



## HCA MOUNTAINVIEW MEDICAL CAMPUS MEDICAL OFFICE BUILDING III

NW Corner of N Tenaya Way and W Cheyenne Ave | Las Vegas, NV 89128

**NOW PRE-LEASING** Introducing the MountainView MOB III, a state-of-the-art outpatient facility spanning four stories and encompassing 86,400 square feet.

Situated on the esteemed HCA MountainView Hospital campus, MOB III is poised to facilitate vital expansion needs, addressing the healthcare demands of one of the valley's fastest growing regions.

MountainView Hospital takes pride in its recognition as one of America's Top 100 Best Hospitals, consistently delivering comprehensive, top-tier healthcare services.

### GROW WITH OUR CAMPUS

Leasing and investment opportunity on a thriving hospital campus

Exceptional medical services & access to comprehensive healthcare

#### Prime Location

Convenient FWY access at Cheyenne Ave. and US 95, in the heart of the Northwest Medical Corridor.

#### Comprehensive Campus

Patients and providers will appreciate the convenience and accessibility to a broad range of services on campus.

#### Primary Service Area

Prime location and easy access from major thoroughfares enable this location to easily service over 150,000 residents.

#### Optimized Medical Office Space

Fully customized suites for modern and efficient medical space.

#### Investment Opportunity

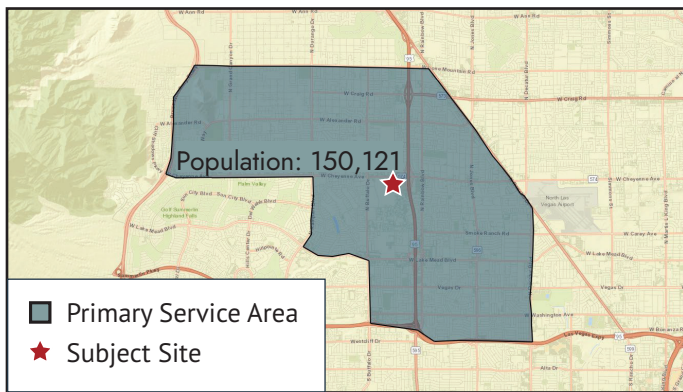
Ownership interest available to tenants.

#### Prestigious Anchor Tenant

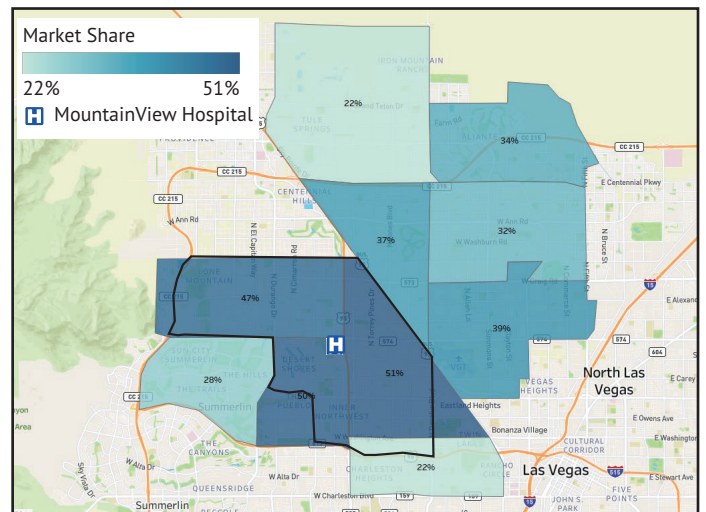




PRIMARY SERVICE AREA | Las Vegas, NV



DISCHARGE MARKET SHARE HEAT MAP



DELIVERING Q2 2026

RESERVE YOUR SPACE TODAY

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