

ANCHOR
HEALTH PROPERTIES

CLASS A | MULTI-TENANT MEDICAL BUILDING

THE PARKWAY

7455 W. Washington Avenue
Las Vegas, NV 89128



±2,471 RSF – ±29,643 RSF AVAILABLE | FOR LEASE

BUILDING RENOVATIONS COMPLETED OCTOBER 2024

STACY SHAPIRO, CCIM

+1 702 498 3537

stacy.shapiro@colliers.com

License # NV-S.0170030, PLLC

CHRIS CONNELL, SIOR

+1 702 524 9431

chris.connell@colliers.com

License # NV-S.0075502



See Virtual Tour Links
on Floor Plan Pages



±129,019 SF MULTI-TENANT MEDICAL BUILDING

Colliers

THE PARKWAY

PROPERTY OVERVIEW

The Parkway (the “Property”) is a Class A medical building located on the major arterials of Summerlin Parkway & Buffalo Drive on the Summerlin / Las Vegas boundary without any medical use restrictions. Strategically positioned at the midpoint between two major hospital campus of Summerlin Hospital and Mountain View Hospital, the Property provides convenient access for patients and employees. This ±129,019 SF multi-tenant medical building offers tenants the opportunity to lease turnkey medical spaces and Tenant Improvement Allowances up to \$100/SF for qualified tenants. The property is overparked at 6/1000 parking ratio, including a multi-level parking garage.

PROPERTY HIGHLIGHTS

Property Name:	The Parkway
Product Type:	Medical
Construction Type:	Steel Frame
Building Size:	±129,019 SF
# of Floors:	4
Zoning:	C-1 (Las Vegas)
Vacancy:	±34,446 SF
CAM's/2026 Est Operating Expenses:	\$0.94/SF*
TI Allowance:	Up to \$100/SF
Parking Ratio:	6/1000
Power:	208/120 Volt, 3-Phase Power
Data:	CAT 6, Fiber to Building
Building Hours:	Mon-Sat 7am-7pm, Closed Sunday

**Includes Water, Sewer, Trash (medical waste not included), Gas, Common Area Electric. Separately metered for NV Energy only.*






LEASE RATE STARTING AT
\$2.35 PSF, NNN
TI Allowances Up To \$100/SF



THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

AVAILABLE SUITES

SUITE	RSF	CONDITION	AVAILABLE	VIRTUAL TOURS
300/301/302 Combined	±29,643 RSF	2 nd Gen Medical Space	Q4 2026	Coming Soon
300A	±14,821 RSF	2 nd Gen Medical Space	Q4 2026	Coming Soon
300B	±14,822 RSF	2 nd Gen Medical Space	Q4 2026	Coming Soon
302 <i>*See below for Proposed Suite</i>	±3,692 RSF	2 nd Gen Office Space	Now	 SUITE 302 CURRENT
302	±3,692 RSF	Proposed Medical Space	Q2 2025	 SUITE 302 PROPOSED
415	±3,723 RSF	2 nd Gen Medical Space	Q4 2026	Coming Soon
415 & 420 Combined	±8,736 RSF	2 nd Gen Medical Space		
420 <i>*Suite 420 – ±5,013 RSF can be demised</i>	±5,013 RSF*	2 nd Gen Medical Space	Now	 SUITE 420 CURRENT
420A	±2,542 RSF	Proposed Medical Space	Q1 2026	 SUITE 420A PROPOSED
420B	±2,471 RSF	Proposed Medical Space	Q1 2026	 SUITE 420B PROPOSED

Strategically Positioned at Midpoint Between Summerlin Hospital & Mountain View Hospital Campuses

BUILDING RENOVATIONS COMPLETED OCTOBER 2024

- Building and Parking Deck Repainted
- Wayfinding and directory signage upgrades
- Common area high-efficiency LED lighting upgrades
- Building interior artwork modernized

PROPERTY HIGHLIGHTS

- Fronting Summerlin Parkway and Buffalo Drive on Summerlin/Las Vegas boundary
- Strategically positioned at midpoint between Summerlin Hospital and Mountain View Hospital Campuses, within close proximity to Centennial Hospital, Southern Hills Hospital, University Medical Center, and Valley Hospital
- High physician demand projected in multiple specialties over the next 10 years
- High parking ratio 6/1000 with surface spaces & multi-level parking garage

