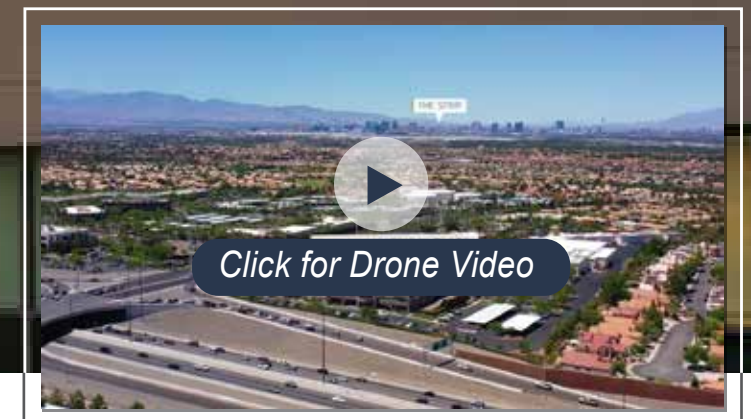


PARKWAY MEDICAL PLAZA

NOW LEASING



**MED
WEST**
REALTY

BRYAN MCKENNEY
(702) 475 - 4945 | LIC#B.1002747
Bryan@MedWestRealty.com

STACEY HALL
(949) 331 - 0845 | LIC#01924089
Stacey@MedWestRealty.com

100 North Green Valley Parkway,
Henderson, NV 89074



PARKWAY MEDICAL PLAZA

Parkway Medical Plaza, in the Green Valley submarket of Henderson, Nevada, is a best-in-class medical outpatient building and home to a diverse group of medical providers. The building is anchored by a large ambulatory surgery center which is a joint venture between Dignity Health and United Surgical Partners. The property has on-site urgent care and imaging services for the community as well as Ob-Gyn, physical therapy, and family medicine among other providers.

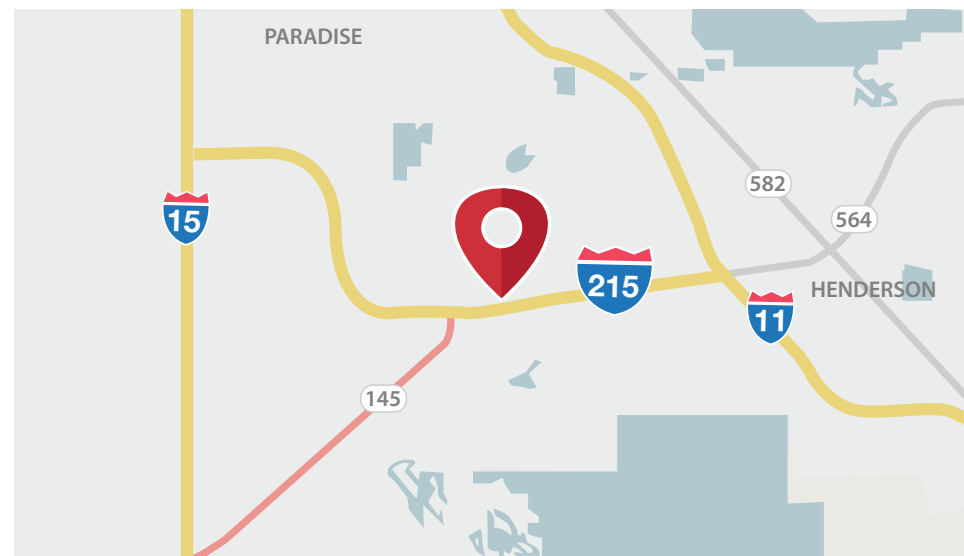
Parked at 5 cars per 1,000 square feet and adjacent to the 215 Freeway at Green Valley Parkway, the building provides an easy patient experience to see their provider. Adjacent retail (Smith's, Starbucks, banks, etc) add to the draw from the community and fantastic convenience for physicians and staff. Parkway Medical Plaza is a one-of-a-kind offering.

PROPERTY FEATURES



PROMINENT LOCATION & ACCESSIBILITY

- 3-Story, Class A Medical Building
- Building Area 88,958 SF
- Abundant Surface and Covered Parking at 5 stalls per 1,000 SF



IDEAL MARKET AND SITE LOCATION

- Visible from Interstate 215
- 3 Miles from Dignity Health, St. Rose Dominican Siena Hospital
- Prime Location, Excellent Demographics



FLEXIBLE SUITE OPPORTUNITIES

- Signage Opportunities
- Built-out Suites
- Views of Las Vegas Strip
- Corner Location

DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES	688,038
AVERAGE HOUSEHOLD INCOME	\$95,275

