

MEDICAL OFFICE FOR LEASE

674 N. Cedar St., Ste B, Elko, NV



APEX

Justin Scott

951-314-3404

LIC NO.: S.0203614



NAID VPRLST2232 B.46707



Offers convenient access to Idaho Street, I-80, and major employers while benefiting from a quiet neighborhood setting. Ideal for professional services, small office, or owner-user operations seeking strong accessibility without corridor-level pricing.

PROPERTY OVERVIEW

Size: 2,770 SF

Floor plan:

- Reception and lobby upon entry
- Reception office space
- Dedicated lab space
- Dedicated area for lab services, including blood draws and testing
- 1 private office
- 1 storage room
- 3 bathrooms (1 private)
- 4 Examination rooms
- 2 Procedure rooms

Details:

- Exam and procedure rooms have hand-washing sinks and cabinets for storage
- (3) 220-volt outlets located in 3 of the examination rooms and (1) 220-volt outlet in both procedure rooms

Access:

- Entry through the front
- 13 on-site parking stalls out front, shared with the tenant

Location:

- Corner lot positioned near I-80 and Hwy 225
- Located slightly north of downtown within a mixed residential and service district
- Heavy traffic flow

LEASE TERMS:

\$4,700 NNN

- Minimum 1-year lease + extension
- Terms negotiable
- First month's rent + security deposit due at signing

SEPARATE BASEMENT APARTMENT AVAILABLE FOR LEASE FOR PERMANENT OR TRAVELING DOCTORS



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KWVIP
KELLERWILLIAMS, REALTY

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Centrally Located Elko Property Positioned In A Mixed Residential-commercial Area Just North Of Downtown

