

**QUEENSRIDGE MOB**

@ ALTA & HUALAPAI



**FOR LEASE**

Class A Medical Office Building

1 Mile from Summerlin Hospital | No Medical Use Restrictions

IREPLV, LLC  
6970 S. Cimarron Rd, Ste 220  
Las Vegas, NV 89113  
702.829.8582

**IREPLV, LLC**  
Commercial Real Estate  
Brokerage • Development • Property Management



MIKE YOUNG  
Medical Property Advisor  
myoung@ireplv.com  
702.604.6209

# LEASE DETAILS

## @ Alta & Hualapai

SPACE AVAILABLE:  
3,136 - 13,173 SF

### CONTACT:

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### PROPERTY HIGHLIGHTS

- CLASS A MEDICAL OFFICE BUILDING
- SUMMERLIN ADJACENT
- STRIP & MOUNTAIN VIEWS
- SURROUNDED BY TOP TIER SHOPPING, RESTAURANTS, & RESIDENTIAL COMMUNITIES
- GREATER THAN 5:1 PARKING RATIO

### AVAILABLE SPACES

<u>SPACE</u>	<u>SIZE</u>	<u>SPACE/USE</u>
1st Floor	Leased	Medical
2nd Floor	Leased	Medical
3rd Floor	5,258 RSF	Medical

