

SINGLE STORY MEDICAL OFFICE BUILDING AVAILABLE FOR LEASE

SUITES FROM ±1,379 - ±18,300 SF

600 SOUTH RANCHO DRIVE, LAS VEGAS, NV 89113



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600 SOUTH RANCHO DRIVE IS A SINGLE STORY MEDICAL OFFICE BUILDING LOCATED IN THE HEART OF THE LAS VEGAS MEDICAL DISTRICT. THE SUBJECT PROPERTY IS AN IDEAL LOCATION FOR MEDICAL AND PROFESSIONAL OFFICE USERS. AVAILABLE SUITES RANGE FROM ±1,379 - ±18,300 SF, MOST SUITES OFFER IMMEDIATE OCCUPANCY.

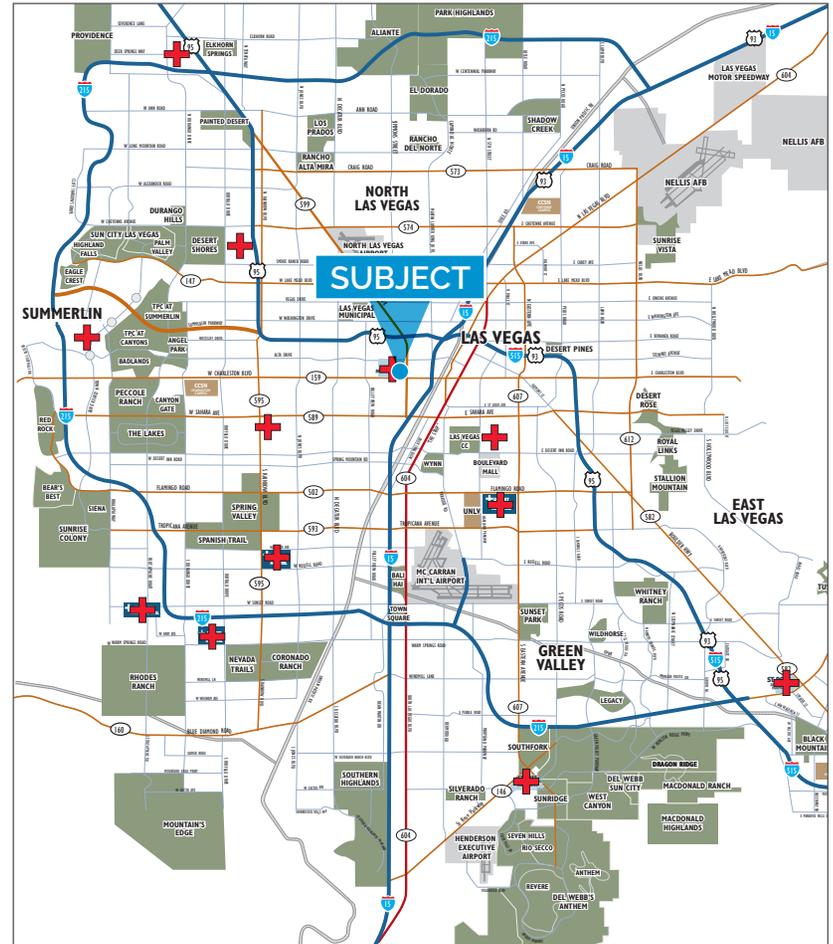
600 South Rancho Drive is located in the heart of the Las Vegas Medical District, within 1.5 miles of UMC and Valley hospitals, with convenient access to the I-95 and I-15 freeways. The property offers unobstructed visibility and ease of access for both patients and employees of medical and office users.

PROPERTY HIGHLIGHTS

- Medical and Office Suites from ±1,379 - ±18,300 SF
- Beautiful interior courtyard area
- Access to I-15 and I-95 Freeways
- Handicapped parking in close proximity to suites
- Located in the Las Vegas Medical District
- On-site ownership

AVAILABLE SUITES

101	2,656 RSF
102	1,379 RSF
COMBINED	4,035 RSF
103A	3,365 RSF
103B	2,821 RSF
COMBINED	6,136 RSF
113A	5,440 RSF
113B	2,639 RSF
COMBINED	8,079 RSF



