

SEVEN HILLS MEDICAL & BUSINESS PARK

880 Seven Hills Drive, Henderson, NV 89052

AVAILABLE
For Lease



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Leasing Details



\$2.15 PSF NNN
Lease Rate



\$0.47 PSF M
CAM Charges



±3,134 SF
Space Available

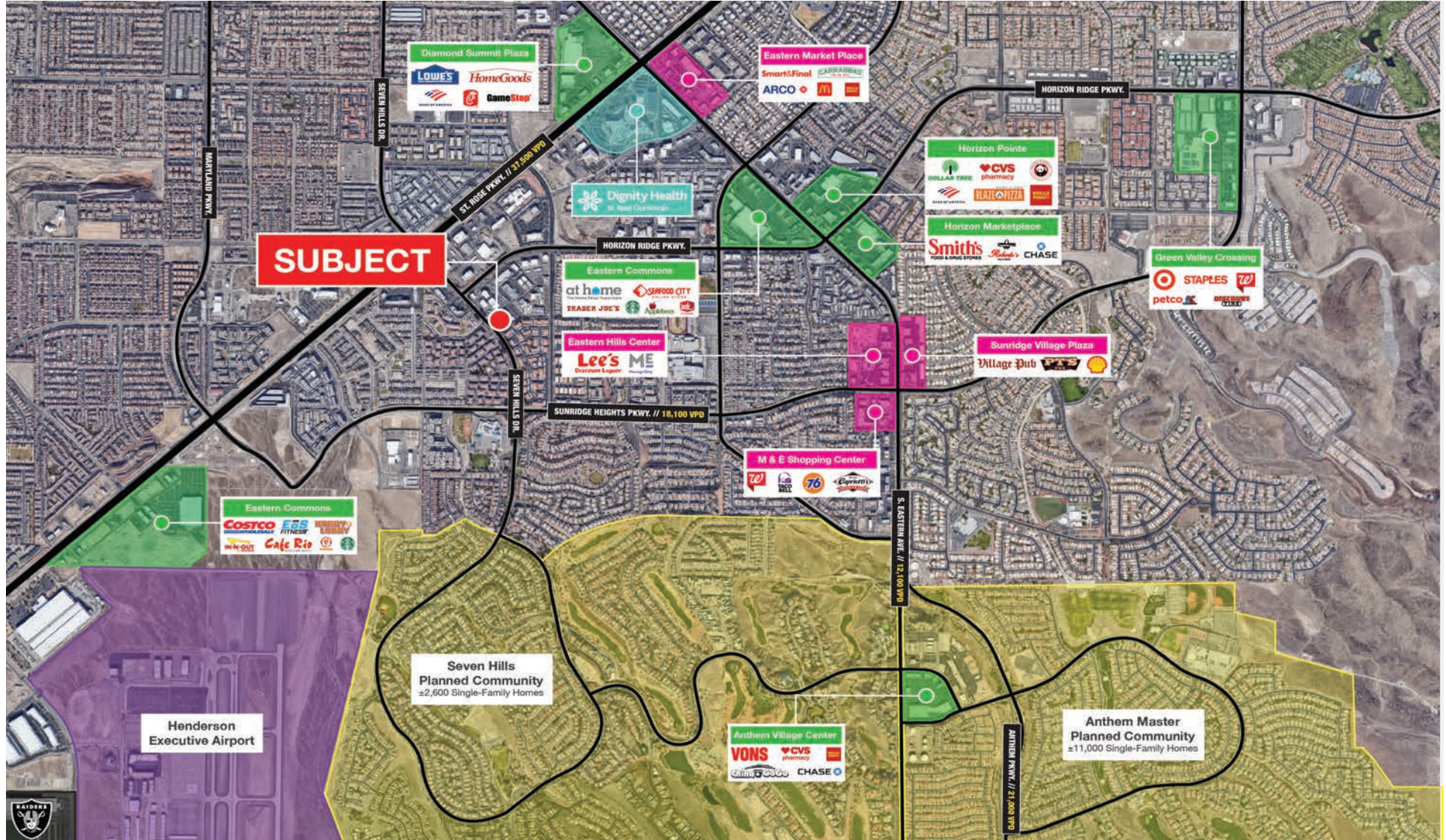
Demographics

| Population | 1 mile | 3 miles | 5 miles |
|-------------------------------|-----------|-----------|-----------|
| 2024 Population | 26,233 | 141,449 | 306,207 |
| Average Household Income | 1 mile | 3 miles | 5 miles |
