

# MEDICAL DISTRICT - PROFESSIONAL OFFICE

3150 W Charleston Blvd, Las Vegas, NV 89102



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	4,800 SF
<b>LEASE RATE:</b>	\$22.00 SF/yr (NNN)
<b>LOT SIZE:</b>	0.51 Acres
<b>BUILDING SIZE:</b>	4,800 SF
<b>ZONING:</b>	C-D, Las Vegas
<b>MARKET:</b>	Medical
<b>SUBMARKET:</b>	Office

## PROPERTY OVERVIEW

Medical building with all the amenities needed for any type of medical use from a client, to a doctor office, to a lab or any use in-between. The building is 4,800 square feet built out office space. On-site parking. - CAMs \$4.86 SF/yr.

## PROPERTY HIGHLIGHTS

- High traffic area on W Charleston
- 4,800 Medical Office - building
- Stand alone building
- Onsite parking - 5:1 parking ratio
- Covered parking available
- Monument & building signage available
- Located in the Las Vegas Medical District

**KW COMMERCIAL**  
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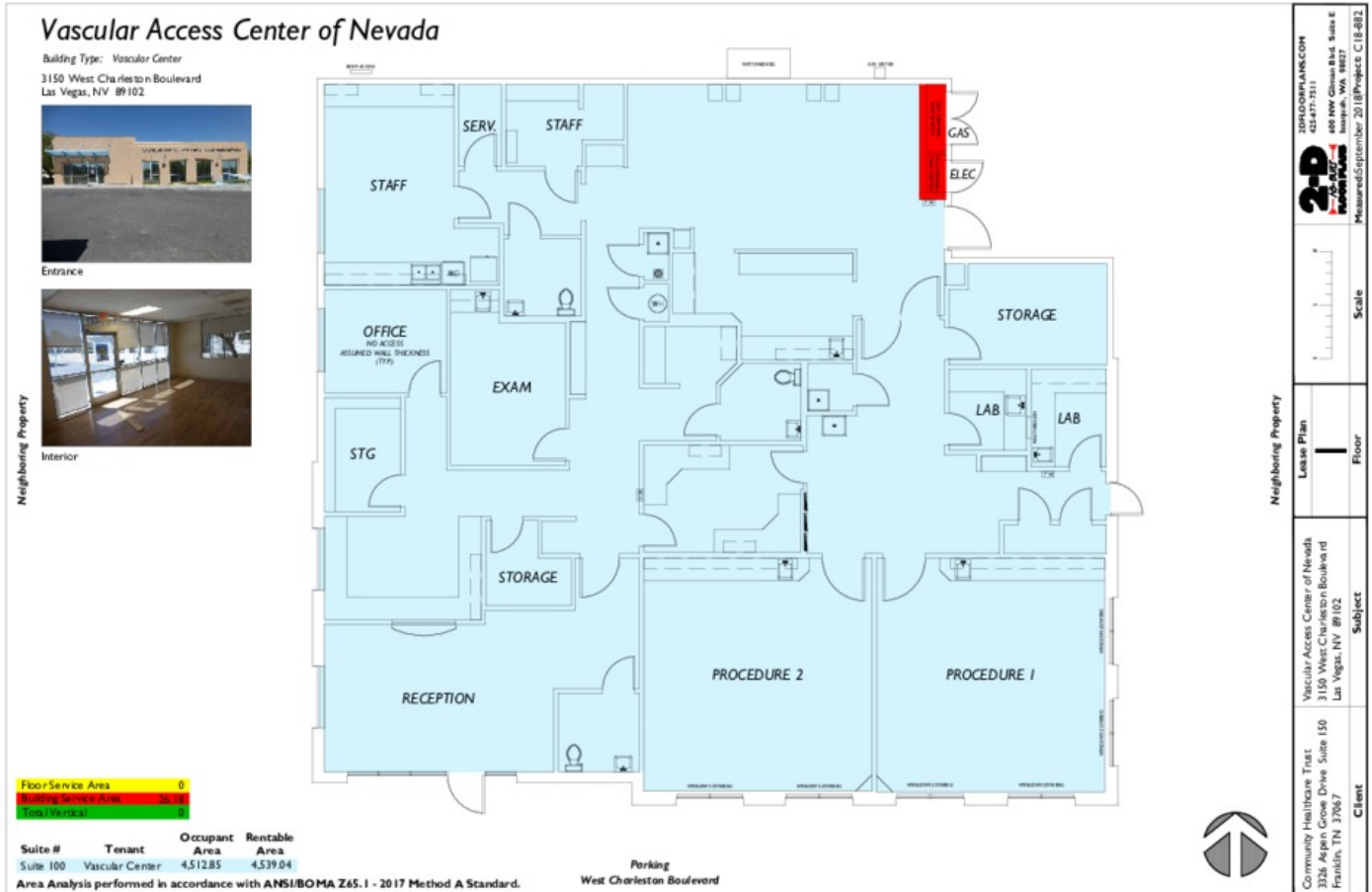
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**OFFICE FOR LEASE**