LEASE RATE STARTING AT
\$2.35 PSF, NNN
TI Allowances Up To \$100/SF



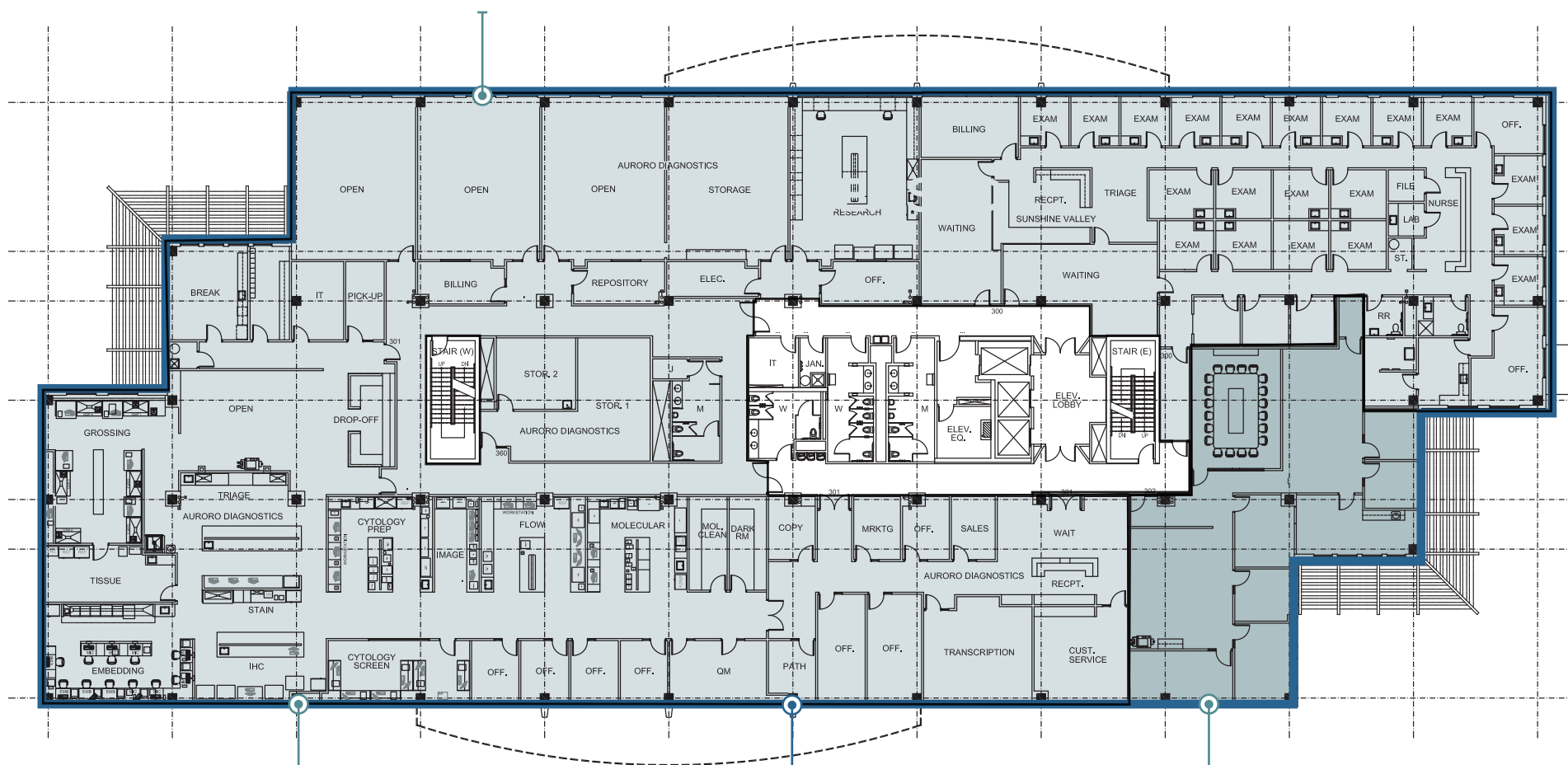
THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

THIRD FLOOR
Up to **±29,643 RSF Available**



Not To Scale. For Illustration Purposes Only.