| 2024 Average Household Income | \$104,717 | \$117,208 | \$122,026 |

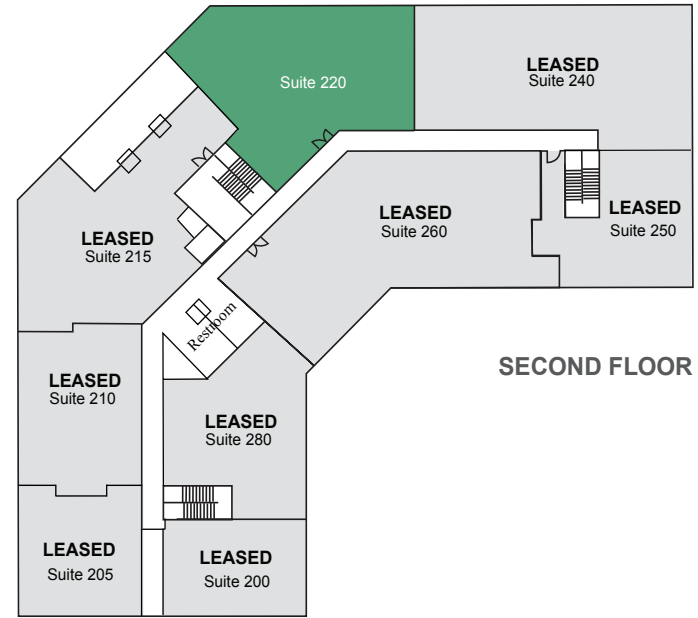
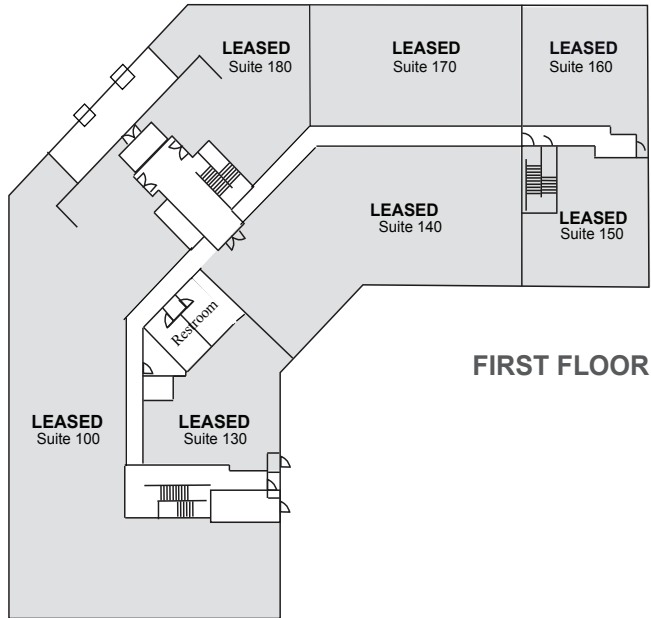
Property Highlights

- Turnkey medical and professional suite available
- Building and monument signage available
- Aggressive and flexible ownership
- Zoning: C-O (Office Commercial)
- The site has easy access from I-215 via Eastern Avenue, and I-15 via St. Rose Parkway
- Close Proximity to St. Rose Siena Hospital
- 10 - 15 Minutes away from Harry Reid International Airport and the Las Vegas Strip