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# SURROUNDING AREA



TPC SUMMERLIN



TIVOLI VILLAGE



SUNCOAST CASINO

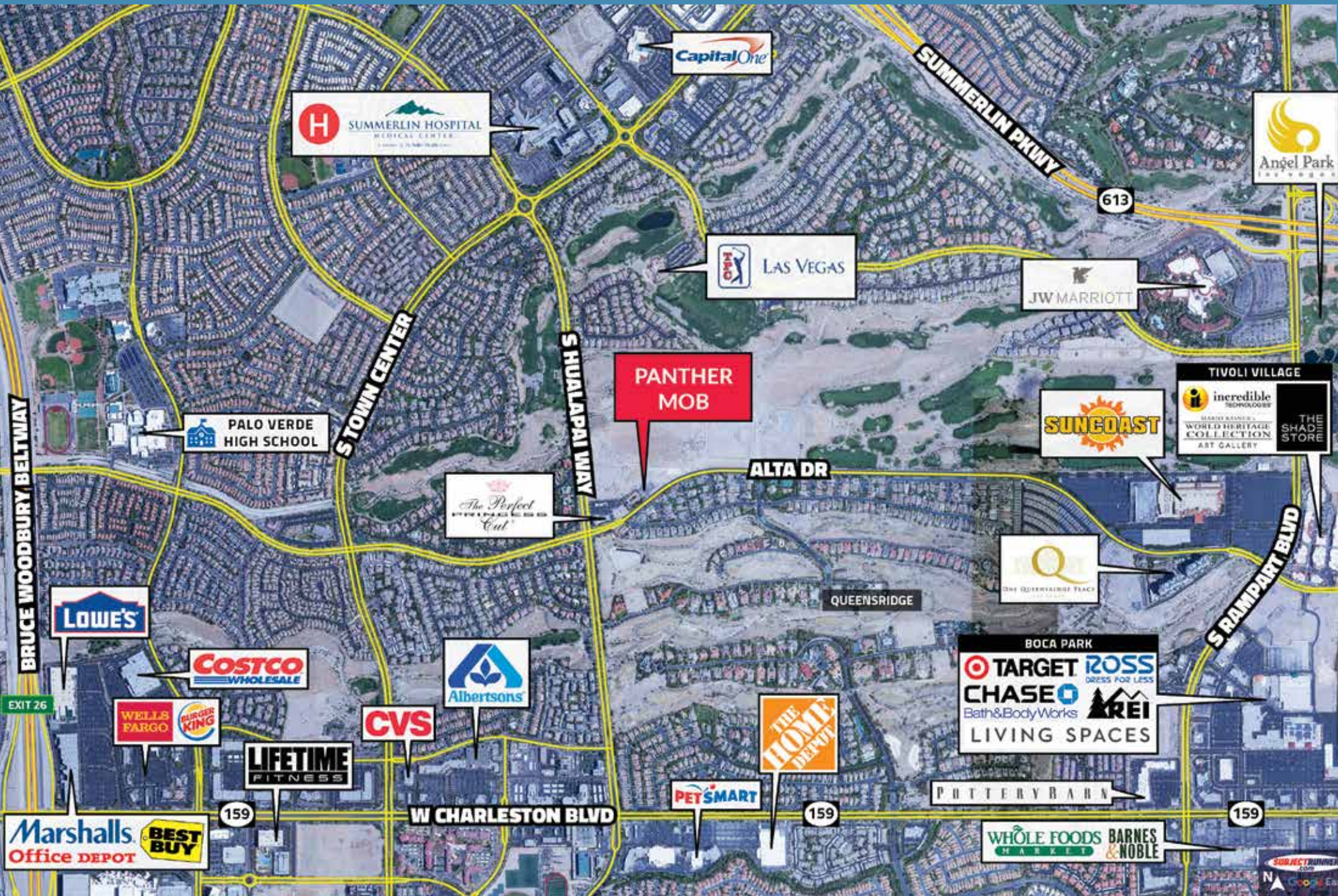