SUITE 300 & 301
±25,951 RSF

Available Q4 2026

SUITE 300, 301, & 302 COMBINED
±29,643 RSF

Available Q4 2026

SUITE 302
±3,692 RSF

THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

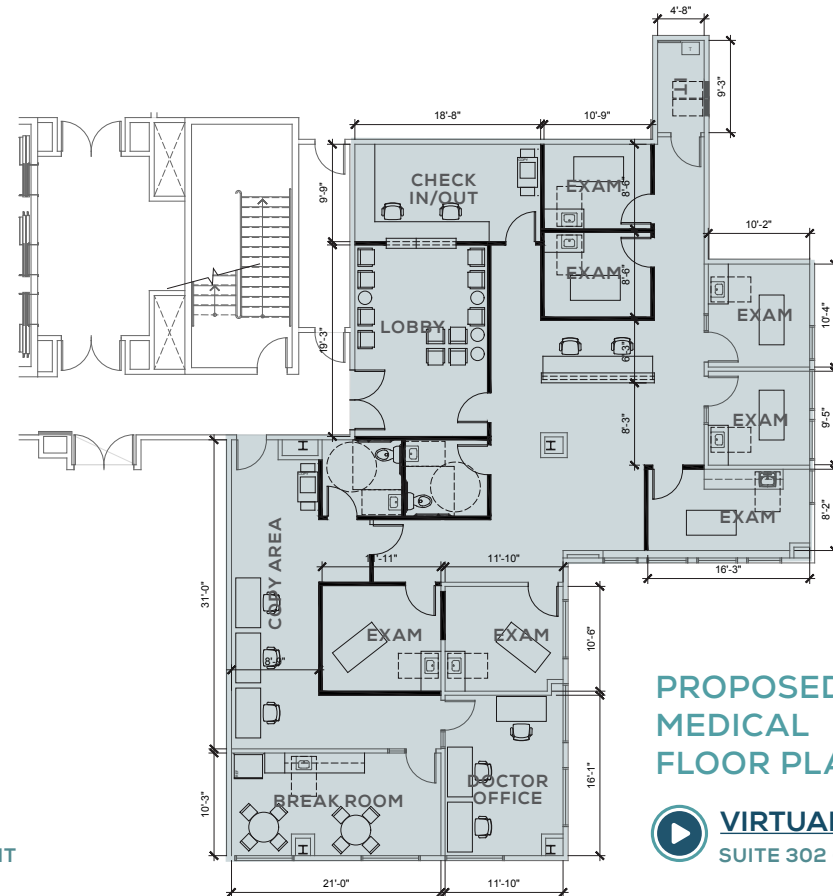
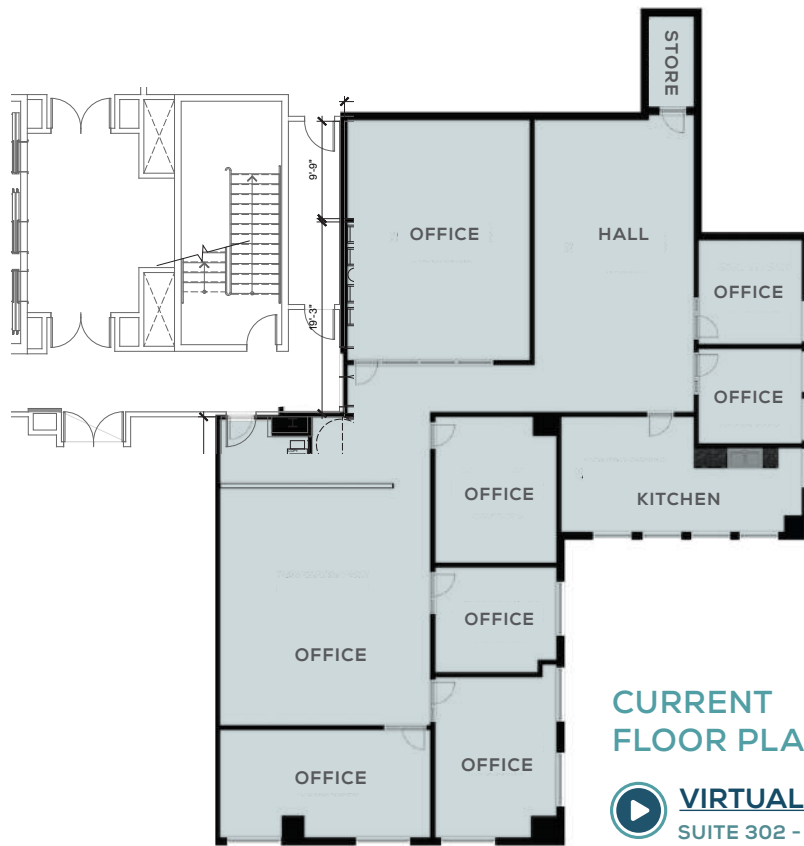
±129,019 SF MULTI-TENANT MEDICAL BUILDING



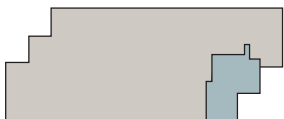
Not To Scale. For Illustration Purposes Only.



