

FOR LEASE
\$1.35–1.45/SF,
Modified Gross



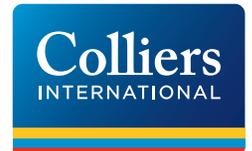
UP TO ±13,370 CONTIGUOUS SF

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SHADOW PROFESSIONAL CENTER

400 Shadow Lane, Las Vegas 89106

FOR LEASE

\$1.35–1.45/SF, Modified Gross

Property Description

400 Shadow Lane is a ±41,849 square foot two-story professional office building with direct frontage on Alta Drive at the corner of Alta and Shadow Lane. Located just minutes from the busy UMC medical corridor, it is ideal for medical office users. First and second floor suites are available either “As-Is” or with Tenant Improvements.

Property Highlights

- \$1.35-1.45/SF, Modified Gross
- ±841 to ±13,690 contiguous SF Available
- Ample Covered and Uncovered Parking
- Building Signage Available
- Flexible Lease Terms

SUITE NUMBER	SPACE USE	TOTAL SPACE AVAILABLE
101	Office	±2,602 SF
102	Office	±841 SF
202	Medical/Office	±1,778 SF
204	Medical/Office	±1,117 SF
205	Medical	±5,793 SF
208	Office	±2,307 SF
210	Office	±2,695 SF
202/204/205/208/210	Medical/Office	±13,690 SF



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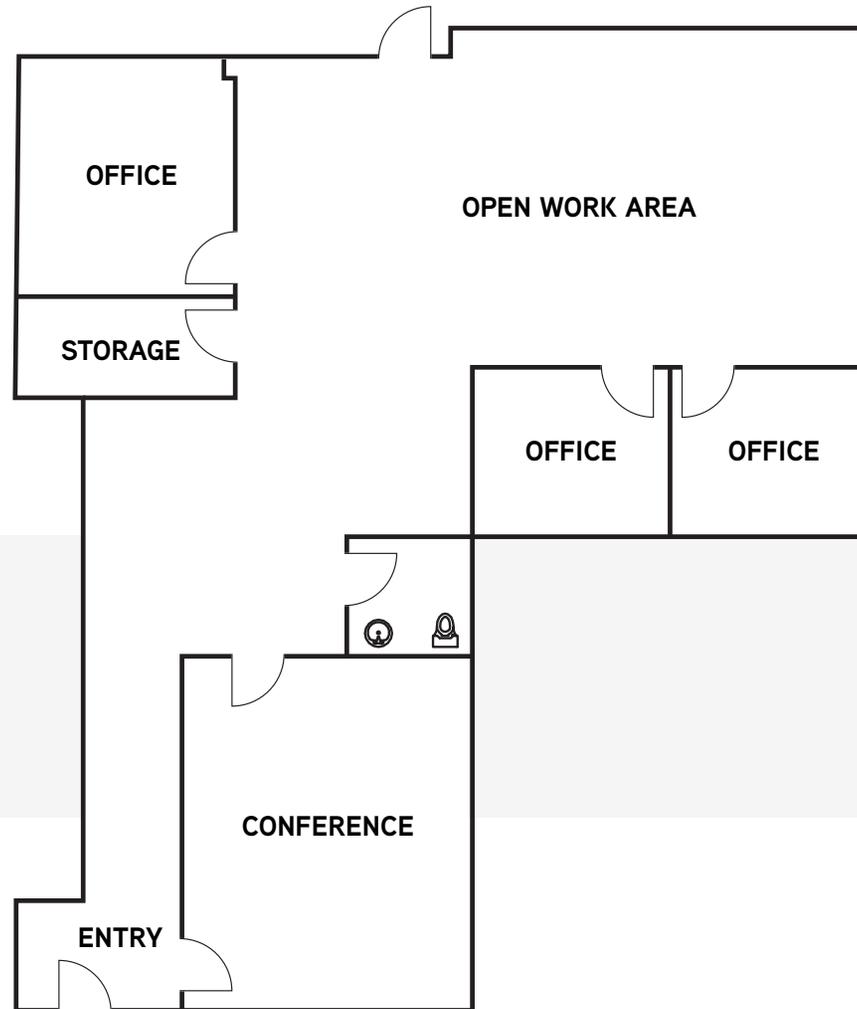


