

for
LEASE



866 SEVEN HILLS DRIVE

HENDERSON, NV 89052

CBRE

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property **HIGHLIGHTS**

- Located within an immaculately maintained medical office park
- Located just minutes from St. Rose Dominican Hospital, Siena Campus
- Approximately 2 miles from West Henderson Hospital
- Located along the rapidly expanding St. Rose Parkway, this asset is surrounded by quick-service and sit-down restaurants, shopping, and retail outlets
- Minutes to Harry Reid International Airport, Town Square Las Vegas, Allegiant Stadium, and The Las Vegas Strip
- Covered parking available



OFFERING

Lease Rate:
\$2.50/RSF NNN



SPACE AVAILABLE

Suite 101: ± 2,102 RSF
Suite 203: ± 2,671 RSF

site
PLAN



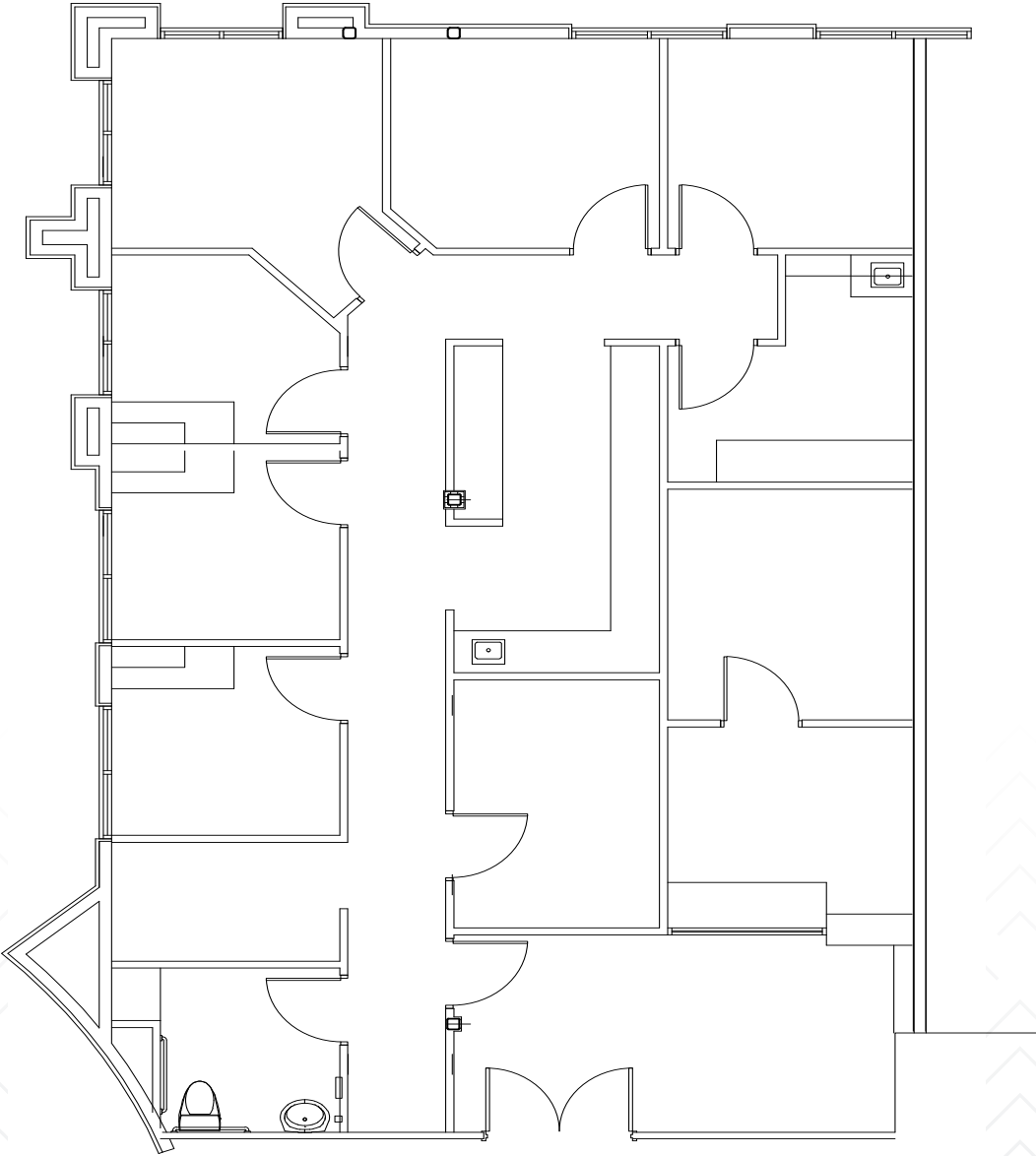
866
SEVEN HILLS
DRIVE



suite 101

FLOOR PLAN

± 2,102 RSF
AVAILABLE AUGUST 1, 2026



suite 203

FLOOR PLAN

± 2,671 RSF

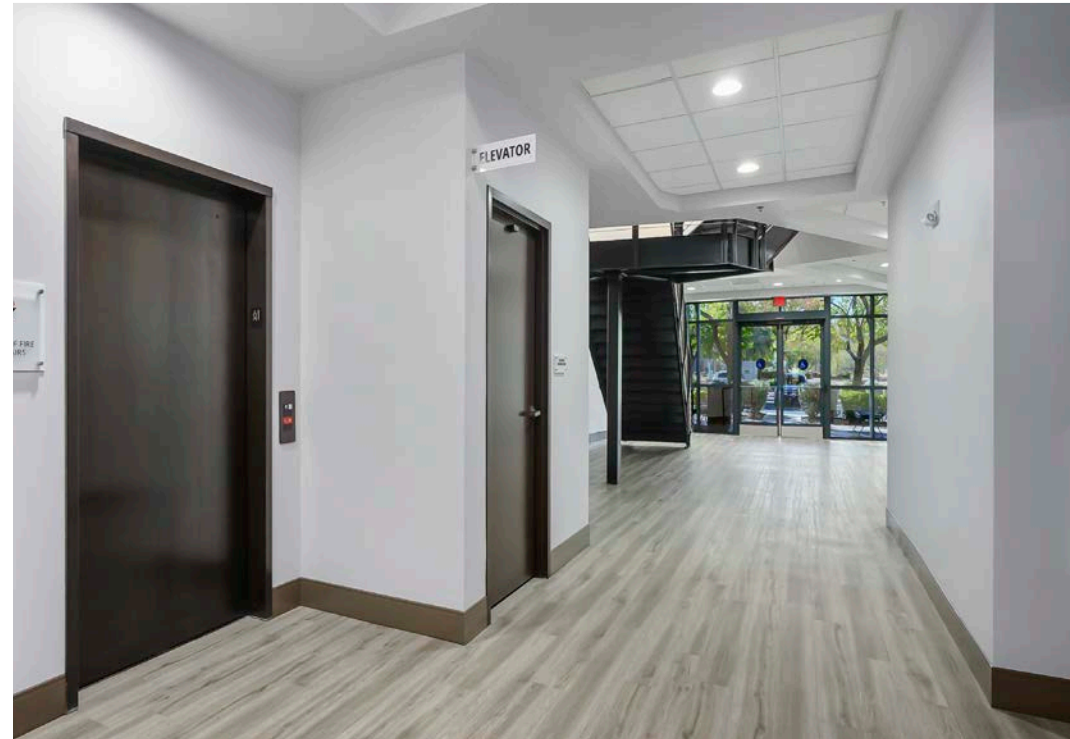
Spec Suite Available May 1, 2026!



LOCATION



BUILDING PHOTOS





For additional medical leasing opportunities see our additional listings that are owned and managed by affiliates of Woodside Health:



866 SEVEN HILLS DRIVE
HENDERSON, NV 89052



870 SEVEN HILLS DRIVE
HENDERSON, NV 89052



851 S. RAMPART BLVD
LAS VEGAS, NV 89145



9029 S. PECOS ROAD
HENDERSON, NV 89074



9065 S. PECOS ROAD
HENDERSON, NV 89074

Since 2008, Woodside Health has grown to become one of the premier healthcare real estate private equity firms. Our primary focus is acquiring and managing healthcare buildings, recognizing the critical role that real estate plays in delivering high-quality healthcare services.

We personalize the real estate experience to optimize outcomes for our partners and tenants. We do this through an active, integrated approach to acquisitions, asset management, and investor relations. Our approach as 'hands on operators' has led to consistently strong portfolio performance and positive outcomes.



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