SUITE 302 | ±3,692 SF



3RD FLOOR



FLOOR PLAN

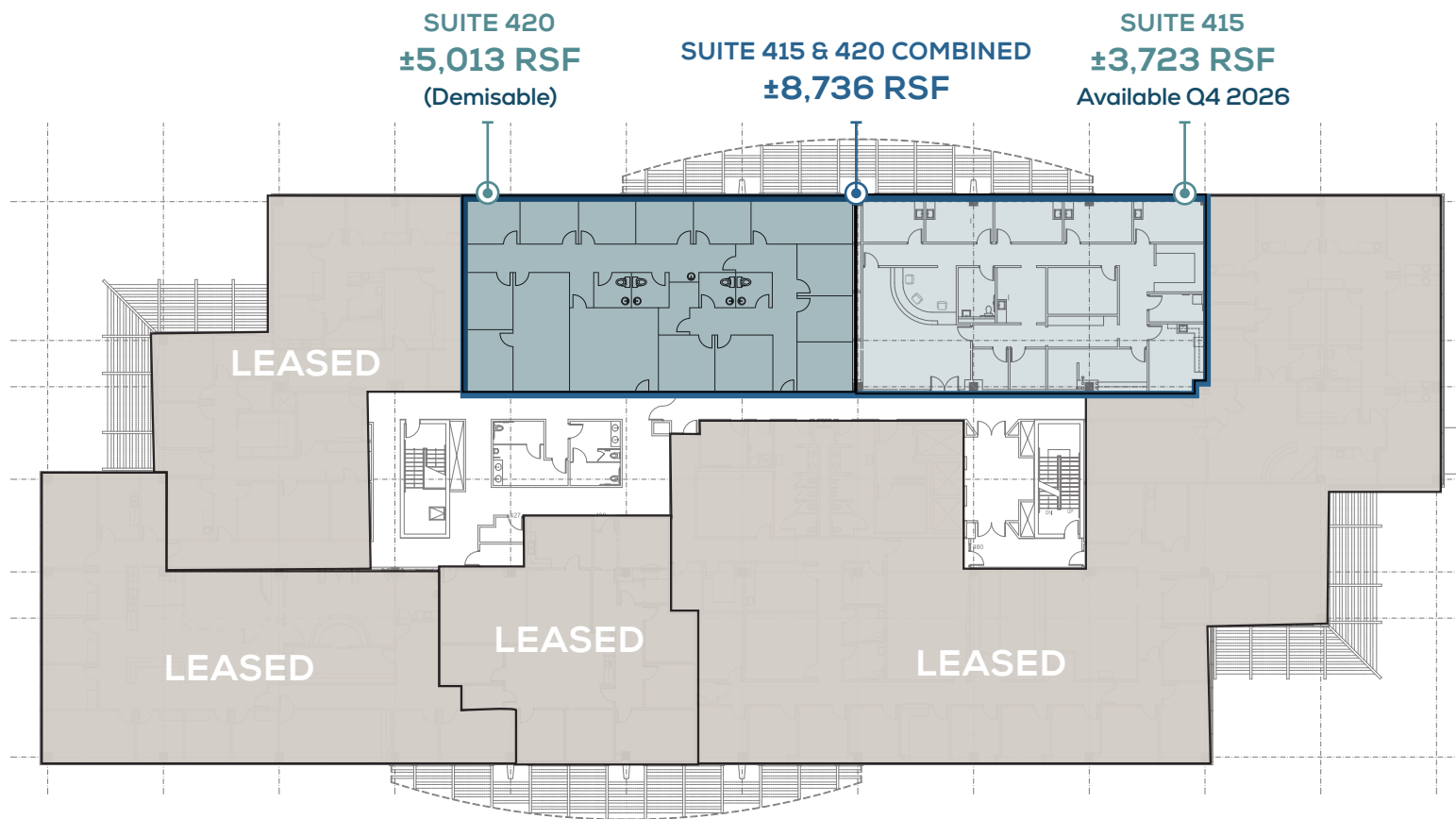
THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

FOURTH FLOOR
Up to **±8,736 RSF Available**



Not To Scale. For Illustration Purposes Only.



SUITE 420 IMAGERY



THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

±129,019 SF MULTI-TENANT MEDICAL BUILDING

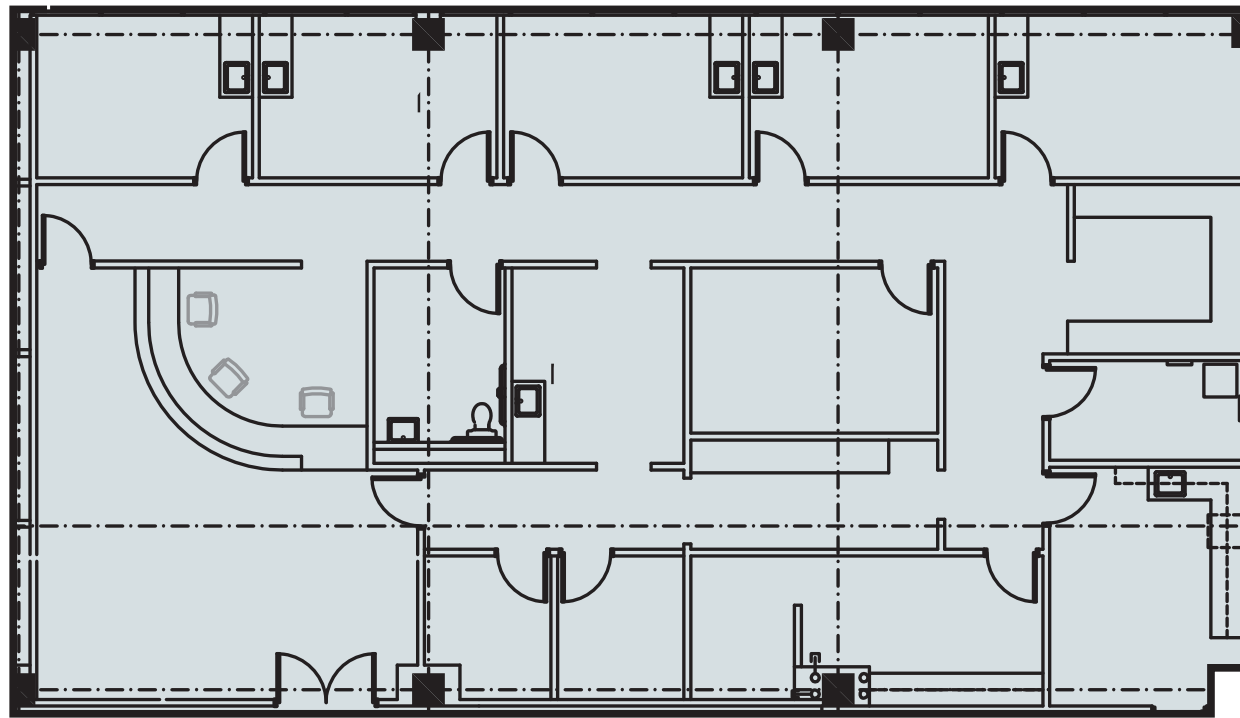


Not To Scale. For Illustration Purposes Only.