SUMMERLIN HOSPITAL



QUEENSRIDGE TOWERS

# AERIAL MAP



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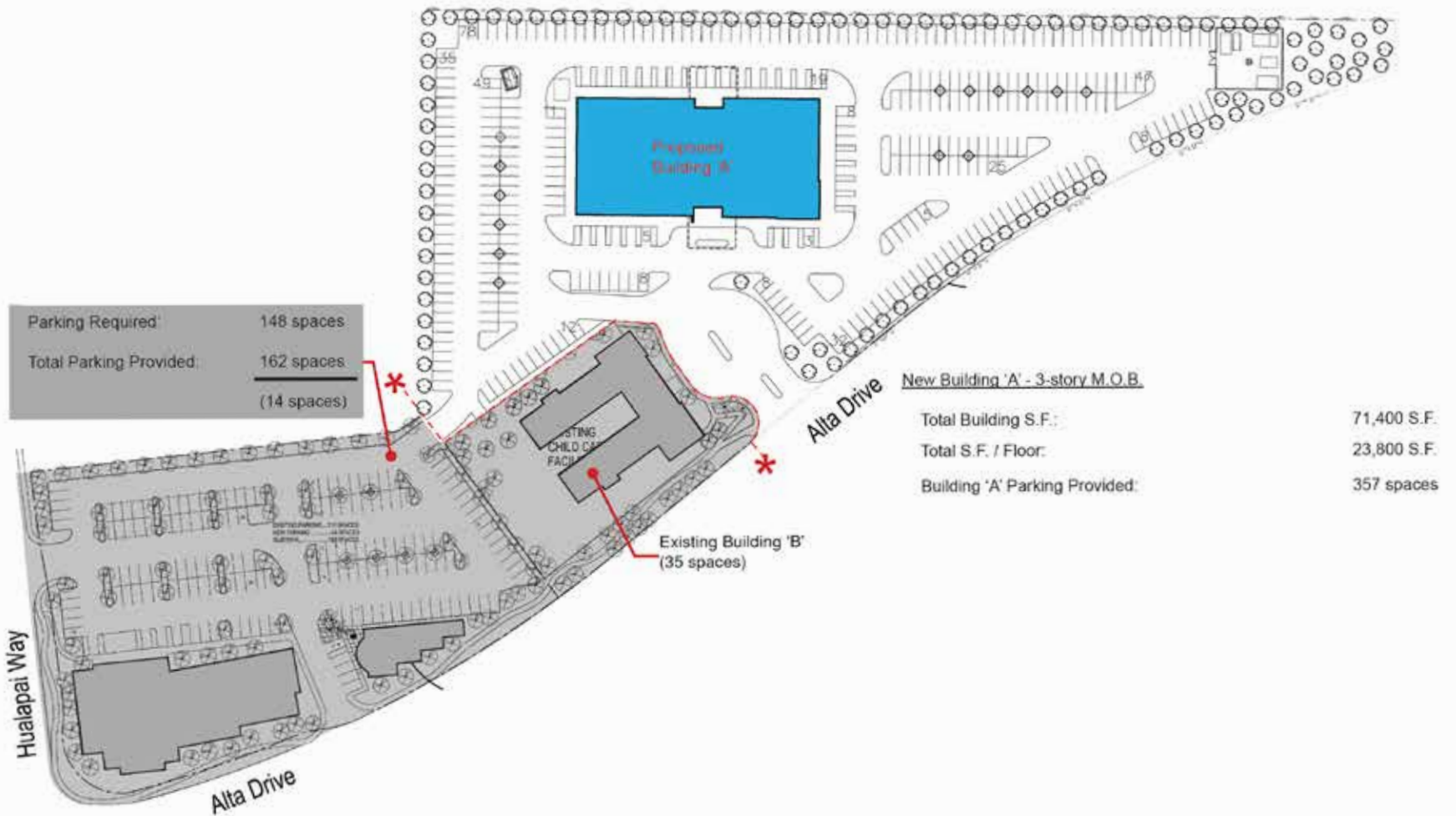


