

MOVE-IN READY FORMER PEDIATRICS OFFICE

TOWER IV

3196 S. MARYLAND PKWY. LAS VEGAS, NEVADA 89109

FOR SUBLEASE



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Property Features

Situated in the Central East submarket along the Medical Corridor, the property is conveniently adjacent to Sunrise Hospital and Medical Center and Sunrise Children's Hospital. With the recent major expansions and remodel at Sunrise Hospital, now with 834 beds, this hospital system attracts more patients to the area.



SUBLEASE EXPIRES

September 30, 2028



SPACE AVAILABLE

±6,627 SF



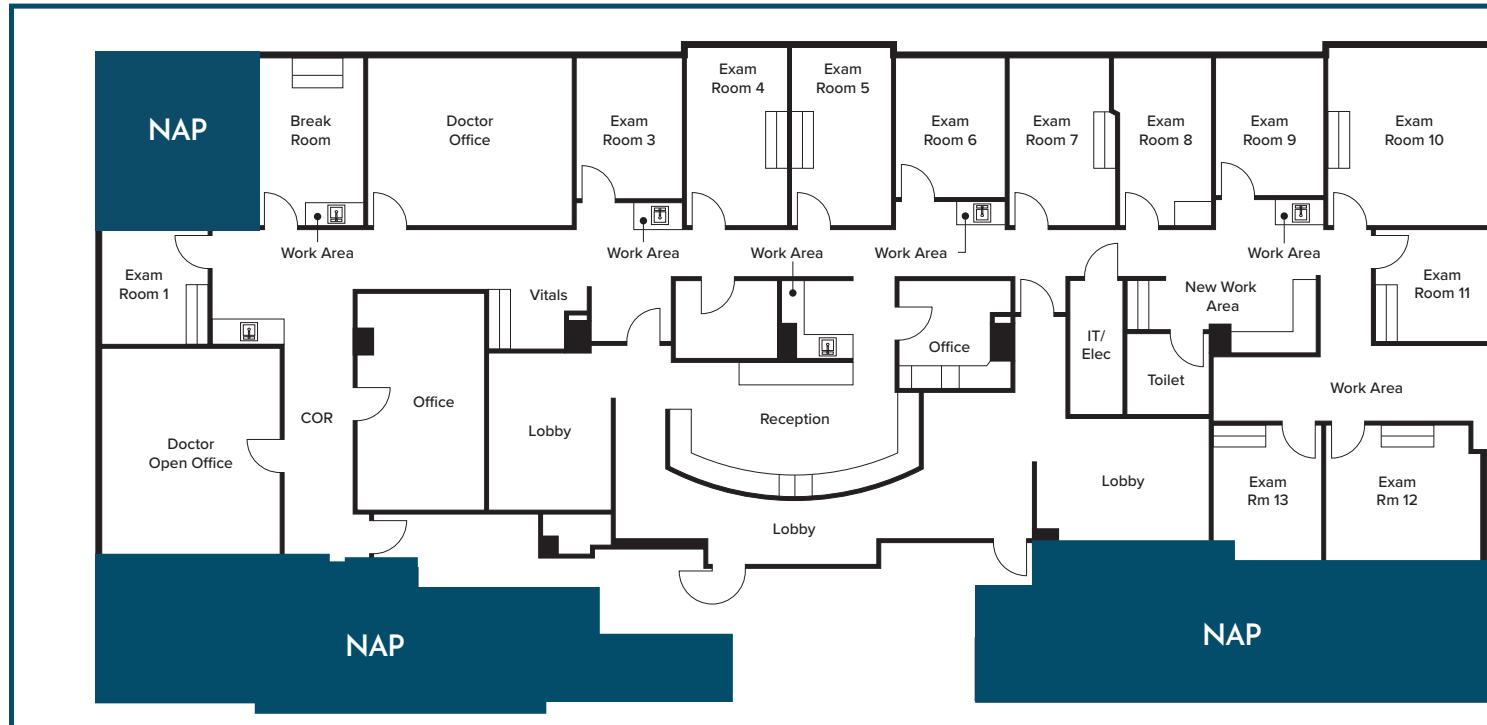
SUBMARKET

Central East

Highlights

- Move-In Ready – former pediatrics office
- Layout includes Waiting rooms (sick and well), 13 exam rooms, offices, break room, sanitation stations, cabinets throughout, medical assistance/nurses stations, back office
- Covered and surface parking available
- Adjacent to Sunrise Hospital and Sunrise Children's Hospital
- Prominently situated on Maryland Parkway with excellent visibility and access
- Numerous dining and retail/business services nearby
- Multiple bus transit options along Maryland Parkway





Suite Highlights



Suite:
309



Total SF:
±6,080



Lease Rate:
Upon Request



Exam Rooms:
Thirteen (13)



Kitchenette:
One (1)



Private Restrooms:
Two (2)

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