POPULATION

Estimate 15 Min Drive



>17	142,017
18-44	257,192
45-64	177,489
65+	111,340

Data Source: Placer.ai

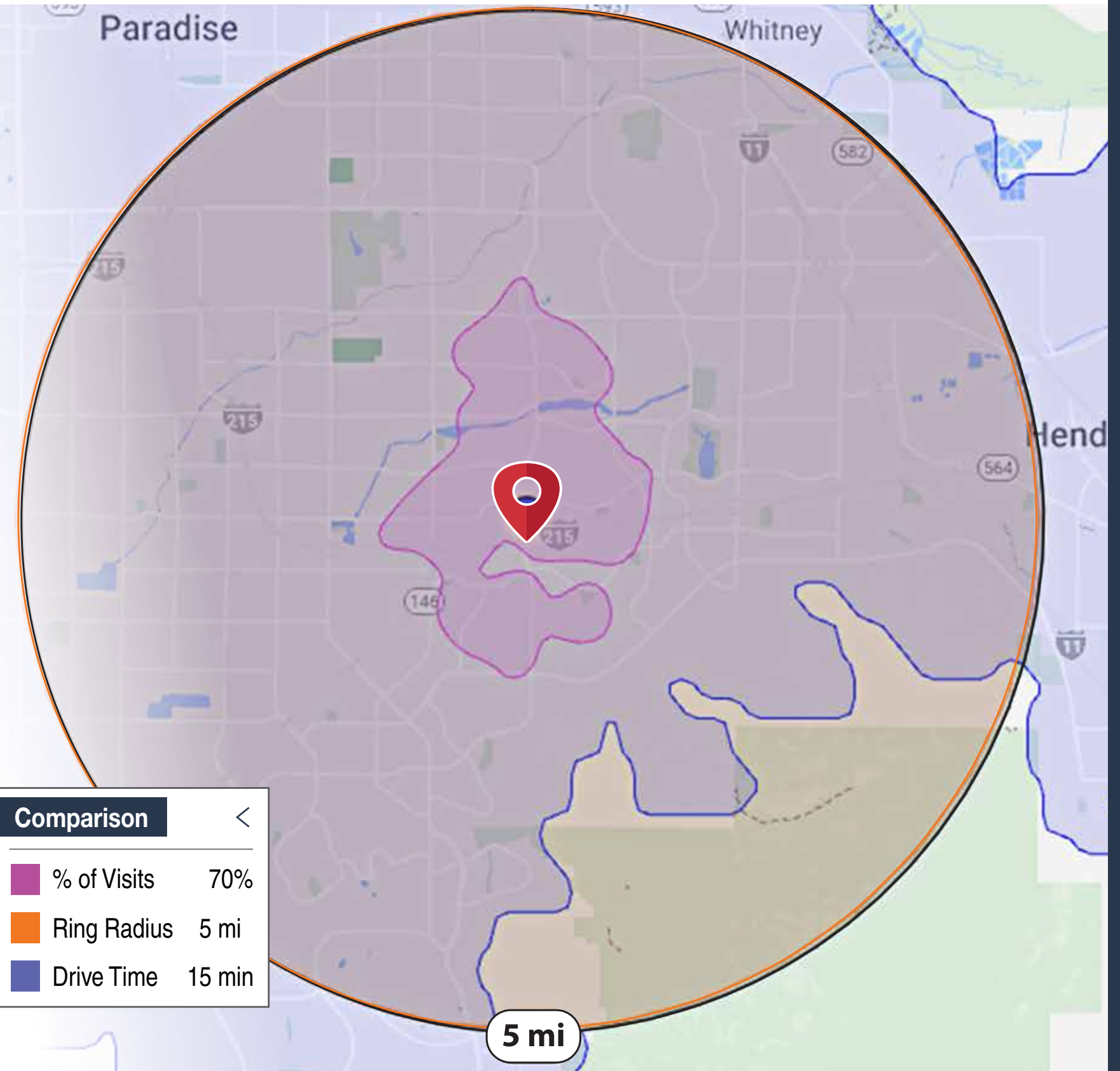
