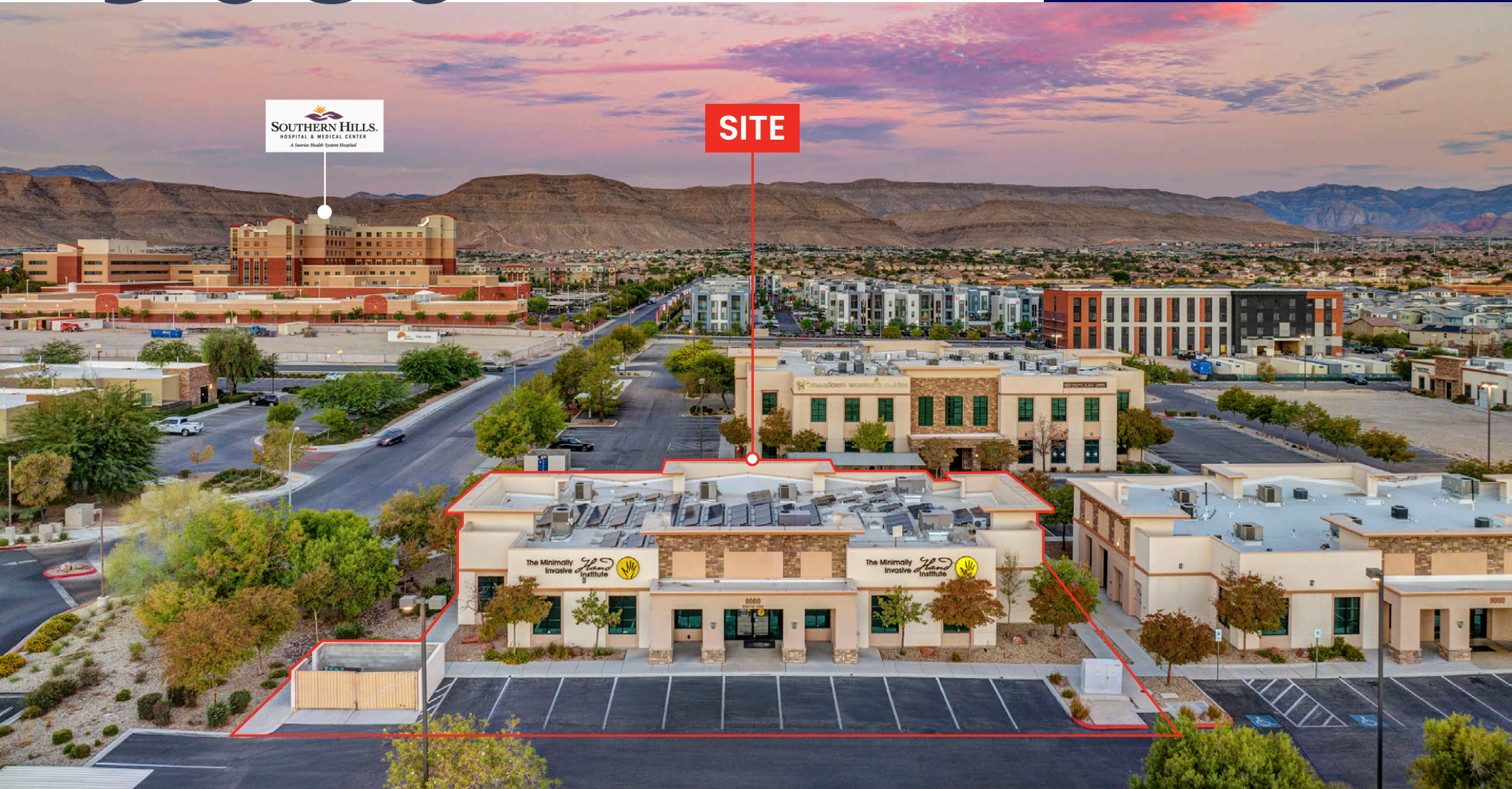


9080

W. Post Road
Las Vegas, NV 89148

Colliers



Office / Medical Office Space For Lease
±3,518 SF Available

Executive Summary

Colliers

9080 W. Post Road is strategically positioned in the rapidly expanding Southwest Las Vegas submarket and offers office/medical office space with excellent accessibility and visibility. Located just west of the 215 Beltway, the property provides convenient connectivity to Summerlin, Green Valley, and the greater Las Vegas Valley.

