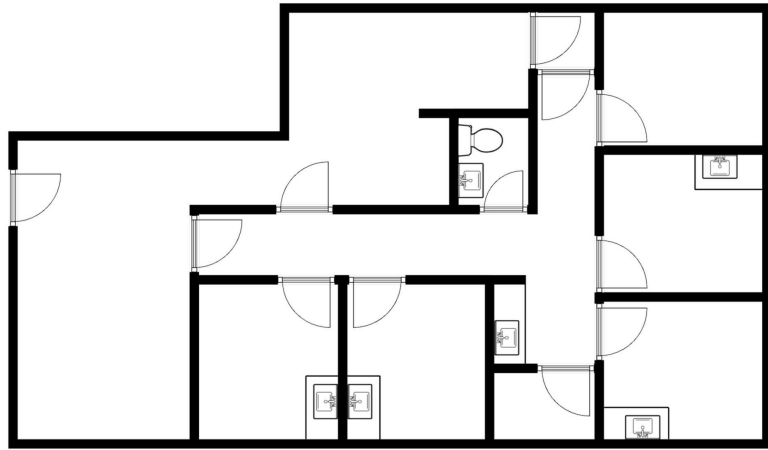
SUITE DESCRIPTION

This suite features a large open area, a reception with a sliding glass, a waiting area, six exam rooms, , a break room with a sink, a server room, and one restroom.



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6301 S MOUNTAIN VISTA STREET - SUITE 204 - ±1,469 SF



*NOT TO SCALE

SUITE DESCRIPTION

This suite features a reception and waiting room, four exam rooms with sinks, a break room, one office and one restroom.



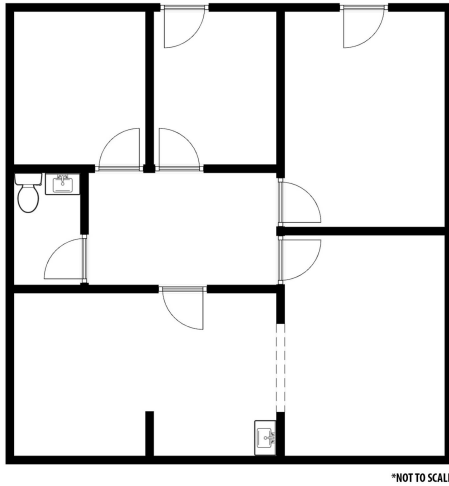
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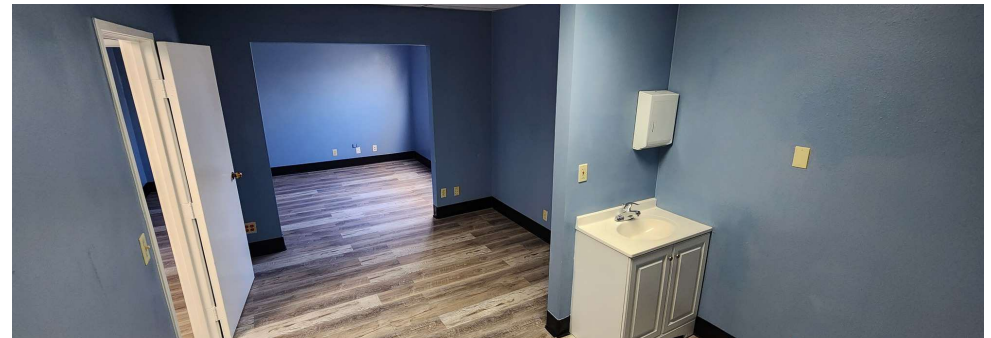
6301 S MOUNTAIN VISTA STREET - SUITE 207 - ±878 SF



*NOT TO SCALE

SUITE DESCRIPTION

This very efficient suite features a reception and waiting room, four exam rooms/offices, a break room, one office and one restroom.