PAYOR MIX

Within 5 Mile Radius

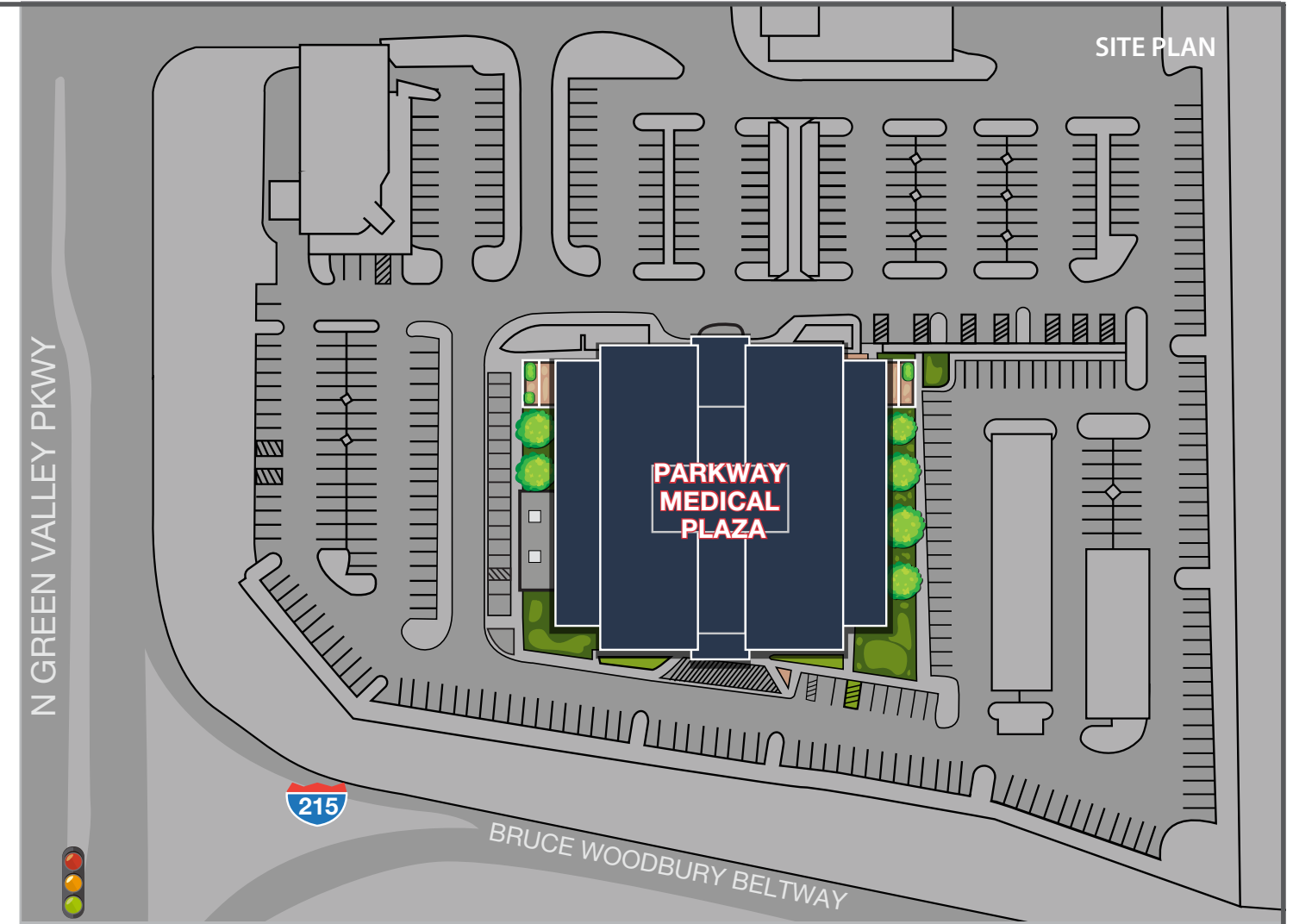
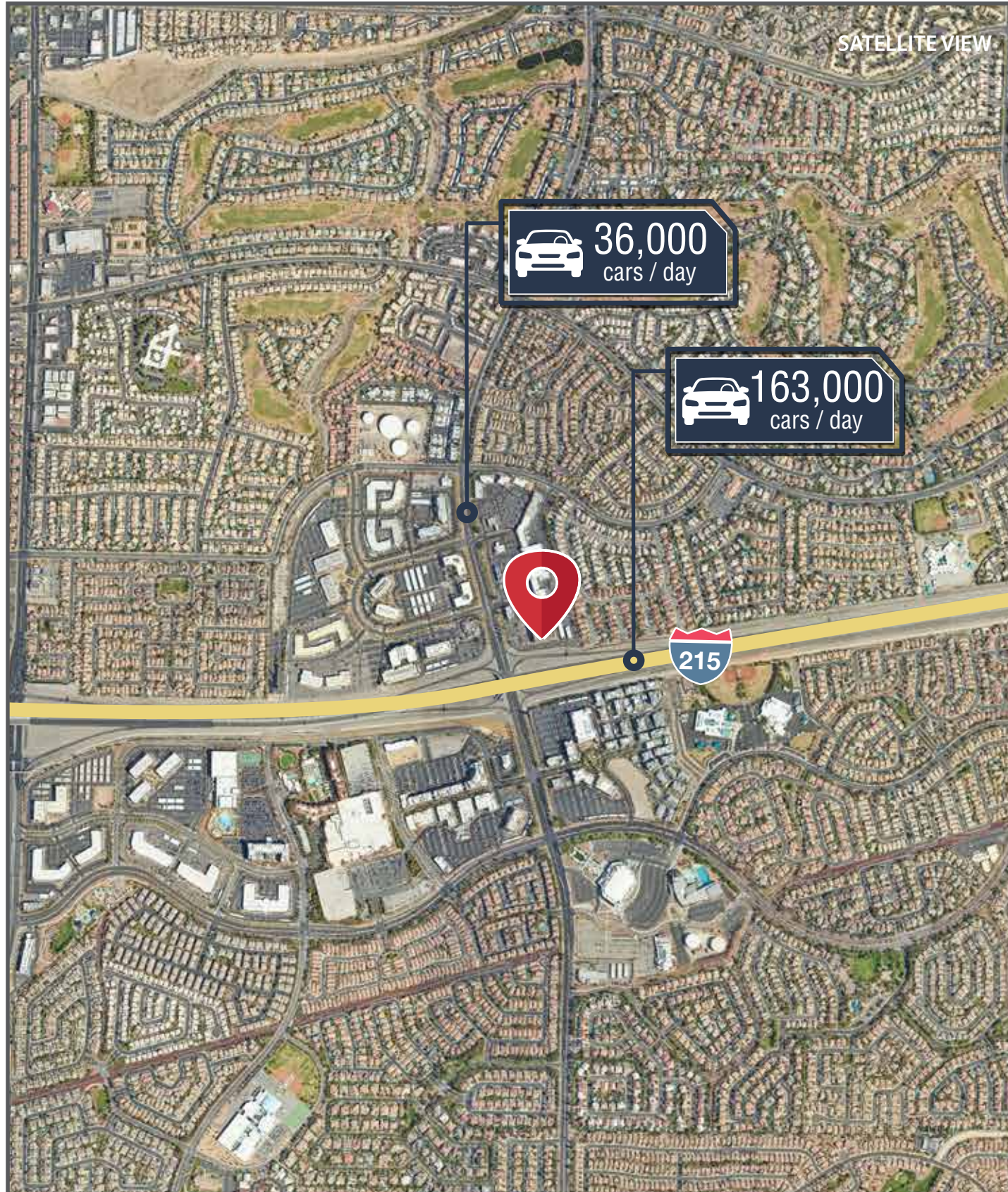