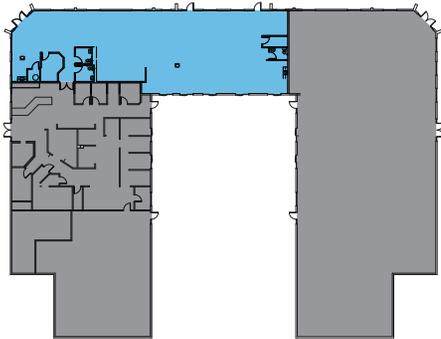
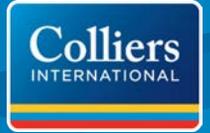
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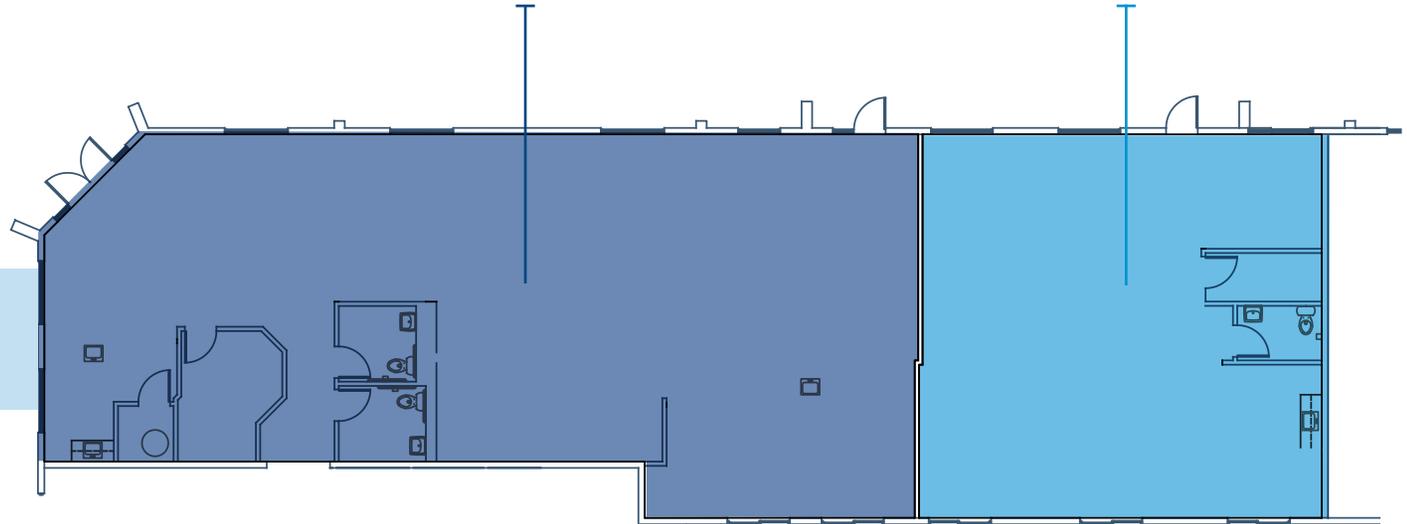
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OVERALL FLOORPLAN

