

PARTELL MEDICAL CENTER

MEDICAL OFFICE FOR LEASE

2870 S. MARYLAND PARKWAY, LAS VEGAS, NV 89109

NOW THROUGH SEPTEMBER 30, 2023

\$1.00/PSF BROKER BONUS

For Lease Terms 5 years or Greater*

**Based on new leases and approved credit by Landlord*

Stacy Shapiro, CCIM

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License # NV-S.0170030

Chris Connell, SIOR

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License # NV-S.0075502

Owned And Professionally Managed

welltower

Colliers



4.5% COMMISSION*



PARTELL MEDICAL CENTER

Centrally located in the East Las Vegas submarket, within close proximity to The Strip, The HC, Harry Reid International Airport, and 2 major hospital campuses, with nearby access to the I-15 & I-95 freeways & walkability to an abundance of retail & ancillary medical office amenities.

The property fronts Maryland Parkway with unobstructed signage visibility, ideal for large corporate headquarters and administrative uses requiring freestanding building and/or exclusive full floor spaces.

AVAILABLE SUITES

SUITE	SF	COMMENTS
SUITE 200/220	±4,807 SF	Currently built out for physical therapy use or office w/bullpen.
SUITE 250	±2,758 RSF	Spec Medical Suite. Ideal for primary care and specialty clinics.

*4.5% commission limited to qualified tenants & applicable towards lease years 1-5 only. Please call brokers for details.

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TOTAL SIZE	±29,547 SF
VACANT SF	±7,565 SF
ZONING	C-2 (General Commercial)
SITE AREA	±1.39 Acres
YEAR BUILT	1991
# OF FLOORS	3
PARKING	Parking Ratio 4/1,000 with 118 surface parking stalls
2023 ESTIMATED CAMS/OPERATING EXPENSE	<p>\$0.70/SF*</p> <p><i>*Utilities during normal business hours included in operating expenses except In-suite electrical and janitorial.</i></p> <p><i>*HVAC is separately sub-metered (Tenant's responsibility).</i></p>
ASKING RATE	\$1.25 – \$1.50/SF NNN
BUILDING HOURS	7am–7pm, Monday thru Friday Closed on Weekends
BUILDING FEATURE	Fiber optic data available through Cox Communications (Tenant's responsibility)

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DESERT INN ROAD



LEASED
SUITE 210
±1,085 SF

2023 Estimated CAMs/Operating Expenses: \$0.70/SF

Not To Scale. For Illustration Purposes Only.

SAHARA AVENUE

MARYLAND PARKWAY FRONTAGE

GLASS

GLASS
BLOCKS

STORAGE

GLASS BLOCKS

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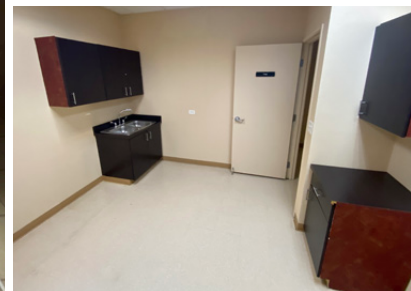
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\$4.5B Annual revenue

66 Countries we operate in

2B Square feet managed

51,000 Lease/Sale transactions

\$99B Assets under management

18,000 Professionals



About Colliers International

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$99 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

EXCLUSIVE LISTING AGENT:

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