COMMERCIAL	7.0%
EMPLOYER BASED	53.4%
GOVERNMENT	22.6%
MULTIPLE	17.0%

Data Source: revista.med



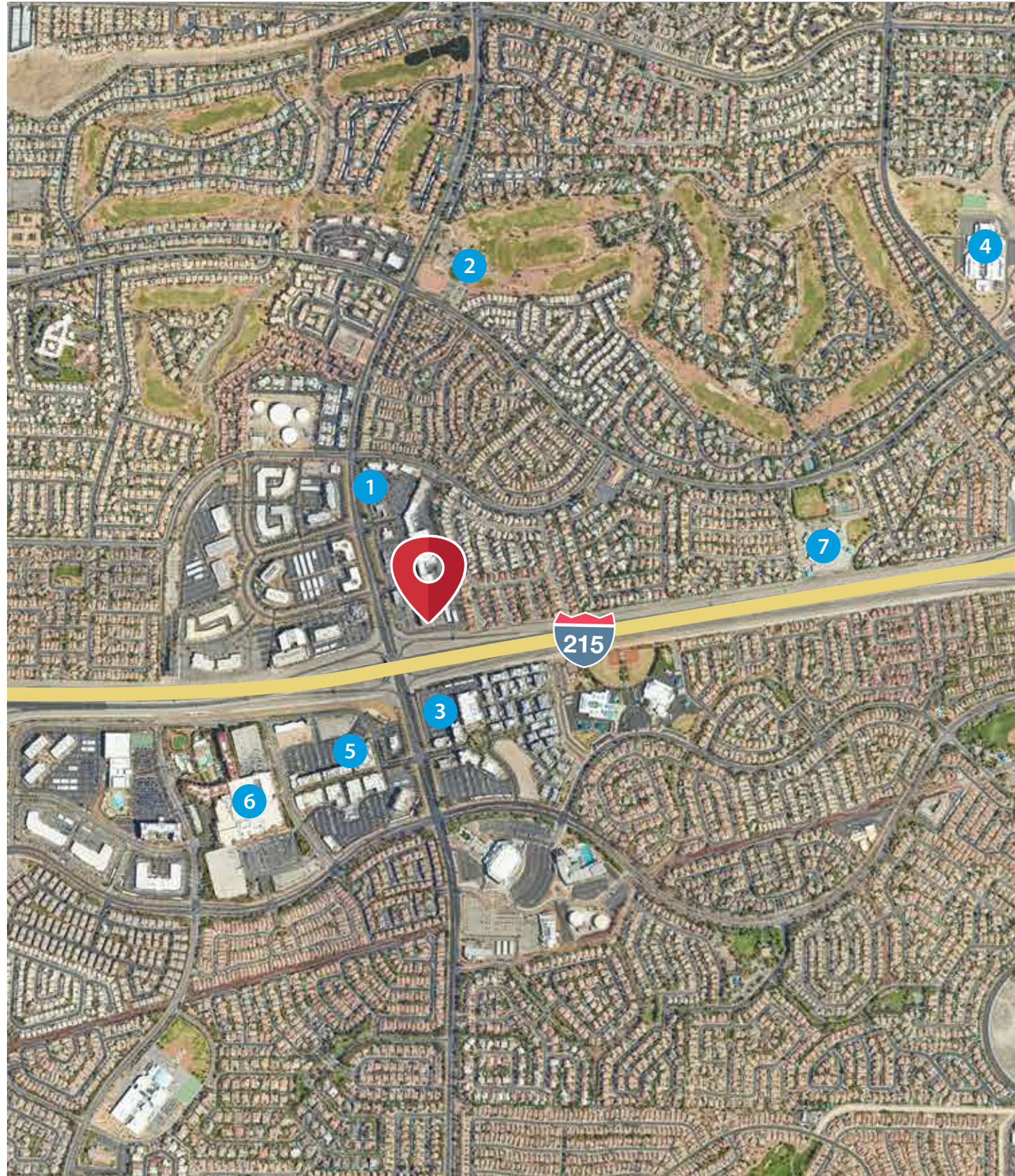
MAJOR HIGHWAYS & SITE PLAN



LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY



LEGEND:

		Retail	
1	Smith's	The District at Green Valley Ranch	
	Nevada State Bank		
	Bank of America		
	Verizon		
	Wendy's		
	Houston TX Hot Chicken		
	Starbucks		
		Sports	
2	The Legacy Golf Club	Leisure	
			6
		Retail	School
3	Whole Foods Market	7	
	Settebello Pizzeria		
	The Cheesecake Factory		
		School	
4	Greenspun Jr. High School		