SUITE 415 | ±3,723 SF

Available Q4 2026



4TH FLOOR



VIRTUAL TOUR COMING SOON

FLOOR PLAN

THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

±129,019 SF MULTI-TENANT MEDICAL BUILDING



Not To Scale. For Illustration Purposes Only.



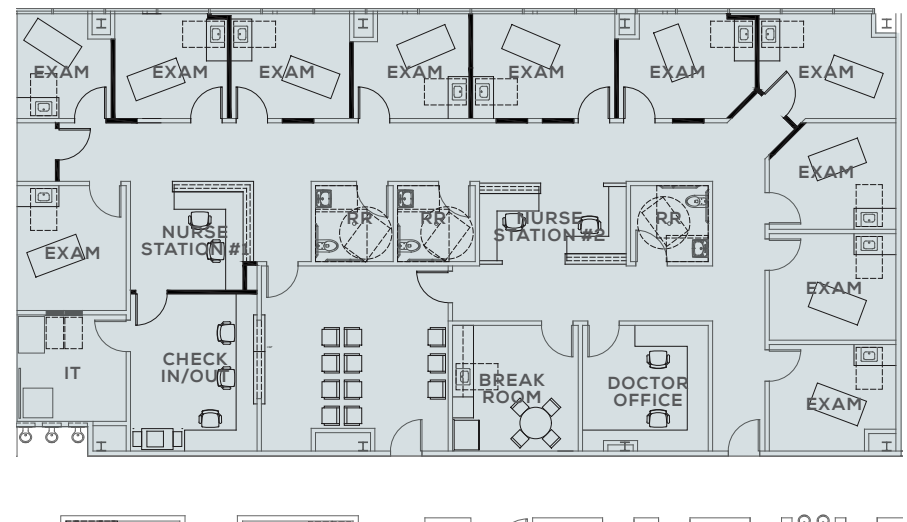
SUITE 420 | ±5,013 SF

CURRENT FLOOR PLAN



 **VIRTUAL TOUR**
SUITE 420 – CURRENT

PROPOSED MEDICAL FLOOR PLAN



 **VIRTUAL TOUR**
SUITE 420 – PROPOSED

4TH FLOOR



Suite 420 – ±5,013 RSF can be demised

See following page for demised floor plans

FLOOR PLAN

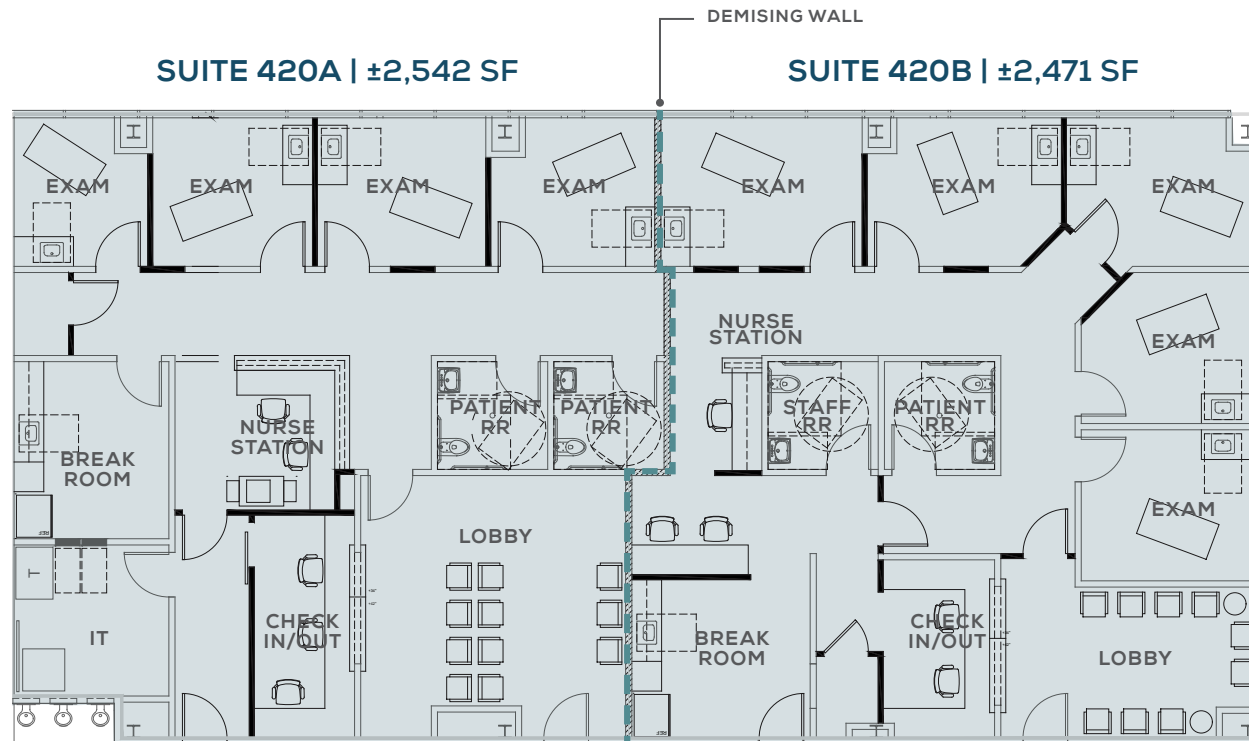
7455 W. Washington Avenue, Las Vegas, NV 89128