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SUITE 101
±2,602 SF

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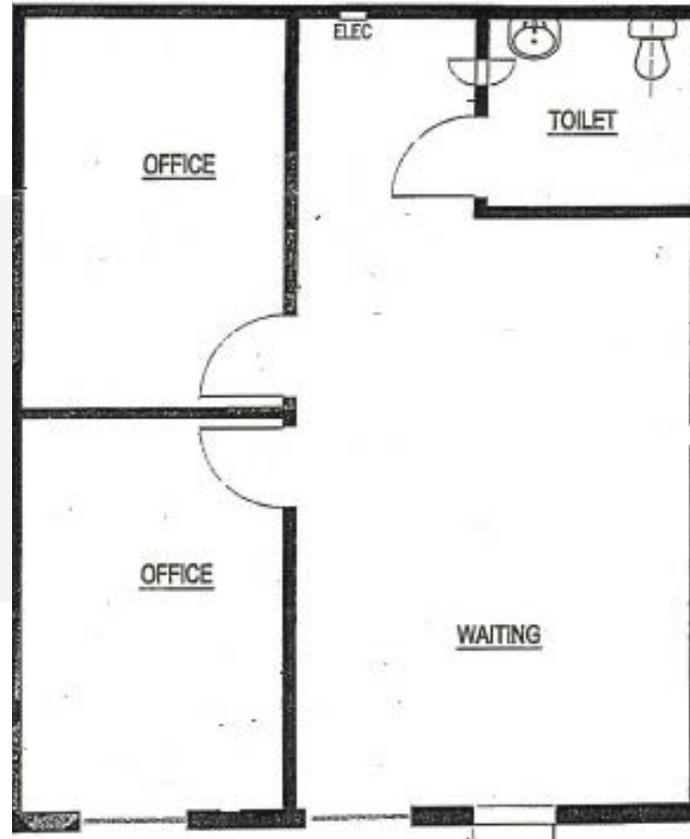
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SUITE 102
±841 SF



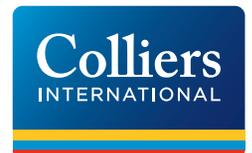
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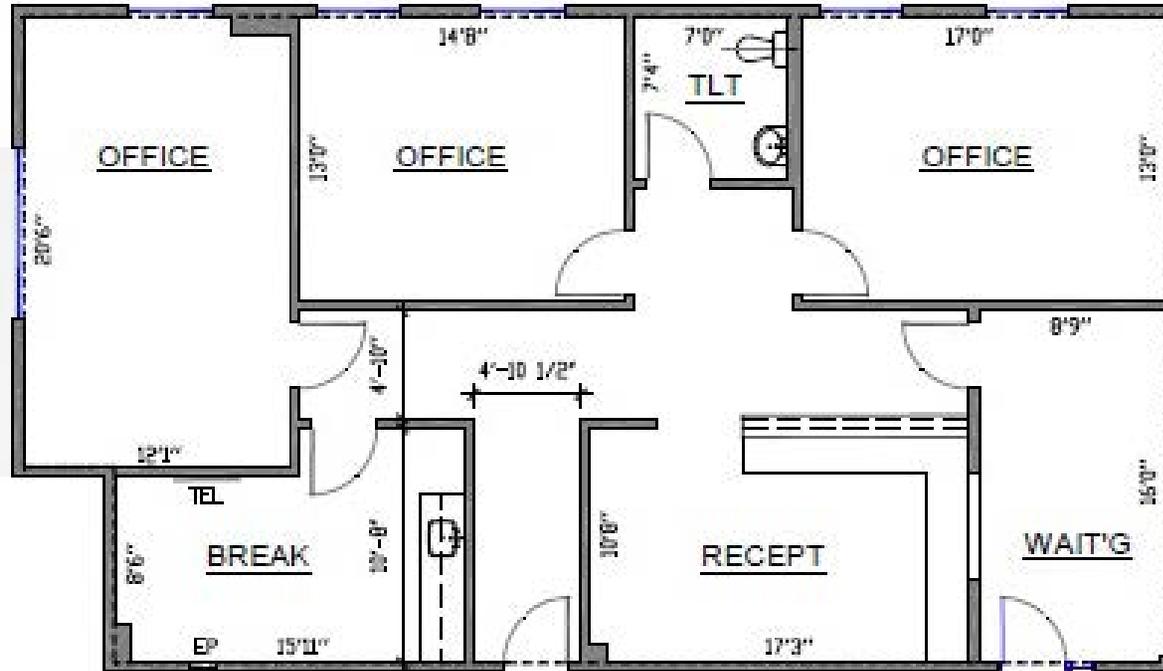
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SUITE 202
±1,778 SF