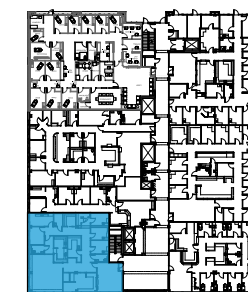
FLOOR PLAN - SECOND FLOOR

Suite 215 3,257 rsf



SUITE DESCRIPTION

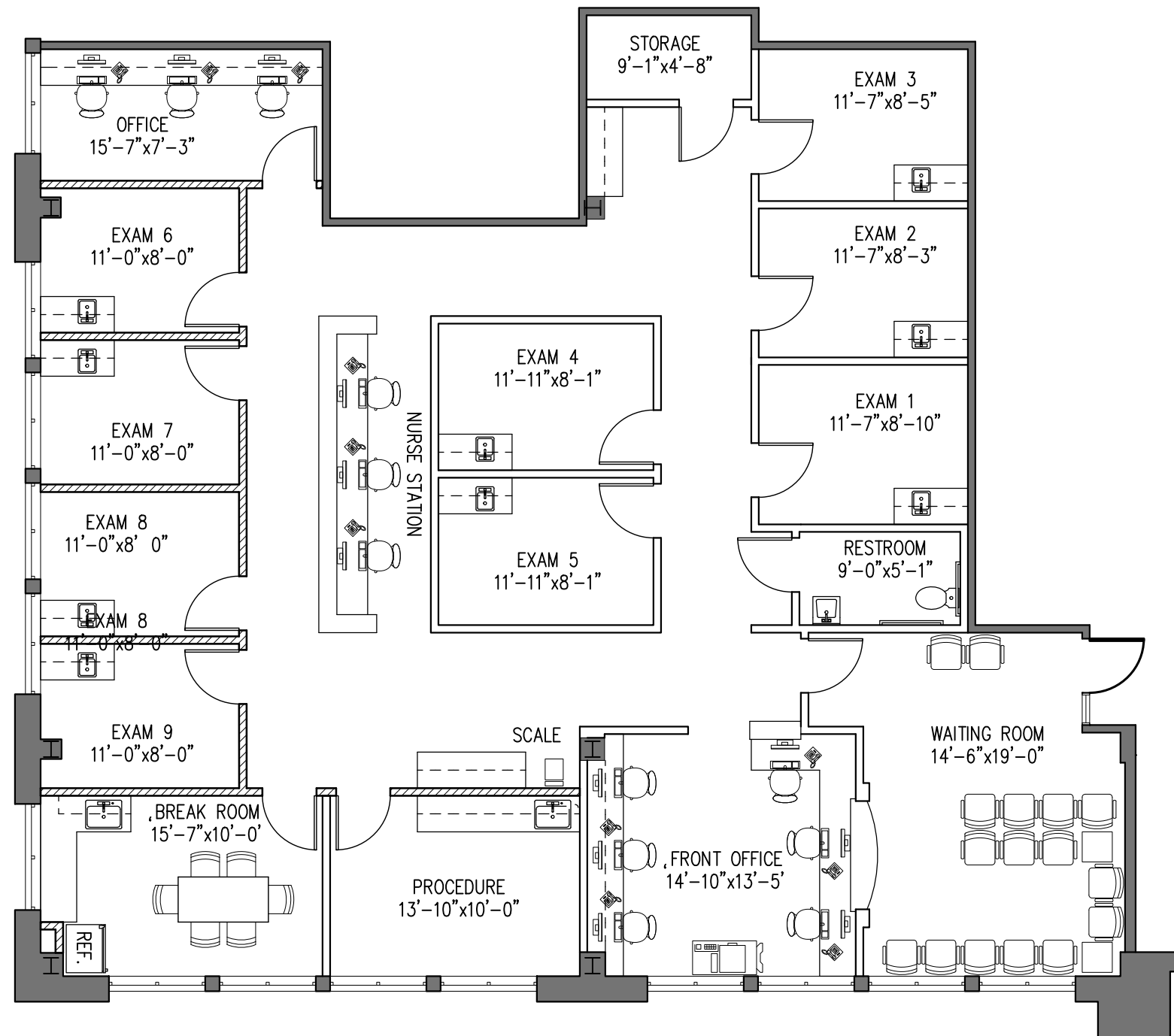
- 5 Exam Rooms
- 2 Labs
- Breakrooms
- Open Infusion Room
- 2 In-Suite Restrooms
- Reception/Admin



