

# Physical Therapy/Rehab Facility

BELTWAY CORPORATE CENTER  
8985 SOUTH EASTERN AVENUE, SUITE 120  
LAS VEGAS, NV 89123



## Office Specifications

- Turn-Key 4,705 RSF. Modified Gross Lease / Flexible Term.
- Physical Therapy/Rehabilitation Facility and Office with Equipment. **Available Now!**
- Complete with Washer/Dryer, Refrigerator, Microwave, Flat Screens, Apple Computers plus many more amenities.
- 1st floor entry immediately off main building entrance.
- *Signage Visible from I-215 & Eastern.* High-traffic area on Eastern Avenue & I-215 ideal for name-branding your business.
- Many Area Amenities: Retail services and restaurants including Starbucks, Yogurtland, Las Vegas Nutrition, Greens & Proteins Healthy Kitchen, Sunrise Café, Las Vegas Athletic Club and more.
- On-site property management, leasing, and security.

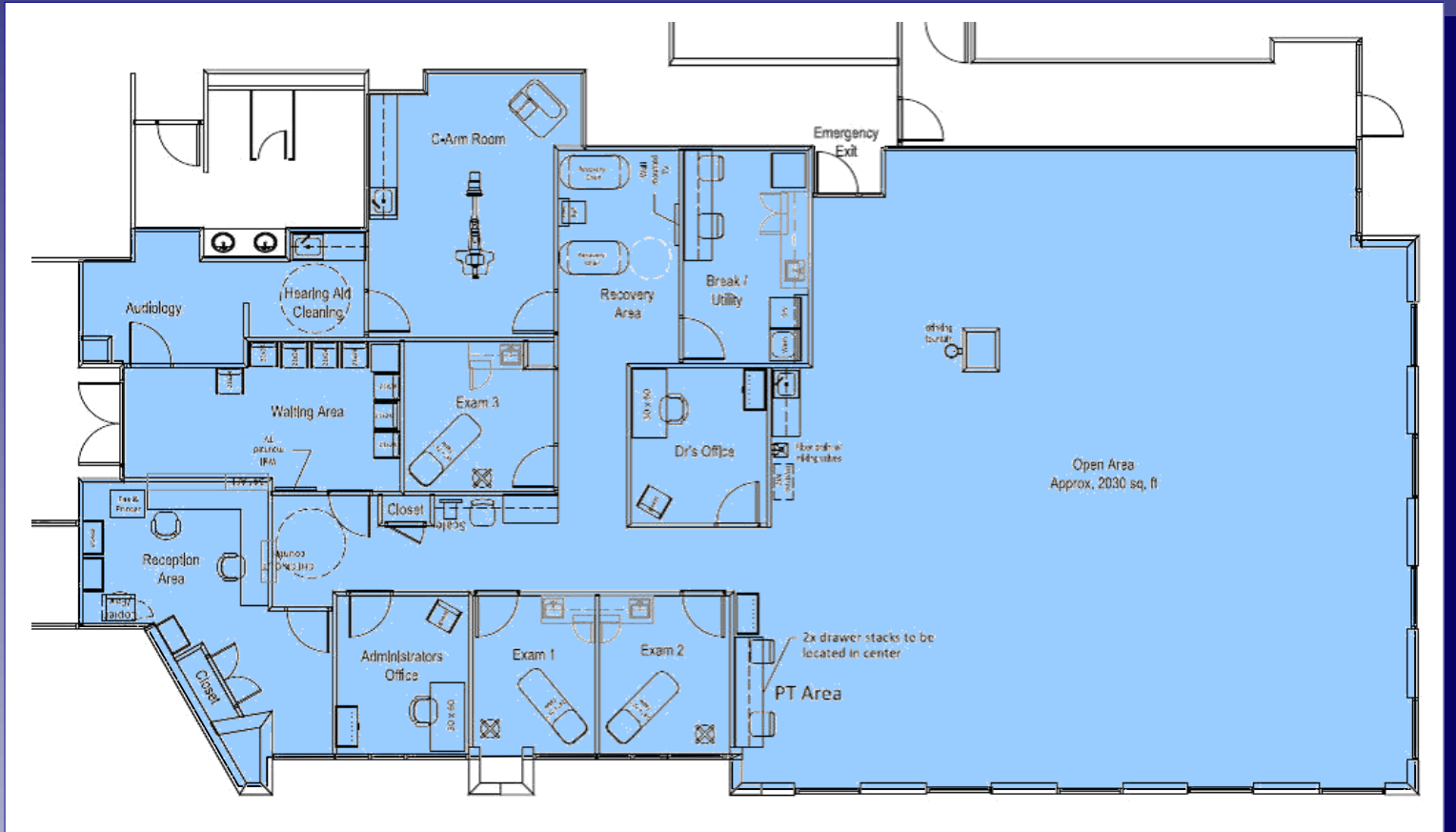
**FREE RENT!!**

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Traffic Counts: *84,000 cars per day*  
*75,000 cpd on I-215*



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