



**San Martin Medical Arts Pavilion** is a 3-story medical office building consisting of 73,292 total square feet. Situated on-campus at St. Rose San Martin Hospital, this property is conveniently located just off Warm Springs Road between Buffalo Drive and Durango Drive with quick access to the I-215 Beltway.

## Property Highlights

- Medical office building located on-campus with direct access to St. Rose San Martin Hospital
- Convenient access to the I-215 Beltway
- Competitive lease rates from \$2.17/SF/mo., NNN/CAM \$0.90 (including electrical)
- 2007 construction
- ±1,466, 1,957 & 3,685 square foot suites available
- Parking ratio 5:1,000 SF, abundant covered parking at no charge
- Connected to the hospital on 2 levels
- Generous tenant improvement allowance
- Second generation space available
- Numerous restaurants, business services and retail amenities within 1/4 mile radius

## For more information:

### JAYNE CAYTON

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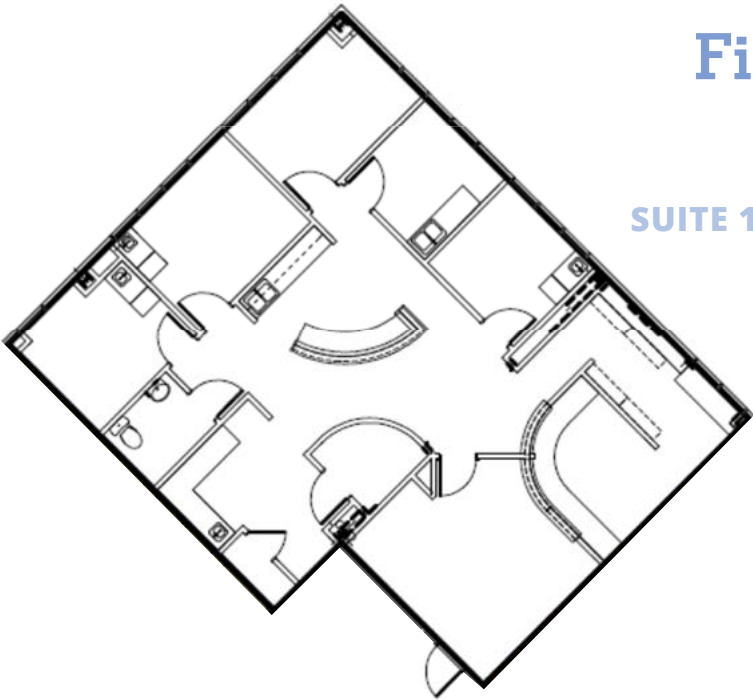
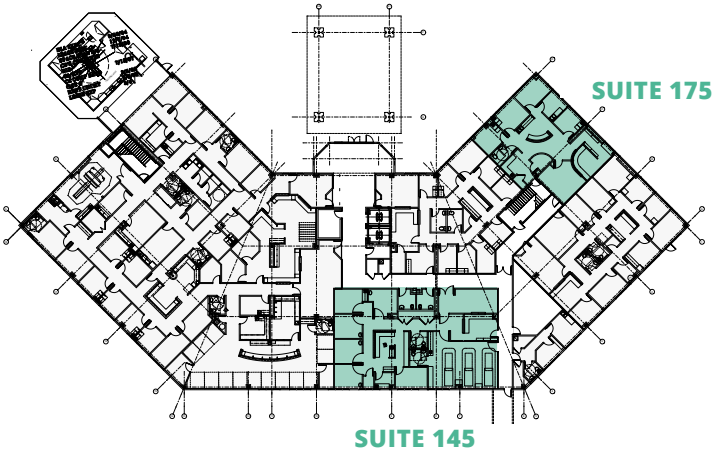
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For Lease