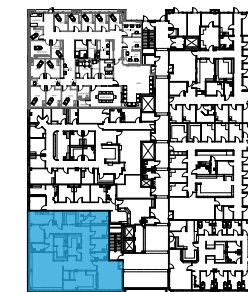
LEASE RATE:
Call for Pricing

FLOOR PLAN - SECOND FLOOR

Suite 215
3,257 rsf



***Spec Suite**



SUITE DESCRIPTION

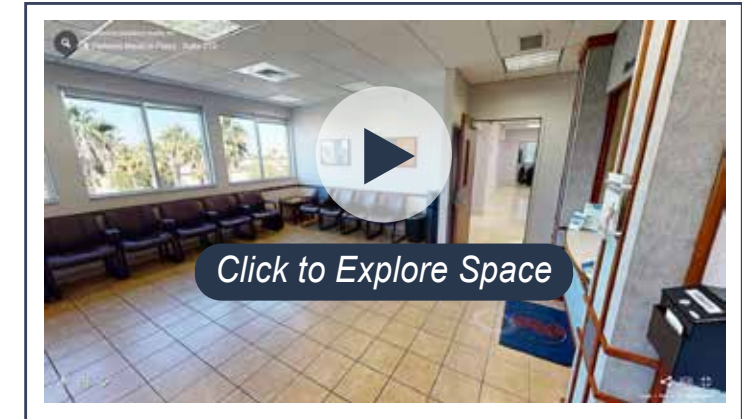
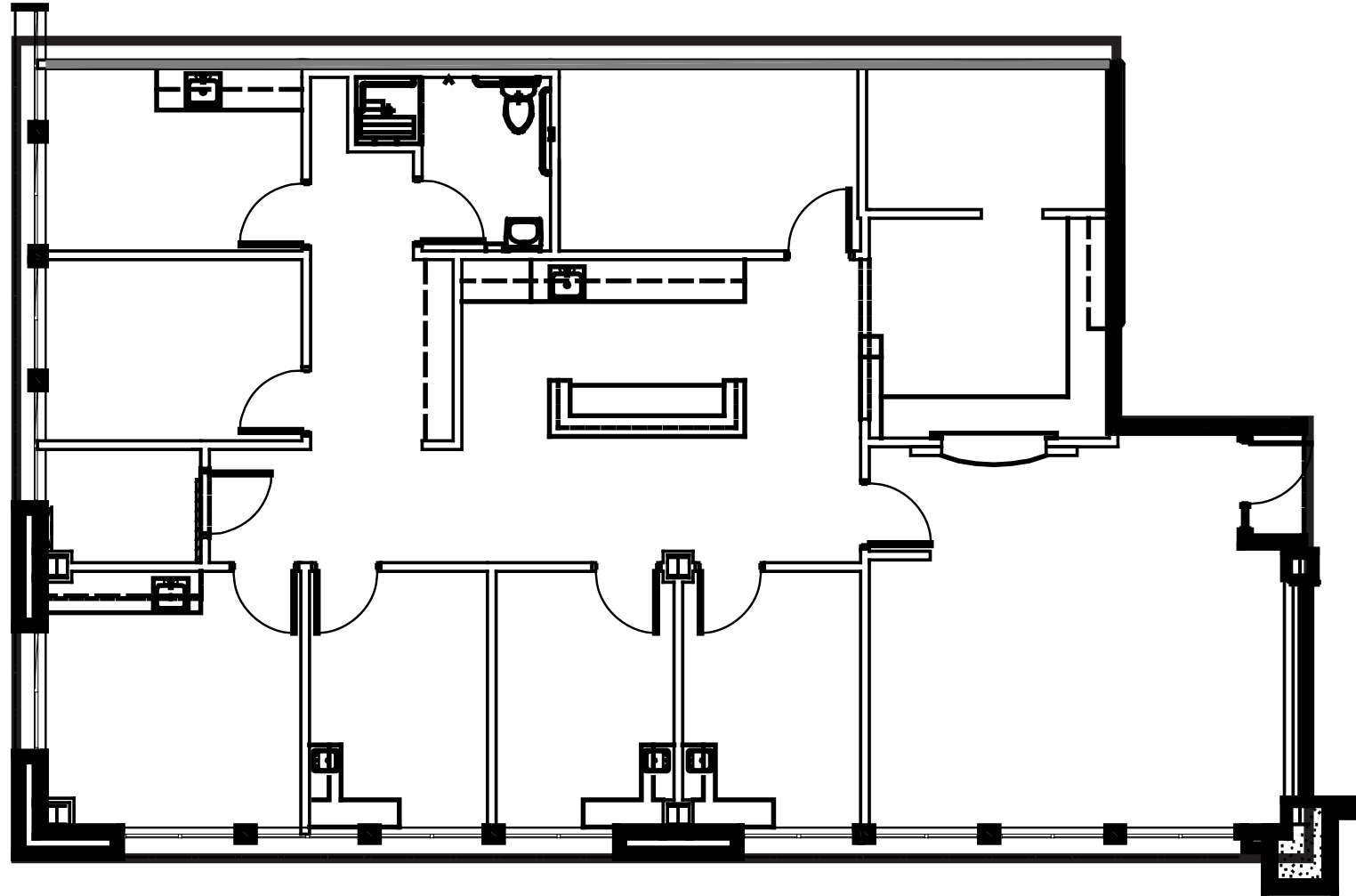
- 9 Exam Rooms
- Doctor's Office
- Reception/Admin
- Procedure
- Breakroom
- In-Suite Restroom
- Reception/Admin

LEASE RATE:

Call for Pricing

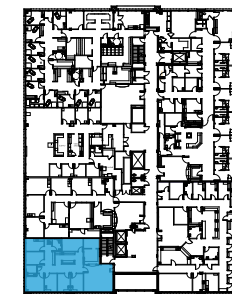
FLOOR PLAN - THIRD FLOOR

Suite 315
2,386 rsf



SUITE DESCRIPTION

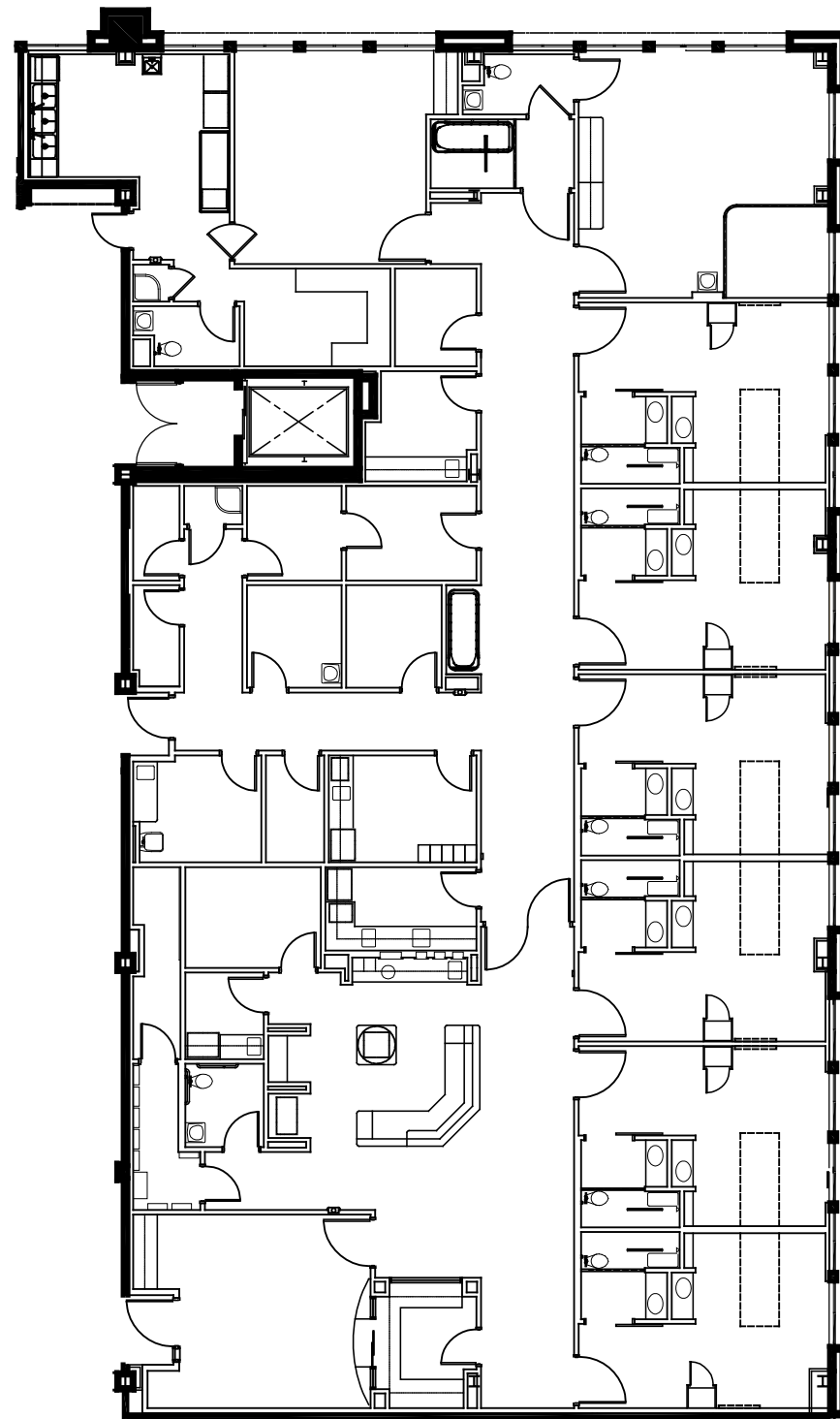
- 5 Exam Rooms
- 2 Doctor's Offices
- Nurse's Station
- Storage
- 1 In-Suite Restroom
- Reception/Admin



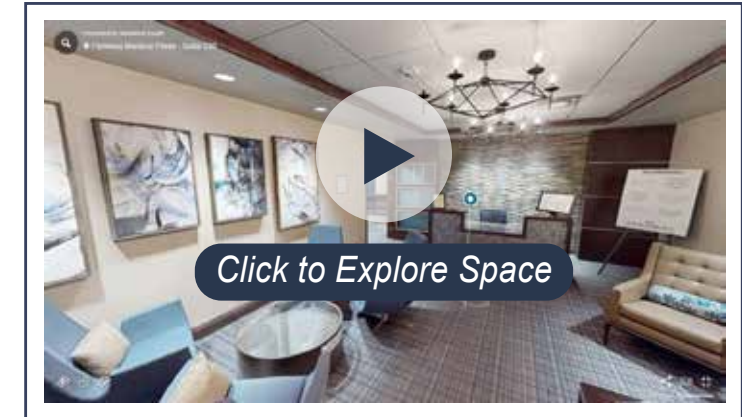
LEASE RATE:

Call for Pricing

FLOOR PLAN - THIRD FLOOR



Suite 330
8,113 rsf



SUITE DESCRIPTION

- Overnight Surgical Recovery Center
- Featuring 6 Private Recovery Suites with In-Suite Restrooms and Showers
- Support functions include Rehab Gym Space, Large Dining Room, Kitchen, Consult rooms, Administrative space and Reception/Admin