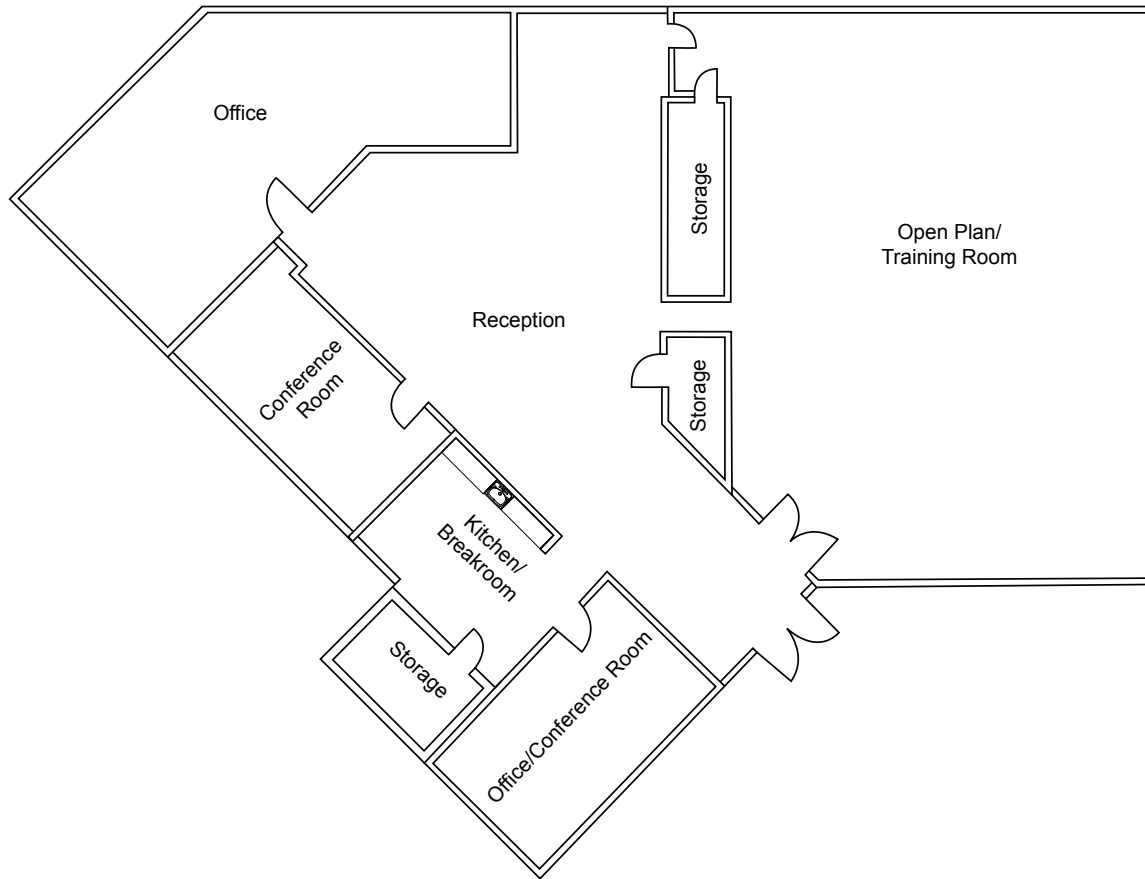
- Planned Communities
- Hospital
- Power Retail Center
- Henderson Airport



● Available ● Leased



| SECOND FLOOR | TOTAL RENTABLE SF | LEASE RATE | CAM CHARGES | MONTHLY RENT | AVAILABILITY |
|--------------|-------------------|----------------|-------------|--------------|--------------|
| Suite 220 | ±3,134 | \$2.15 PSF NNN | \$0.47 SF M | \$8,211.08M | Immediately |



Property Details

- + Suite#: 220
- + Total SF: ±3,134
- + Lease Rate: \$2.15 PSF NNN
- + CAM Charges: \$0.47 PSF
- +Available: Immediately

**Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