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Site Plan | Overall



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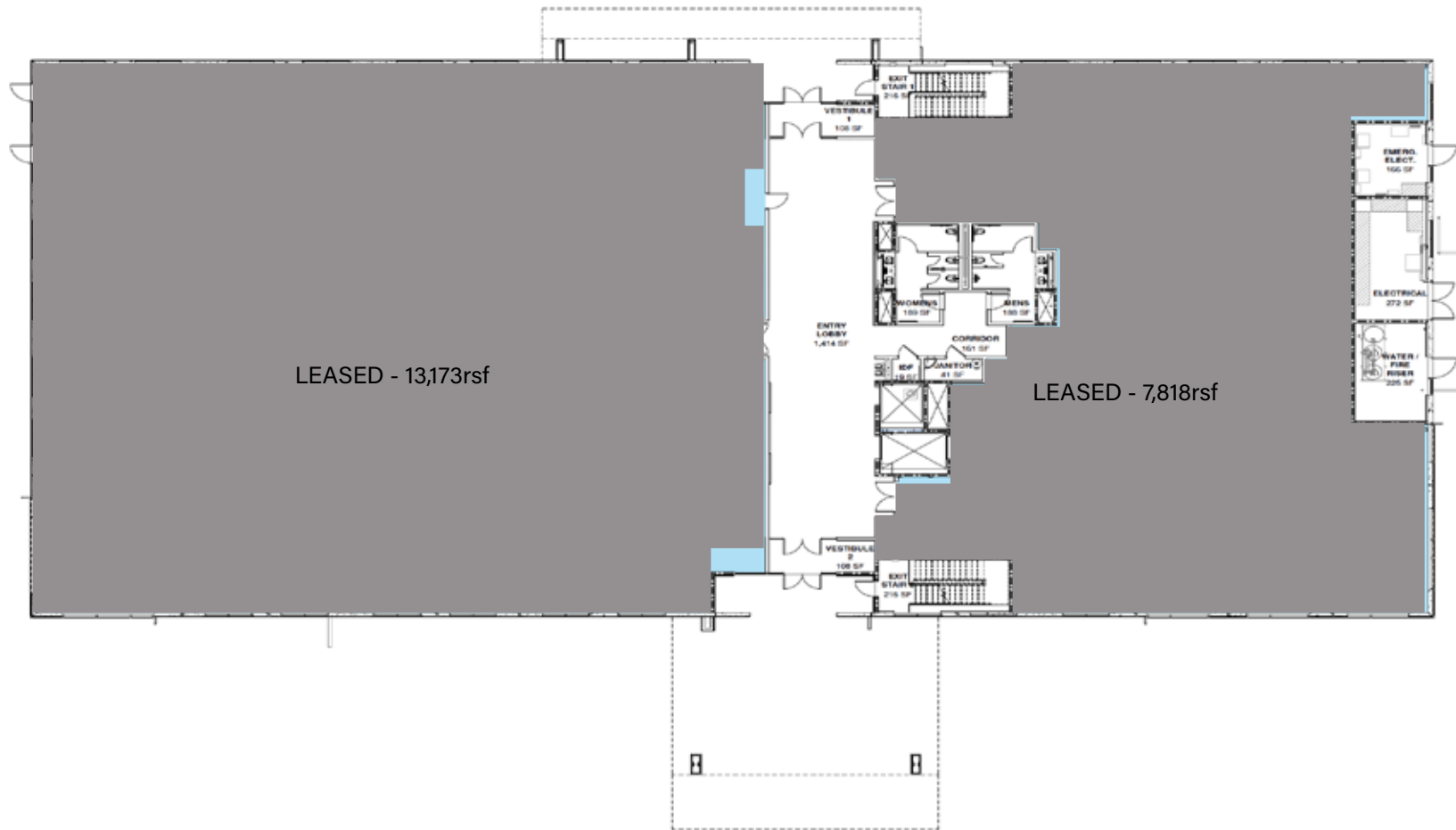
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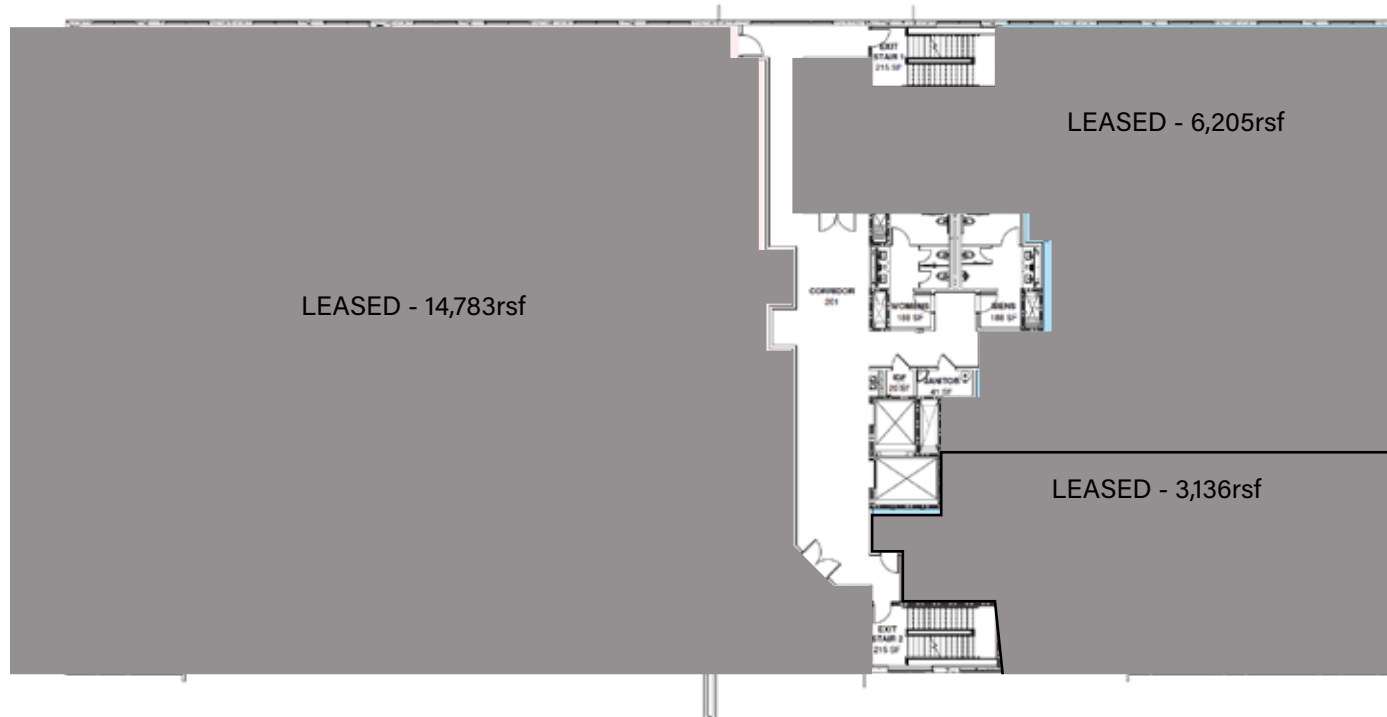
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LEVEL 2 