Not To Scale. For Illustration Purposes Only.



PROPOSED DEMISED FLOOR PLANS



VIRTUAL TOUR
SUITE 420A – PROPOSED



VIRTUAL TOUR
SUITE 420B – PROPOSED

4TH FLOOR



FLOOR PLAN

THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

±129,019 SF MULTI-TENANT MEDICAL BUILDING



PROPERTY IMAGES



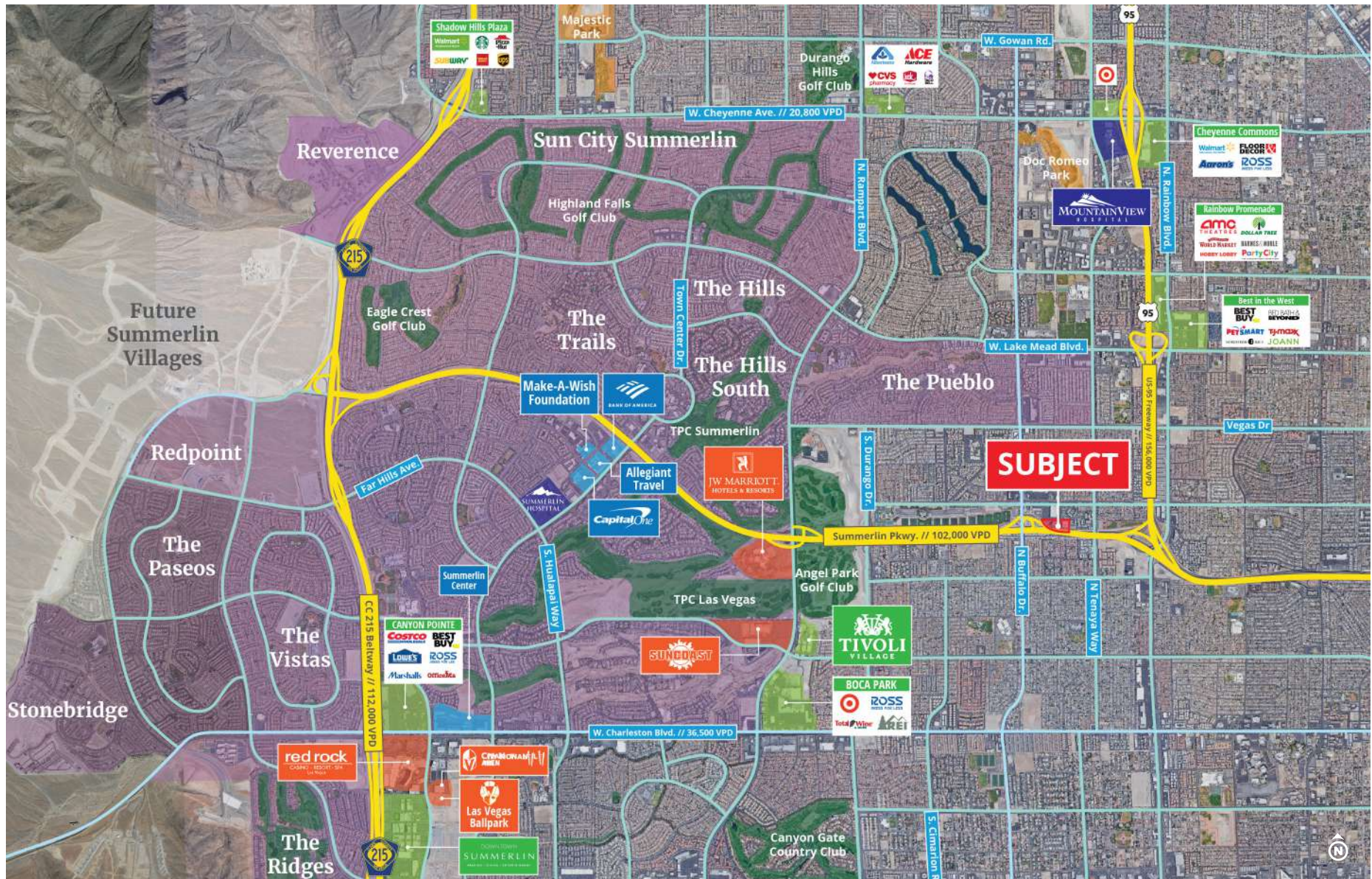
THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

±129,019 SF MULTI-TENANT MEDICAL BUILDING

Colliers

TRADE AREA MAP



THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

±129,019 SF MULTI-TENANT MEDICAL BUILDING



AERIAL MAP – CLOSE UP



±129,019 SF MULTI-TENANT MEDICAL BUILDING

THE PARKWAY

MEDICAL PROXIMITY

Strategically positioned at the midpoint between two major hospital campus of Summerlin Hospital and Mountain View Hospital, the Property provides convenient access for patients and employees.