SUITE 101
±2,656 SF

SUITE 102
±1,379 SF



**Suite 101 and 102
combined total ±4,035 SF**

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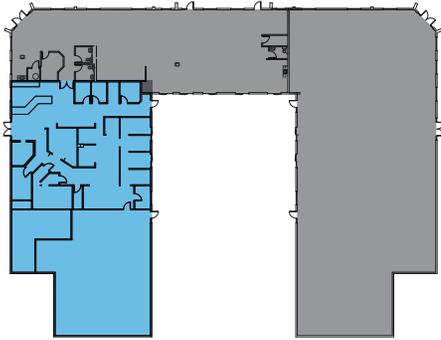
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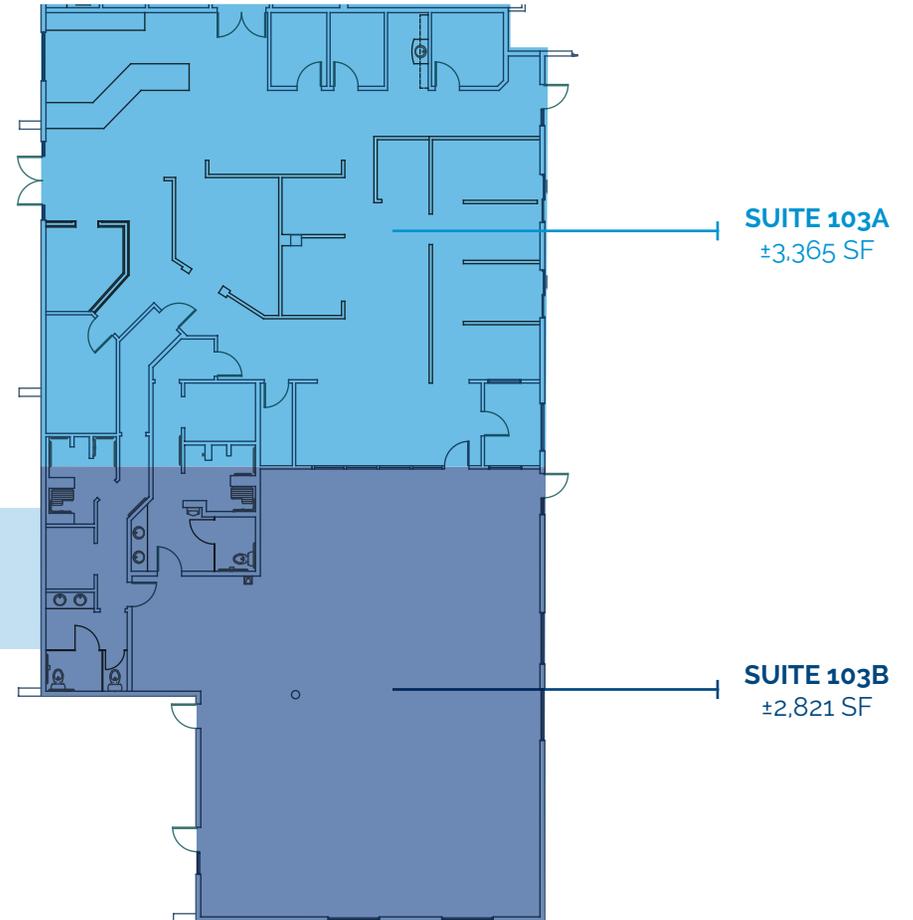
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OVERALL FLOORPLAN



**Suite 103A and 103B
combined total ±6,186 SF**

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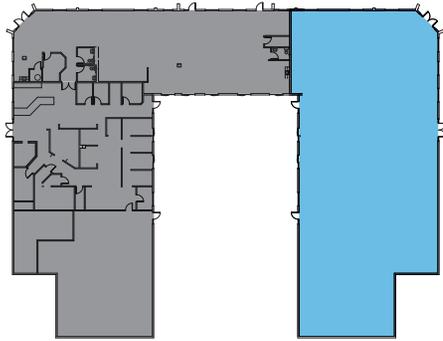
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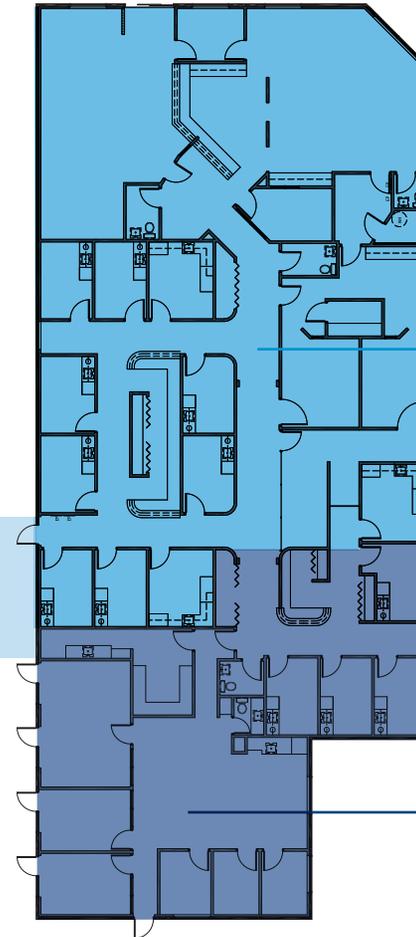
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OVERALL FLOORPLAN

Suite 113A and 113B
combined total ±8,079 SF



SUITE 113A
±5,440 SF

SUITE 113B
±2,639 SF

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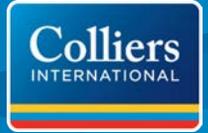
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