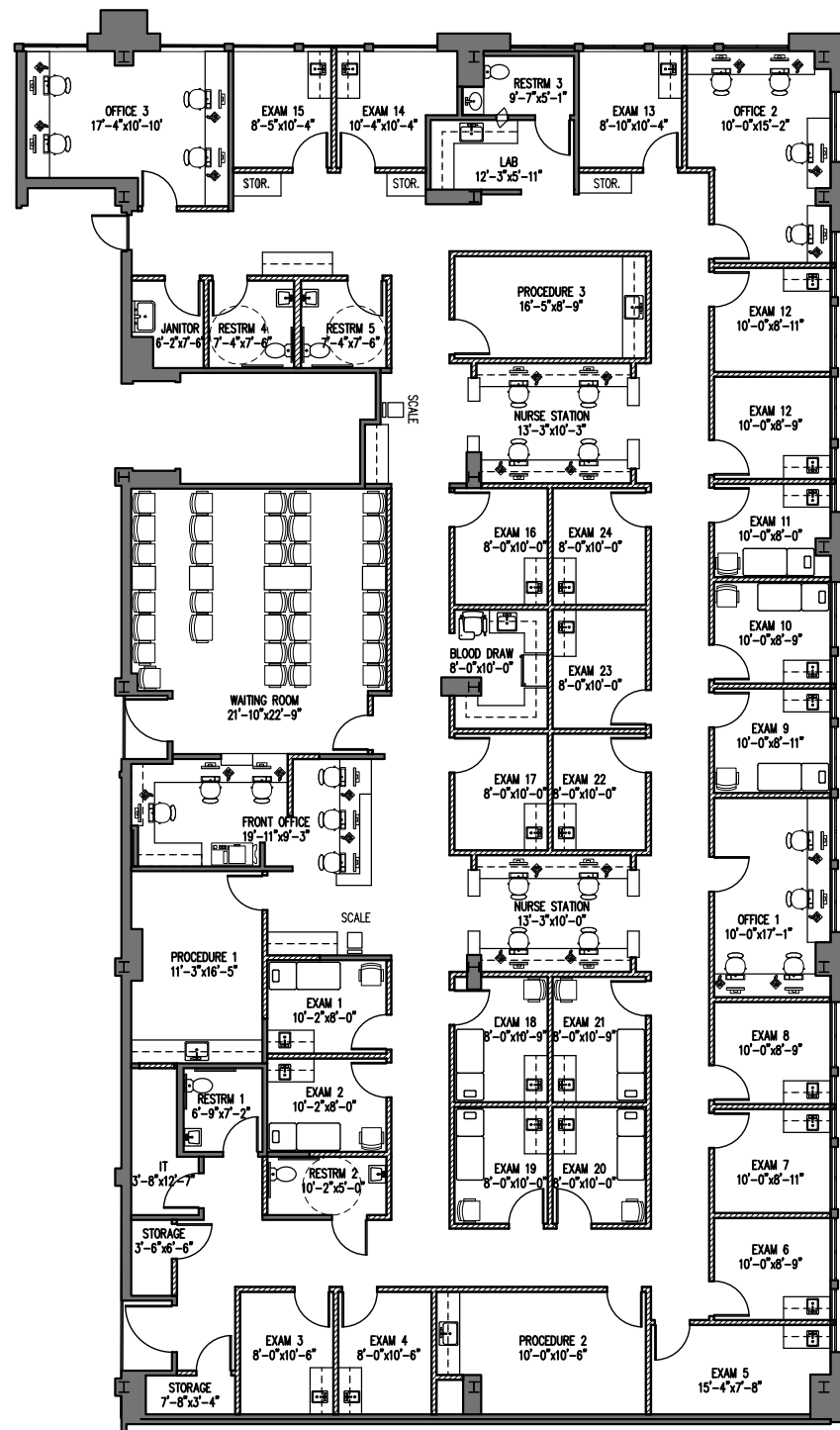


LEASE RATE:

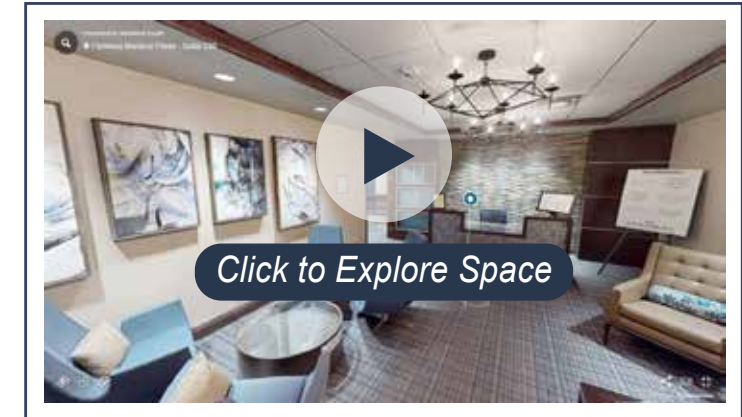
Call for Pricing

FLOOR PLAN - THIRD FLOOR

Suite 330
8,113 rsf

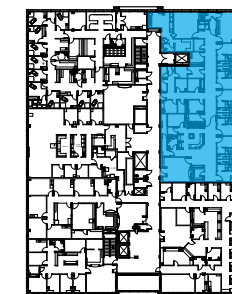


*SPEC MEDICAL PLAN



SPEC SUITE DESCRIPTION

- 24 Exam Rooms
- 3 Procedure Rooms
- 3 Multi-Doctor Offices
- 2 Nurses' Stations
- 5 In-Suite Restrooms
- Storage
- IT
- Reception/Admin



LEASE RATE:

Call for Pricing



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