= SITE

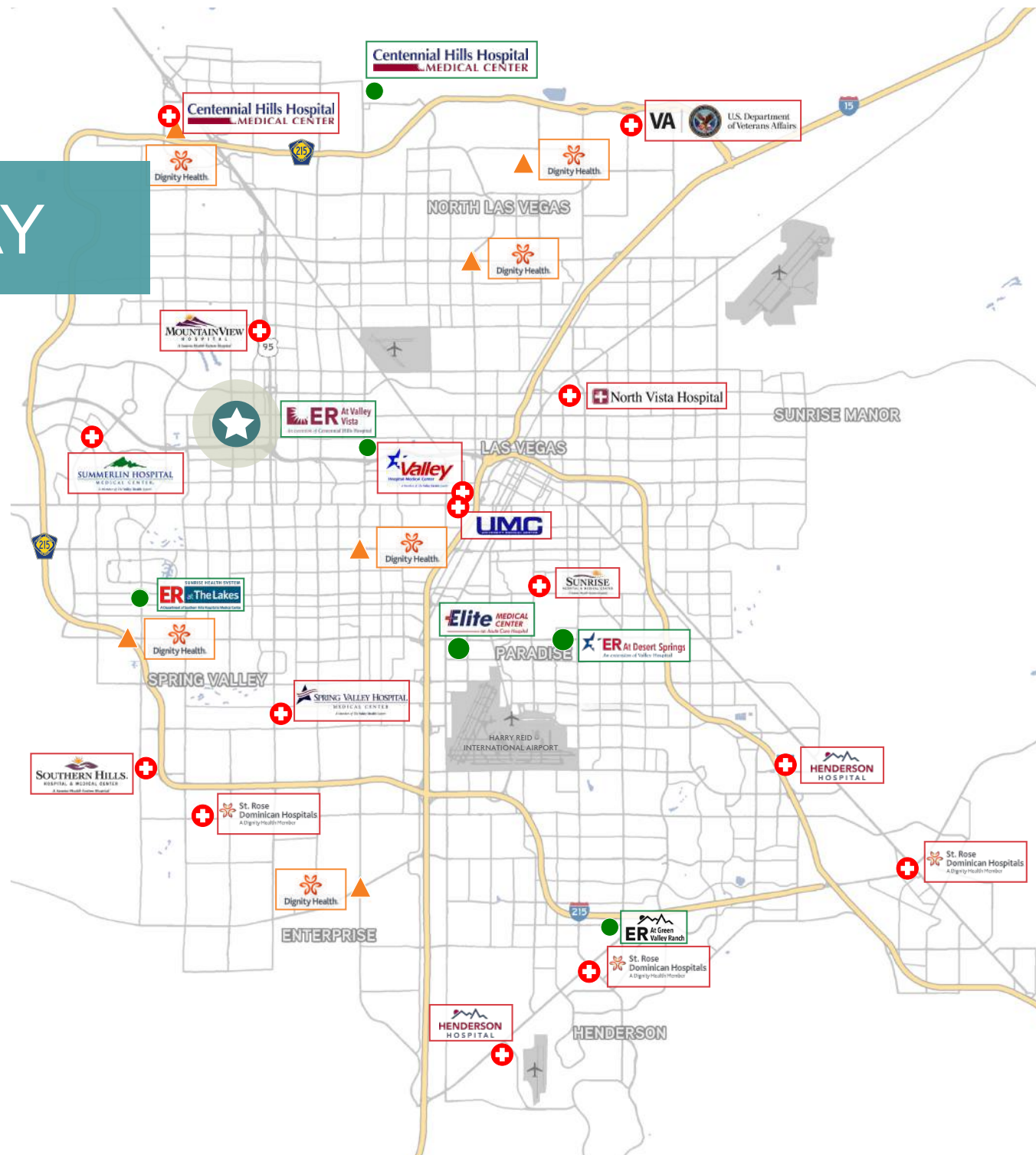
HOSPITAL LOCATIONS

Existing Hospitals (15)

Freestanding ER (6)

Micro-Hospitals (6)