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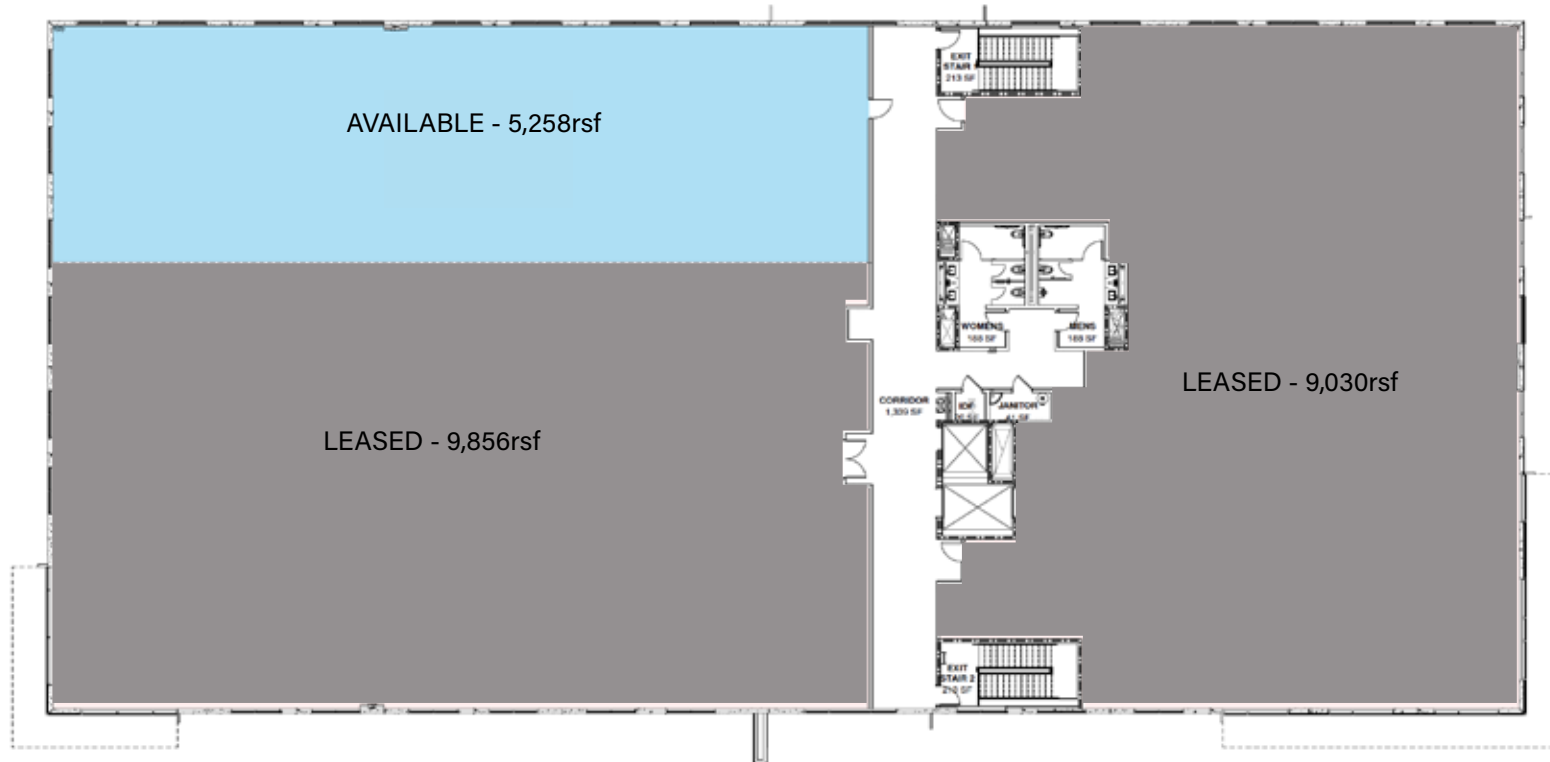
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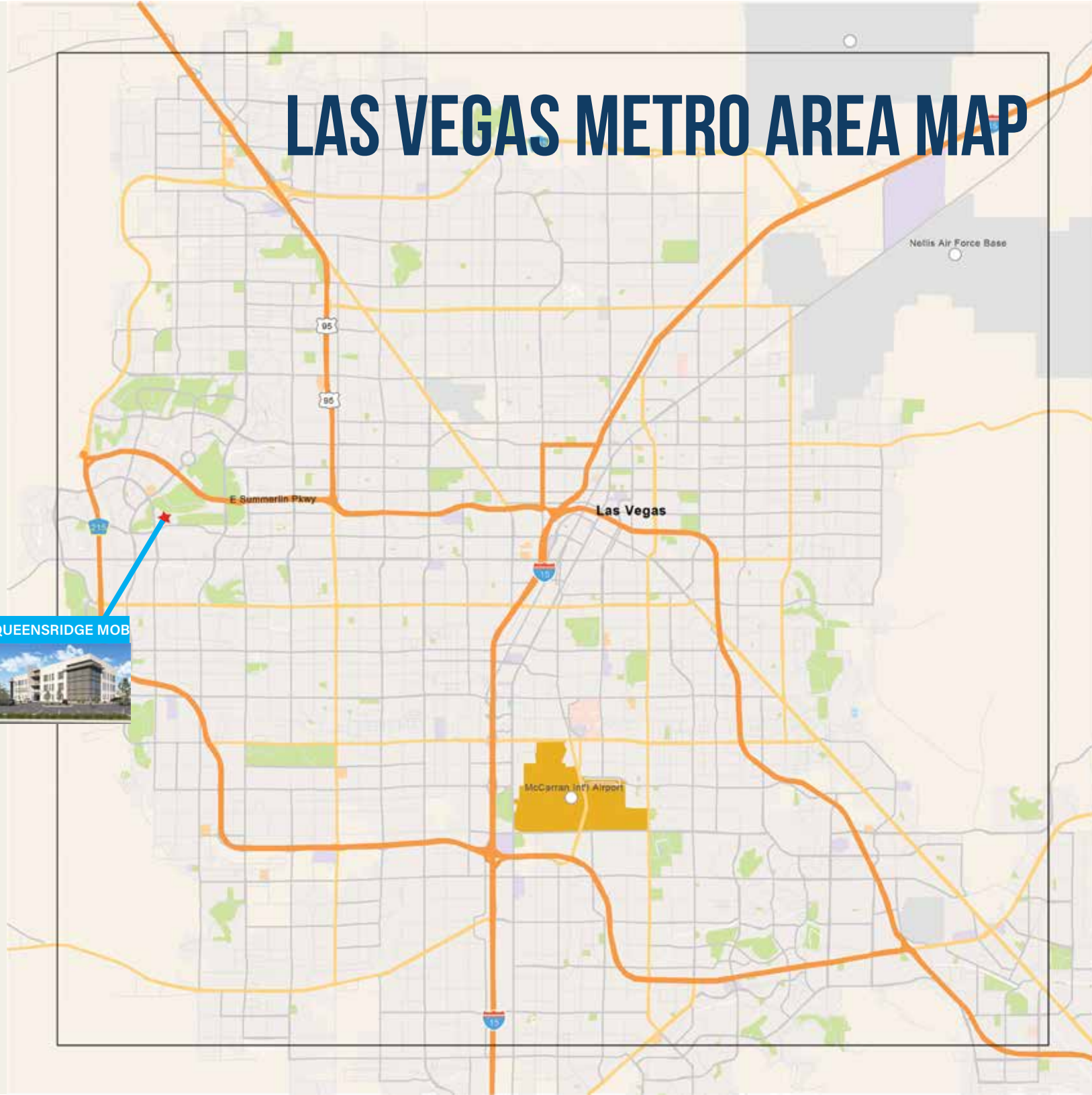
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LEVEL 3



# LAS VEGAS METRO AREA MAP



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CROVETTI  
ORTHOPAEDICS  
SPORTS MEDICINE

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