

# 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

**4.5% COMMISSION\***

**Stacy Shapiro, CCIM**  
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License # NV-S.0170030

**Chris Connell, SIOR**  
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Owned And Professionally Managed

**welltower**

**Colliers**

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

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**2ND FLOOR**  
**\$1.25 – \$1.50/SF NNN**

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

*Not To Scale. For Illustration Purposes Only.*

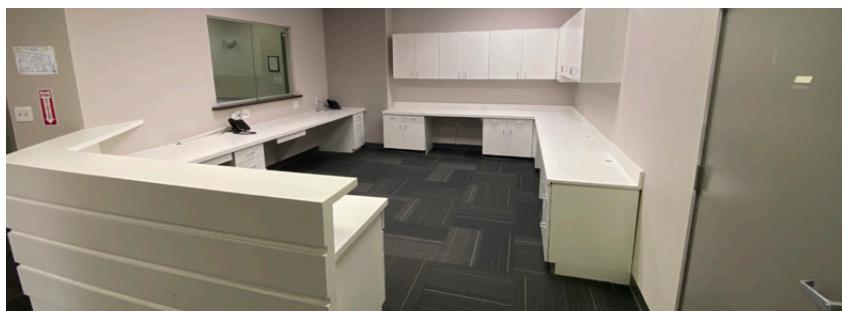
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\$4.5B Annual revenue

66 Countries we operate in

2B Square feet managed

51,000 Lease/Sale transactions

\$99B Assets under management

18,000 Professionals

**EXCLUSIVE LISTING AGENT:**

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