Colliers



THE PARKWAY

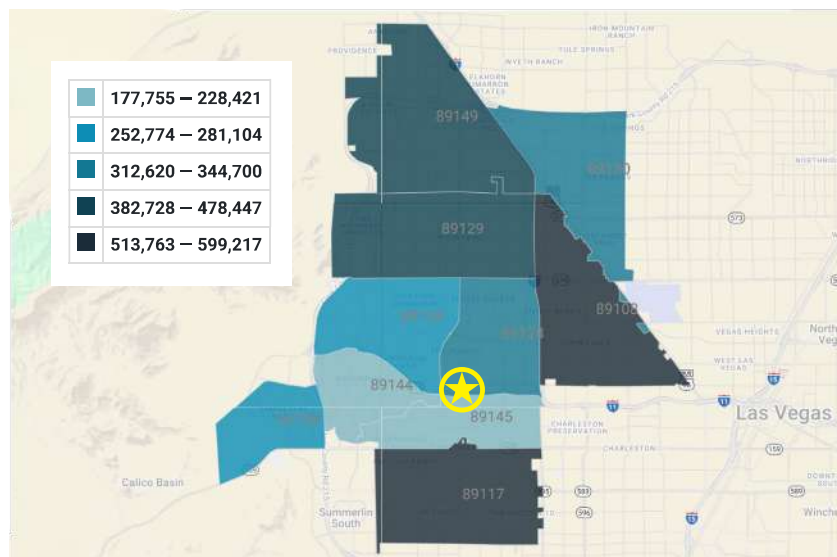
7455 W. Washington Avenue, Las Vegas, NV 89128

±129,019 SF MULTI-TENANT MEDICAL BUILDING



PROJECTED OUTPATIENT PROCEDURE VOLUME FOR NORTHWEST SUBMARKET

Current Volume Estimate



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of the Helios Health & Wellness Development, which include 89030, 89031, 89032, 89081, 89084, 89085, 89106, 89101, 89115, 89130, and 89131. For more info on the Advisory Board, visit www.advisory.com

PHYSICIAN SPECIALTY DEMAND FOR 89128

Out-patient Demand

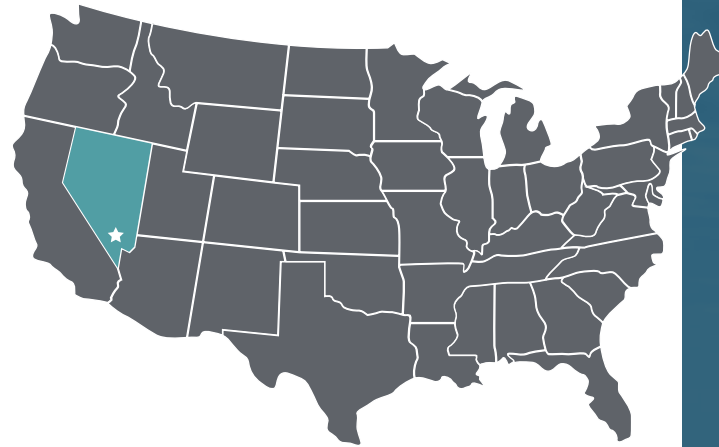
Medical Specialty	Current Procedure Volume	5-Year Growth	10-Year Growth
Cardiology	12,235	5.2%	9.3%
Cosmetic Procedures	926	0.3%	-5.3%
Dermatology	5,217	-0.9%	-2.7%
Endocrinology	262	18.9%	24.9%
ENT	3,664	4.4%	7.3%
Evaluation and Management	126,758	0.8%	-2.3%
Gastroenterology	2,956	-3.0%	-7.2%
General Surgery	715	-2.3%	-4.9%
Gynecology	1,129	-9.5%	-16.7%
Lab	53,989	3.0%	4.5%
Miscellaneous Services	24,605	4.4%	7.0%
Nephrology	649	0.9%	-0.4%
Neurology	1,928	1.2%	1.2%
Neurosurgery	108	-1.2%	1.4%
Obstetrics	470	-11.4%	-19.8%
Oncology	1,863	1.8%	2.8%
Ophthalmology	11,230	3.5%	4.7%
Orthopedics	3,701	2.8%	6.8%
Pain Management	1,424	2.6%	3.1%
Physical Therapy/Rehabilitation	30,843	9.8%	17.0%
Podiatry	2,108	3.2%	4.9%
Psychiatry	15,857	11.2%	11.7%
Pulmonology	1,604	-9.9%	-20.8%
Radiology	35,929	-0.6%	-1.7%
Spine	248	7.3%	8.6%
Thoracic Surgery	80	-1.8%	-3.4%
Trauma	904	0.8%	0.3%
Urology	1,195	-4.9%	-7.7%
Vascular	2,106	4.5%	7.5%

Market Overview

LAS VEGAS

**#1 TRADE SHOW DESTINATION
FOR 29 CONSECUTIVE YEARS**

-Trade Show News Network



CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2018, Las Vegas held over 21,000 conventions and hosted over 6.5 million convention delegates.

Las Vegas also hosted 3 of the top 10 and 6 of the top fifteen largest conventions/trade shows held in the U.S.



Colliers

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax



ANCHOR
HEALTH PROPERTIES

THE PARKWAY

7455 W. Washington Avenue, Las Vegas, NV 89128

STACY SHAPIRO, CCIM

+1 702 498 3537

stacy.shapiro@colliers.com

License # NV-S.0170030.PLLC

CHRIS CONNELL, SIOR

+1 702 524 9431

chris.connell@colliers.com

License # NV-S.0075502



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.