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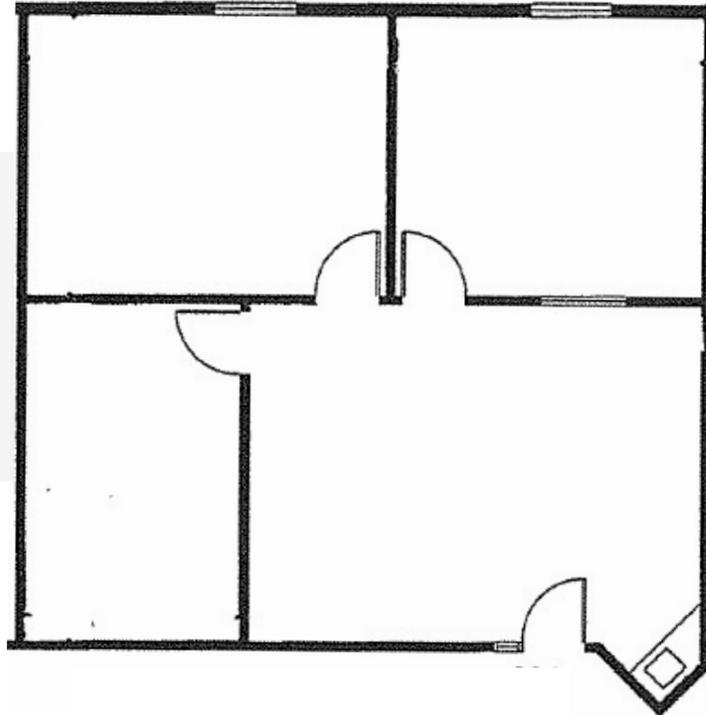
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SUITE 204
±1,117 SF