SAN MARTIN MEDICAL ARTS PAVILION  
8285 West Arby Avenue, Las Vegas, NV 89113

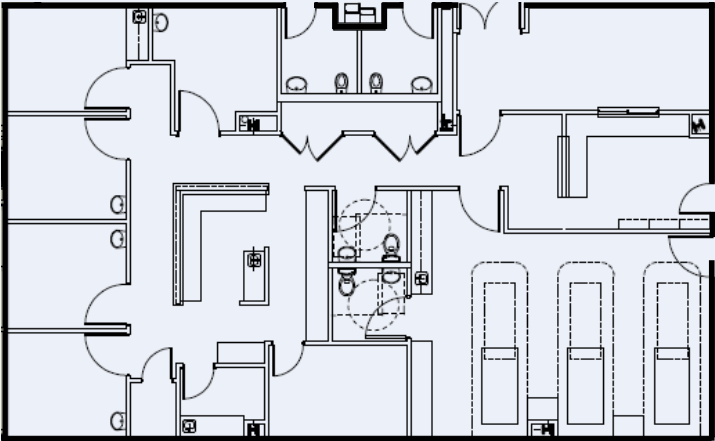
First Floor



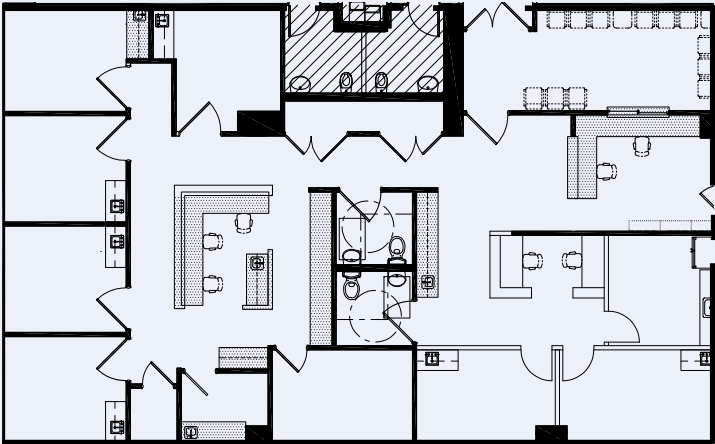
SUITE 175 / ±1,957 SF



SUITE 145 / ±3,685 SF  
Existing Floor Plan



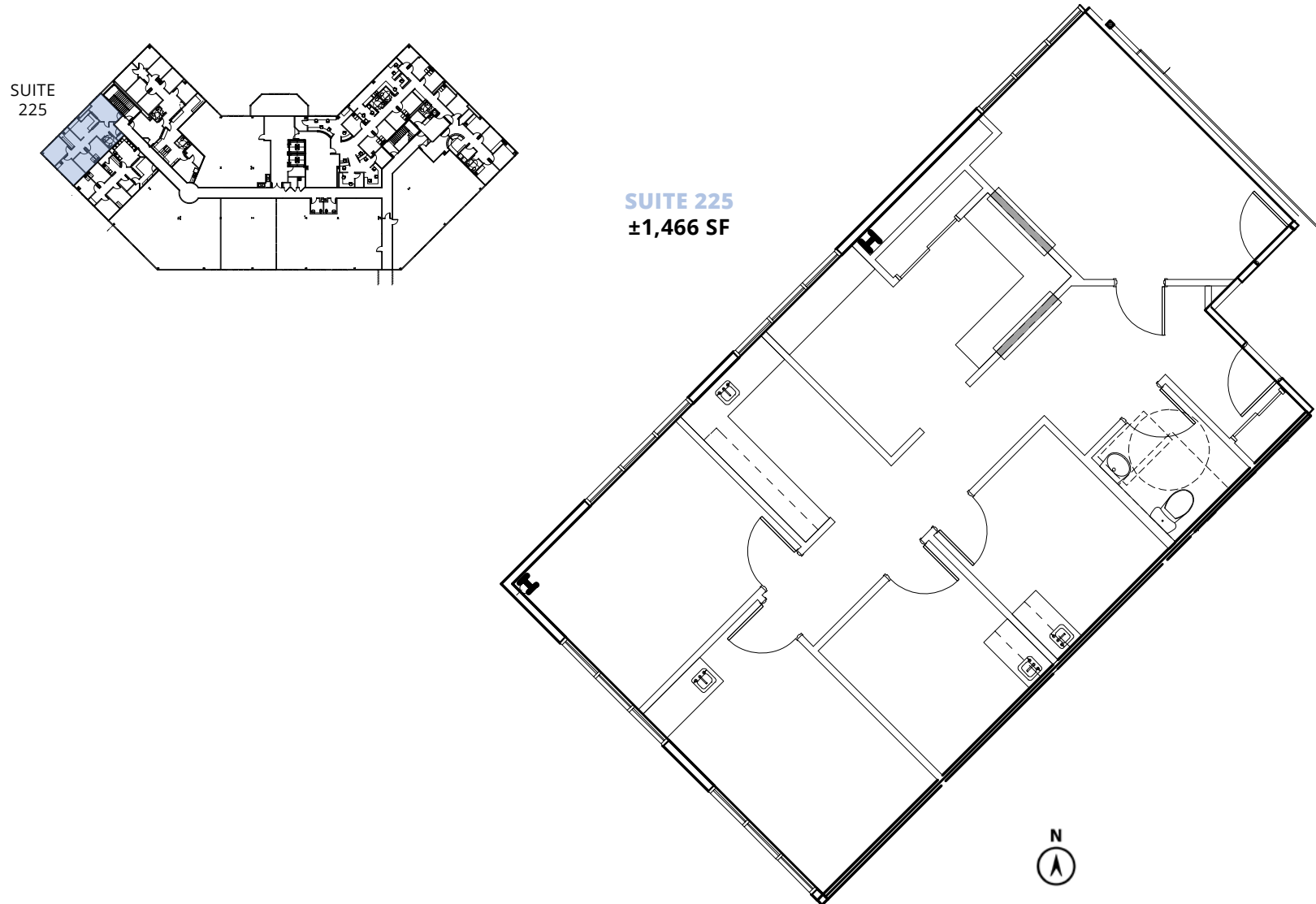
SUITE 145 / ±3,685 SF  
Conceptual Floor Plan



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## Second Floor



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