



TUSCANO MEDICAL PARC

10521 Jeffrey's Street, Henderson, NV 89052

 **MDL Group**

TUSCANO MEDICAL PARC

10521 Jeffrey's Street
Henderson, NV 89052

FOR LEASE



PROPERTY HIGHLIGHTS:

- Beautiful, well appointed building
- ±1,514 - ±5,724 SF suites available
- 1st and 2nd Floor suites available
- Zoned: Office Commercial
- Grey shell space with generous Tenant Improvement allowance available for qualified tenants
- Close proximity to retail and restaurant amenities
- Conveniently located adjacent to the Dignity Health - St. Rose Dominican Hospital campus in Henderson
- Easy access to I-15 & I-215 Freeways and the Las Vegas Strip
- Located in the shadows of the famous Las Vegas Strip, the property is ideally located within the central portion of the Las Vegas Valley
- **Lease Rate:** \$1.80 - \$2.20 SF/M NNN
- CAM's: \$0.40 SF/M



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered By:

David Bauman, CCIM

Senior Advisor
Lic#: S.0182687
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Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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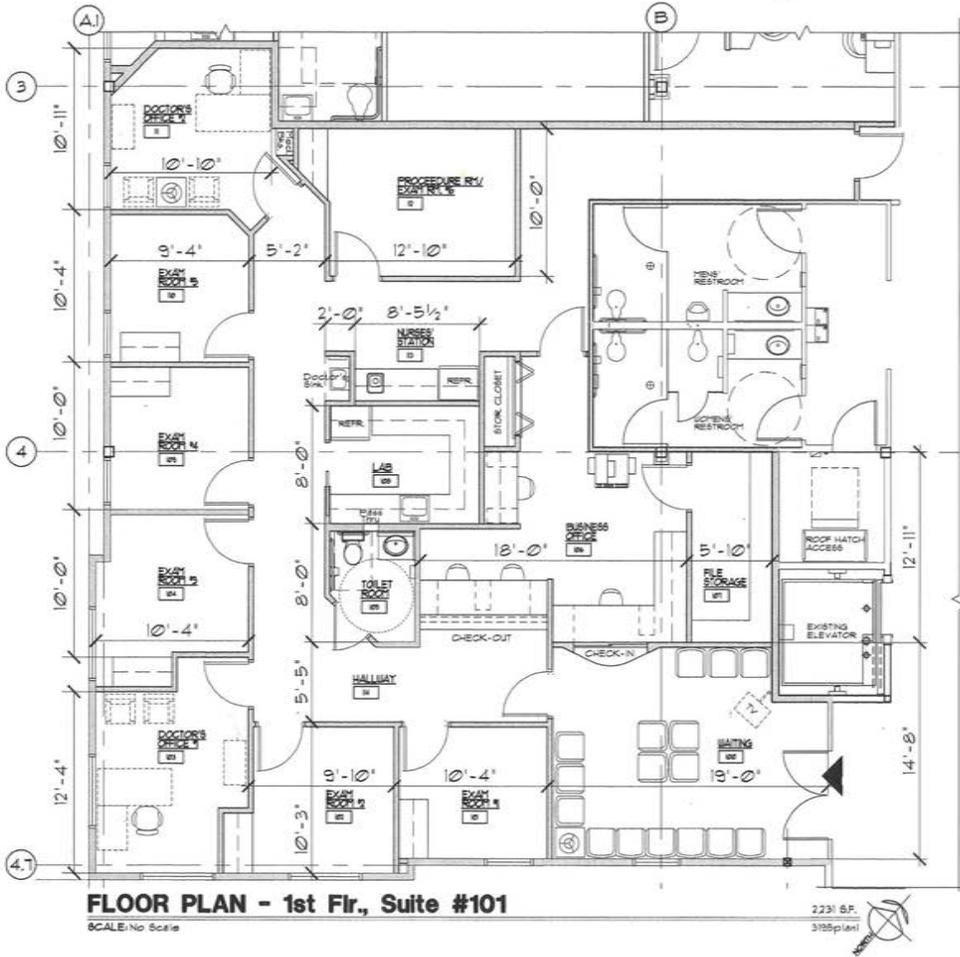


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CONCEPTUAL FLOOR PLAN



PROPERTY DETAILS:

Suite#:	101
Total Sq. Ft.:	±4,068
Lease Rate:	\$1.80 - \$2.10 SF/M



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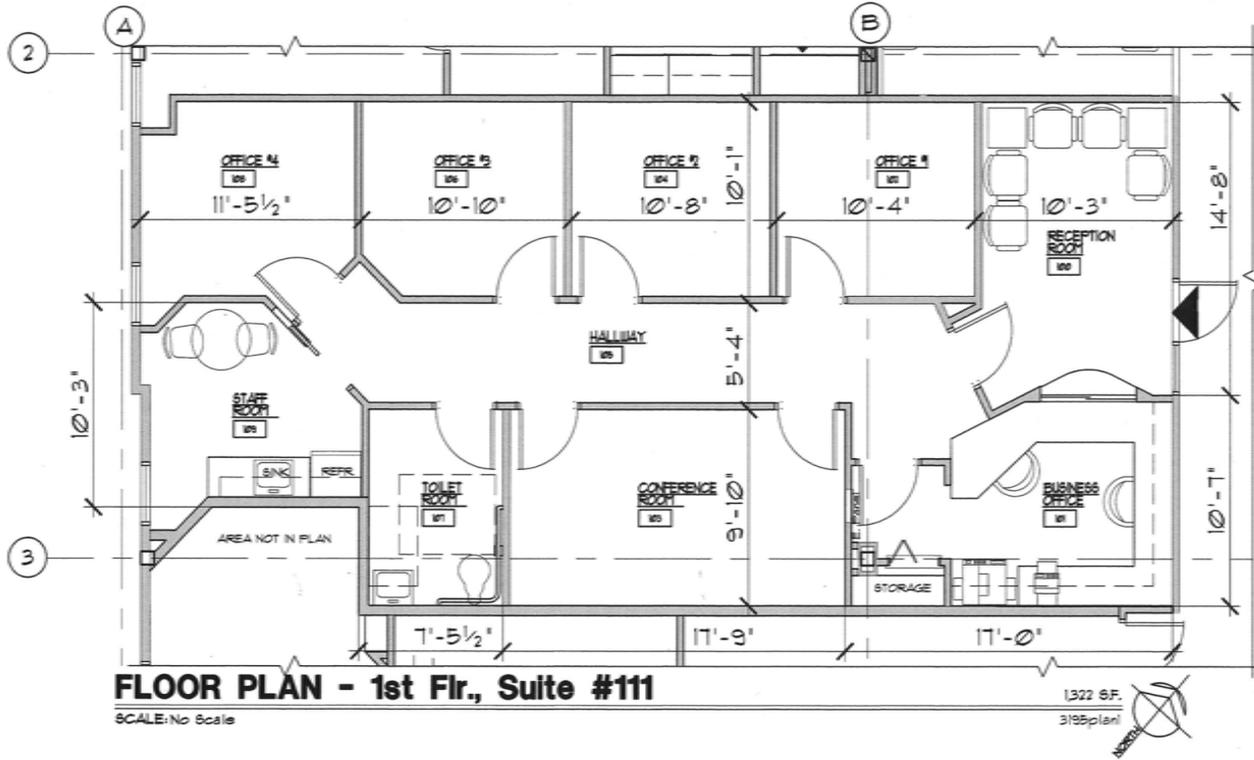


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PROPERTY DETAILS:

Suite#: 111
Total Sq. Ft.: ±1,514
Lease Rate: \$1.80 - \$2.10 SF/M



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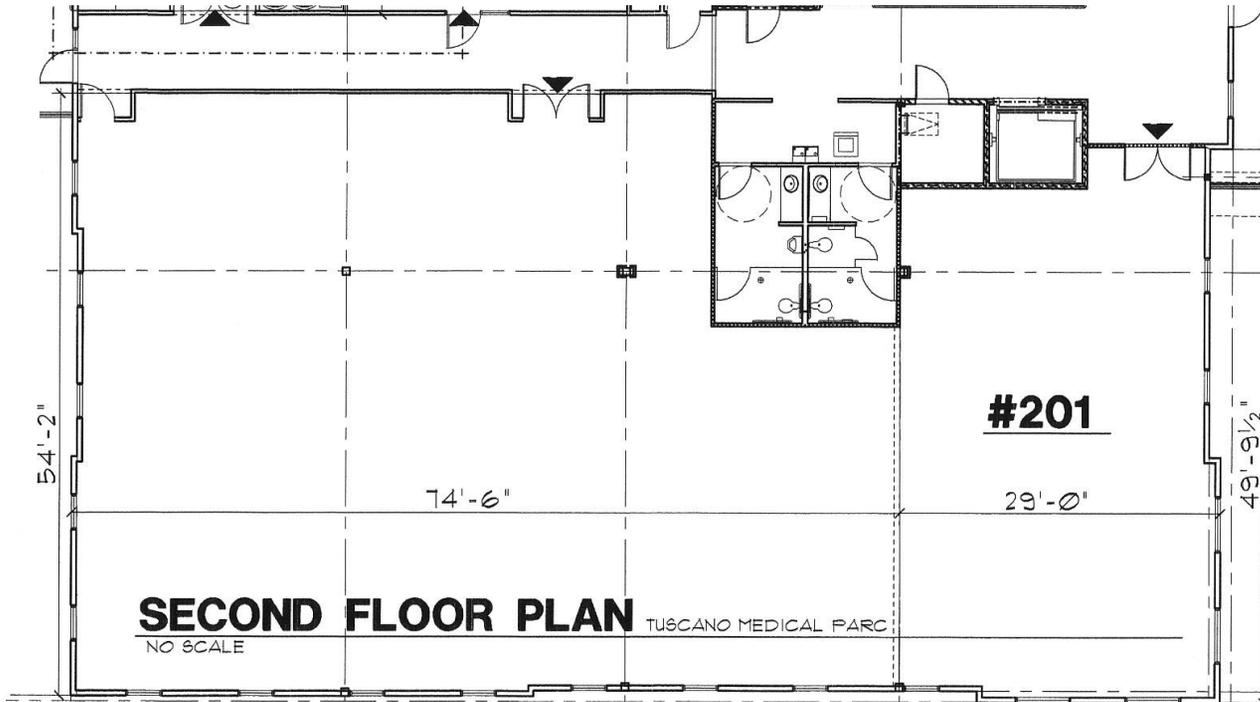


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PROPERTY DETAILS:

Suite#: 201
Total Sq. Ft.: ±5,724
Lease Rate: \$1.80 - \$2.10 SF/M



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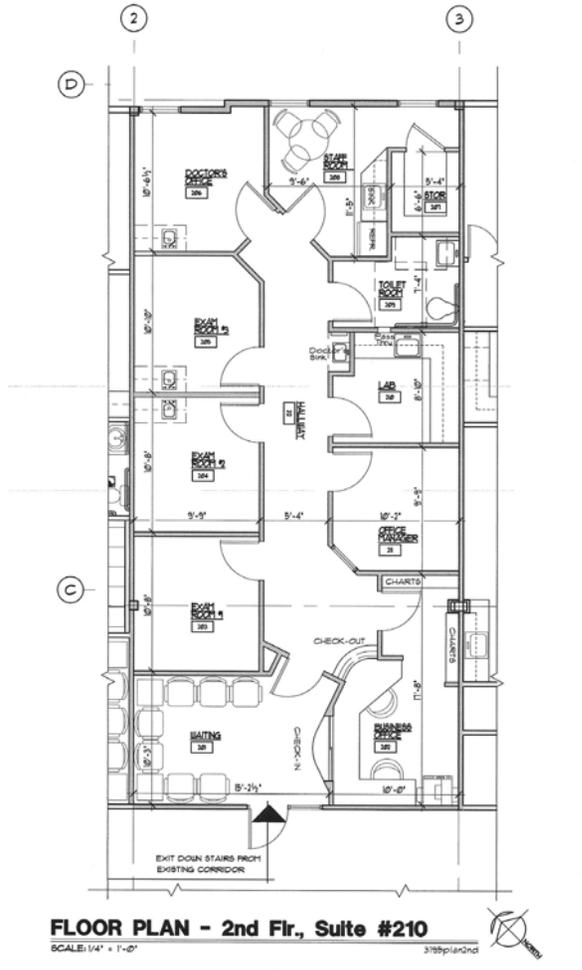


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CONCEPTUAL FLOOR PLAN



PROPERTY DETAILS:

Suite#:	210
Total Sq. Ft.:	±1,588
Lease Rate:	\$1.80 - \$2.10 SF/M



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VEGAS OVERVIEW

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VEGAS OVERVIEW

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ADVANTAGES OF DOING BUSINESS IN NEVADA

- 40 Million people visit Nevada each year and is the #1 for economic development programs in terms of job creation, retention and training
- McCarran Airport is the nation's 7th busiest airport
- #1 for new business launches
- Consistently one of the "Top 10" most business-friendly states
- NO corporate or personal income tax
- NO inventory tax
- NO franchise tax
- NO unitary tax
- NO special intangible tax
- Able and willing workforce in right-to-work-state
- #2 for small business survival

LAS VEGAS KEY INDUSTRIES

- Tourism, Gaming and Hospitality
- Aerospace & Defense
- Health & Medical Services
- Information Technology
- Manufacturing & Logistics
- Mining
- Natural Resource Technologies
 - Agriculture
 - Energy
 - Water

*Source by www.diversifynevada.com



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VEGAS OVERVIEW

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LAS VEGAS STADIUM

The Oakland Raiders received the NFL's approval to move to Sin City for the 2020 NFL season. Las Vegas has proposed a new \$1.9 billion stadium just to the west to the strip. The venue's horse-shoe shape designed by Manica Architecture, would accommodate an audience of 65,000 spectators, 8,000 cars, tailgating amenities and mixed-use commercial facilities. Along with the economic benefits of in season games, this venue would also allow Las Vegas to host the annual Super Bowl - which would bring hundreds of millions of dollars in tourism and revenue.



Work has begun on the massive, 18,000-seat MSG Sphere at The Venetian in Las Vegas. The new venue is set to change live performance in Sin City as we know it, not to mention the famous skyline. This spherical structure will be the first of its kind. The MSG Sphere will feature fully programmable, high-tech video screens on the interior and exterior. Plus, top-notch sound capabilities featuring vibrations from a infrasound haptic floor system. The MSG Sphere facility is on pace to open in the 2021 fiscal year (July 1, 2020 - June 30, 2021).



LAS VEGAS CONVENTION CENTER

Las Vegas Convention Center (2017-2024) – A \$1.4-billion project that extends to the Strip and will include 600,000 square feet of exhibit hall, outdoor exhibition space and a complete renovation of the existing convention space. This expansion will allow for an overflow area for conventions to use while the remaining halls of the main convention center are renovated. Thus, refreshing the beating heart of the Las Vegas valley. With 6 million plus convention attendees visiting us last year.



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LAS VEGAS GOLDEN KNIGHTS

The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area that competes in the National Hockey League (NHL). They are members of the Pacific Division of the league's Western Conference, and began play in the 2017–18 NHL season. The team's inaugural home game was played on October 10, 2017. The Golden Knights said their colors steel grey, gold, red and black reflect the community and the focus of the team. The grey represents strength and durability; Nevada is the largest producer of gold in the United States; the red is taken from the Las Vegas skyline, desert and Red Rock canyons; and the black represents power and intensity.



LAS VEGAS LIGHT FC

Las Vegas Lights FC is an American professional soccer team based in Las Vegas, Nevada. The team made its debut in the United Soccer League in 2018 and plays its home games at Cashman Field. The Lights are coached by Eric Wynalda and owned by Brett Lashbrook, who also serves as general manager. The Lights play their home matches at Cashman Field, a stadium in Downtown Las Vegas, it has 9,334 permanent seats and additional standing room capacity.



LAS VEGAS AVIATORS

Las Vegas Aviators formerly known as the Las Vegas 51s and Las Vegas Stars, are a Minor League Baseball team in the Pacific Coast League (PCL) and the Triple-A affiliate of the Oakland Athletics. They are located in Summerlin, Nevada.



LAS VEGAS BALLPARK

Las Vegas Ballpark is a baseball stadium in Summerlin, Nevada in the Las Vegas Valley. It is the home field for the Las Vegas Aviators of the Triple-A Pacific Coast League. The stadium is owned by the Howard Hughes Corporation. Las Vegas Ballpark is located in Downtown Summerlin near the intersection of South Pavilion Center Drive and Summerlin Center Drive next to City National Arena and across the street from the Downtown Summerlin shopping center.



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DISCLAIMER

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This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligation therein have been satisfied or waived.

By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.



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