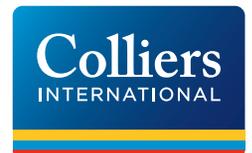
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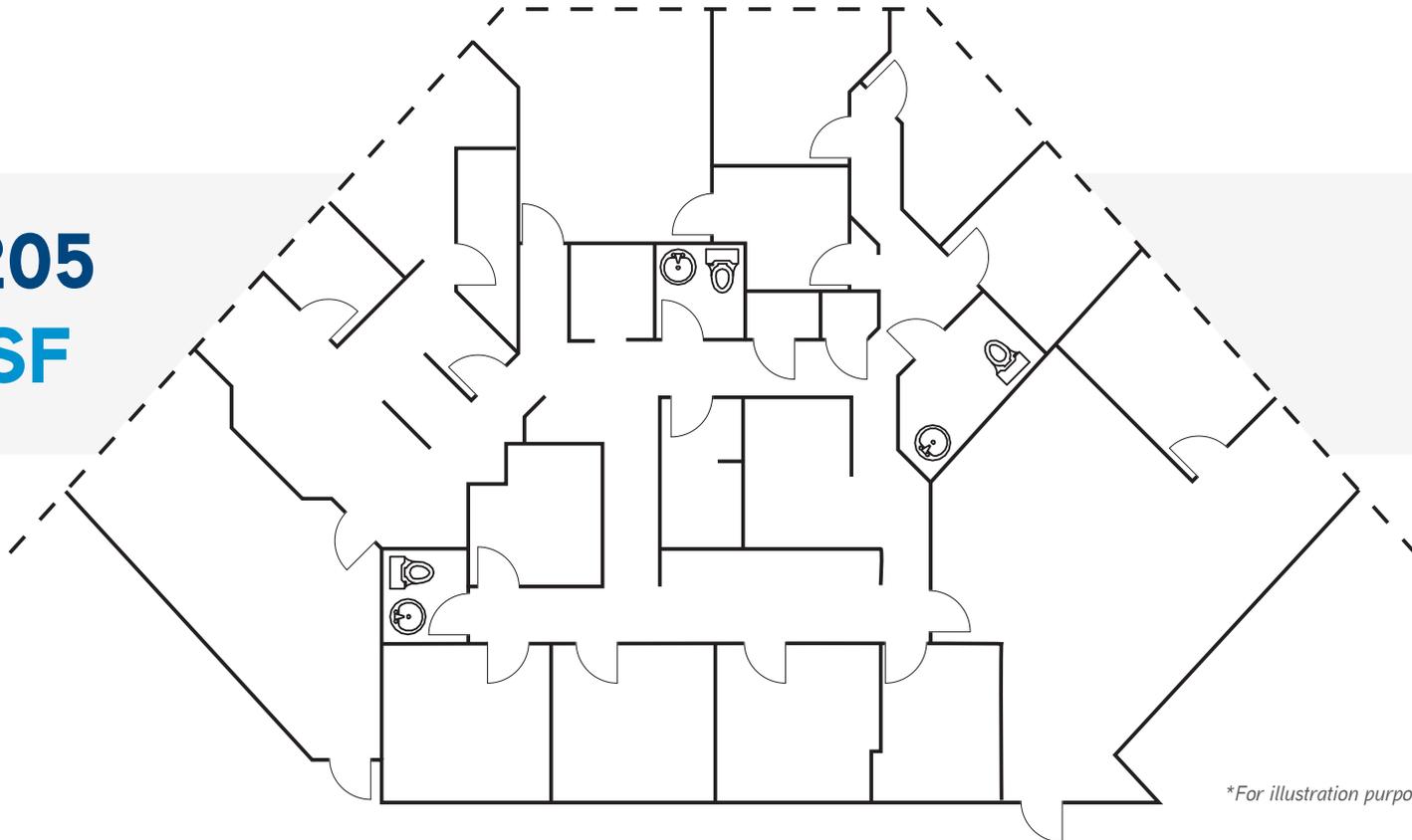
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SUITE 205
±5,793 SF



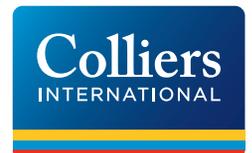
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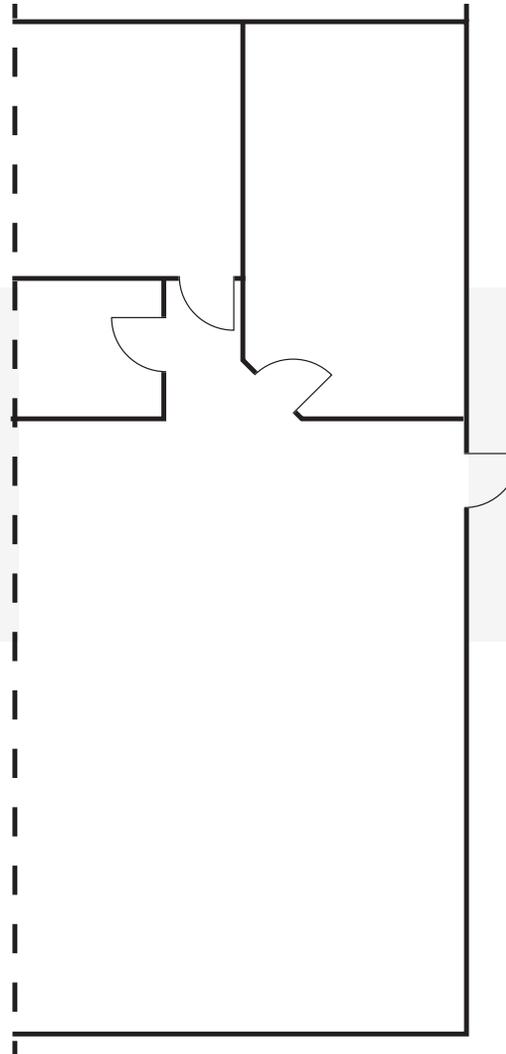
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SUITE 208
±2,307 SF