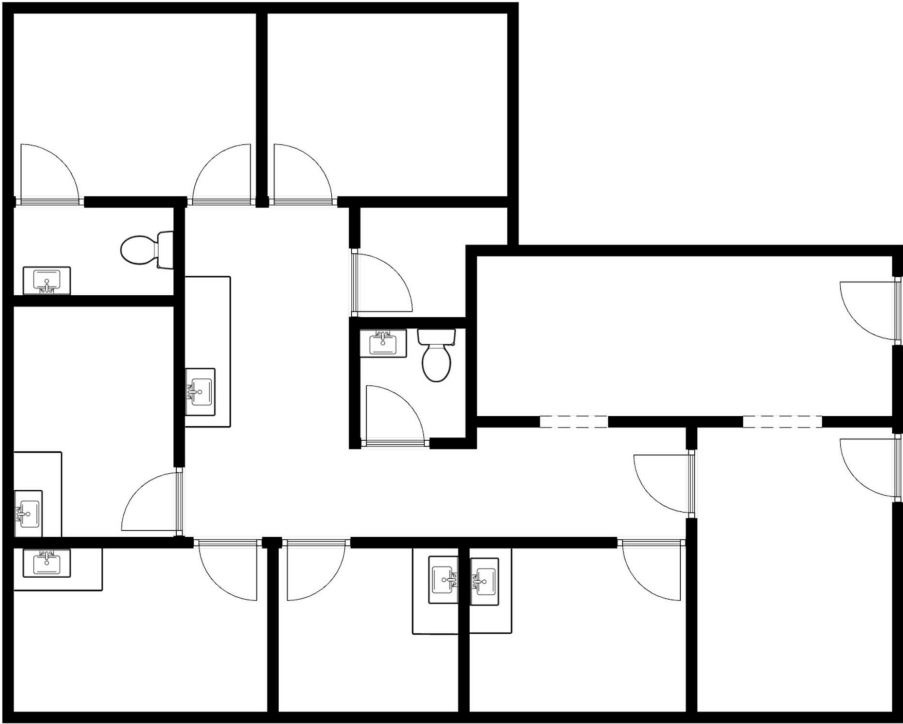
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6301 S MOUNTAIN VISTA STREET - SUITE 209 - ±1,441 SF



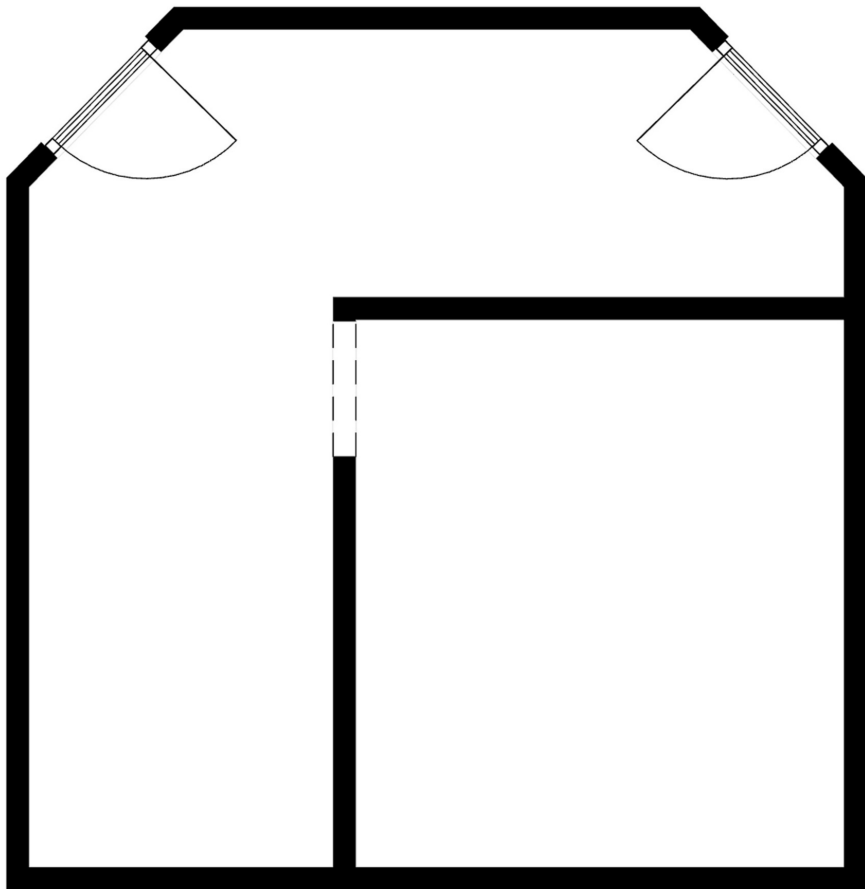
*NOT TO SCALE

SUITE DESCRIPTION

This very efficient suite features a reception, a waiting room, six treatment rooms/offices, two restrooms, and two entrances. The space has a total of seven sinks.

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6301 S MOUNTAIN VISTA STREET - SUITE 210 - ±407 SF



*NOT TO SCALE

SUITE DESCRIPTION

This very efficient suite features a small reception area, two offices, and two entrances.

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RETAILER MAP



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