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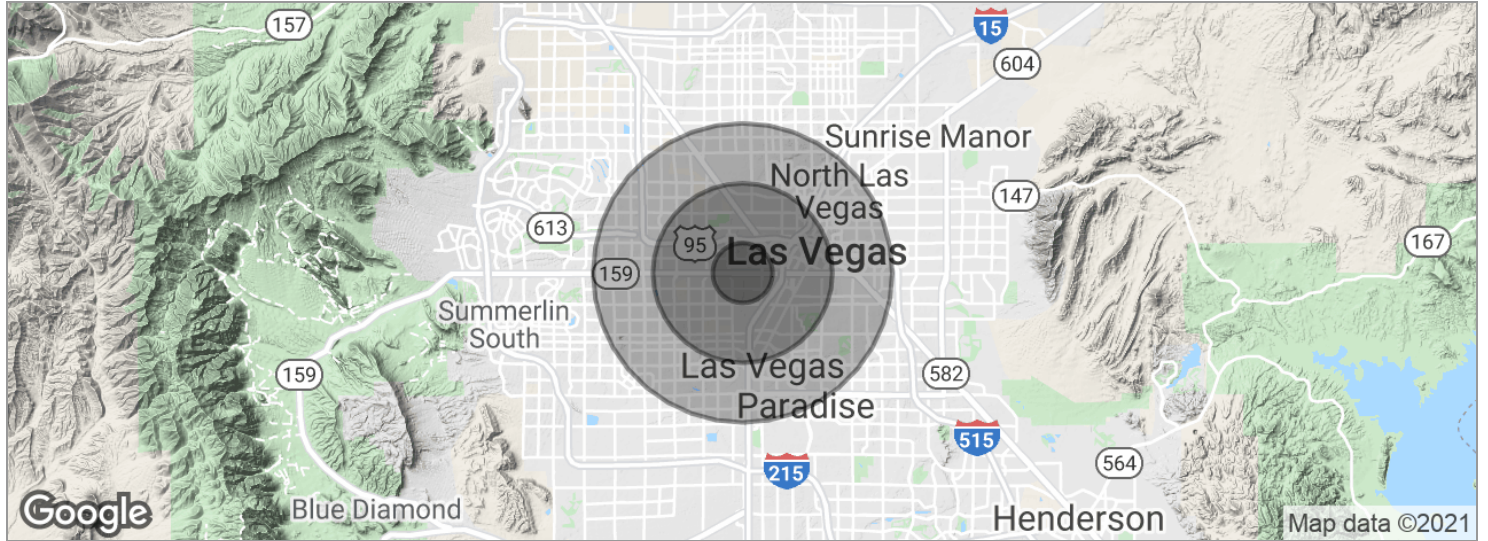
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,053	152,314	443,161
Median age	41.9	35.1	34.7
Median age (male)	41.4	34.5	34.2
Median age (Female)	43.6	36.2	35.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,281	56,792	167,590
# of persons per HH	2.6	2.7	2.6
Average HH income	\$92,145	\$53,132	\$52,370
Average house value	\$317,752	\$247,824	\$244,266

*\* Demographic data derived from 2010 US Census*

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## WHY

### Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



## ABOUT

### KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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