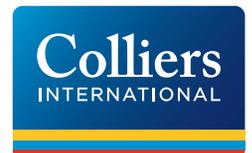
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IDEAL FOR MEDICAL USERS WANTING LOCATION WITHIN THE LAS VEGAS MEDICAL DISTRICT NEXT TO UMC & VALLEY HOSPITAL

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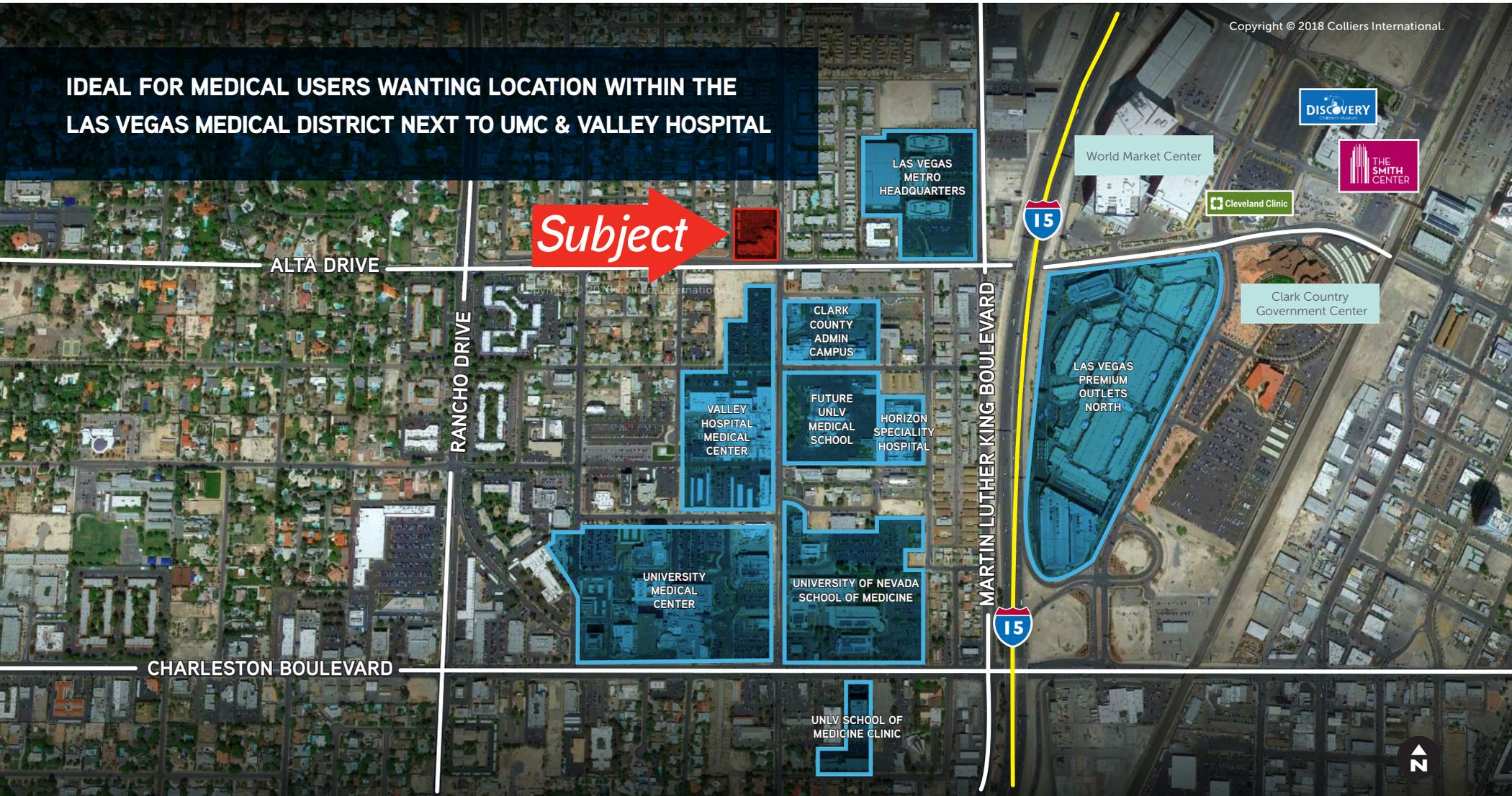
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