Tenants benefit from proximity to a strong mix of retail, dining, and service amenities, as well as nearby medical providers and professional services. The building features abundant parking, and an efficient floorplan with flexible configurations that can accommodate a variety of medical or professional office users.

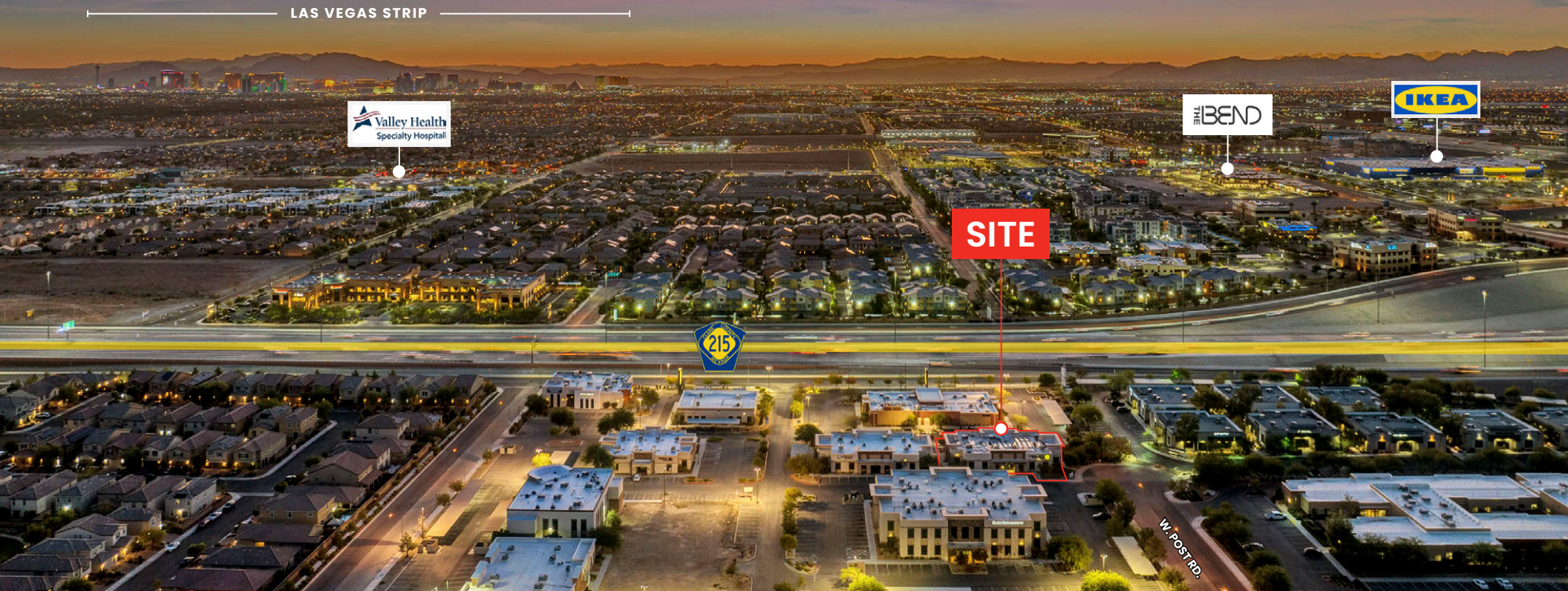
AVAILABLE SF
±3,518 SF



LEASE RATE
\$2.20/SF, NNN



LAS VEGAS STRIP



9080

W. Post Road
Las Vegas, NV 89148

Colliers

Situated in the highly sought-after Southwest Las Vegas Submarket

Surrounded by established residential communities and positioned in one of the valley's fastest-growing corridors, 9080 W. Post Road is an ideal location for medical practices and professional businesses seeking both convenience and long-term growth potential.



Property Highlights

- Multiple private entries to the space
- Immediate Access to 215 Beltway
- Building signage opportunities
- 5:1000 parking ratio – covered and uncovered available



AVAILABLE SF

±3,518 SF



LEASE RATE

\$2.20/SF, NNN

9080

W. Post Road
Las Vegas, NV 89148



Space Highlights



Ten (10) Offices/Exam Rooms



One (4) Conference Room



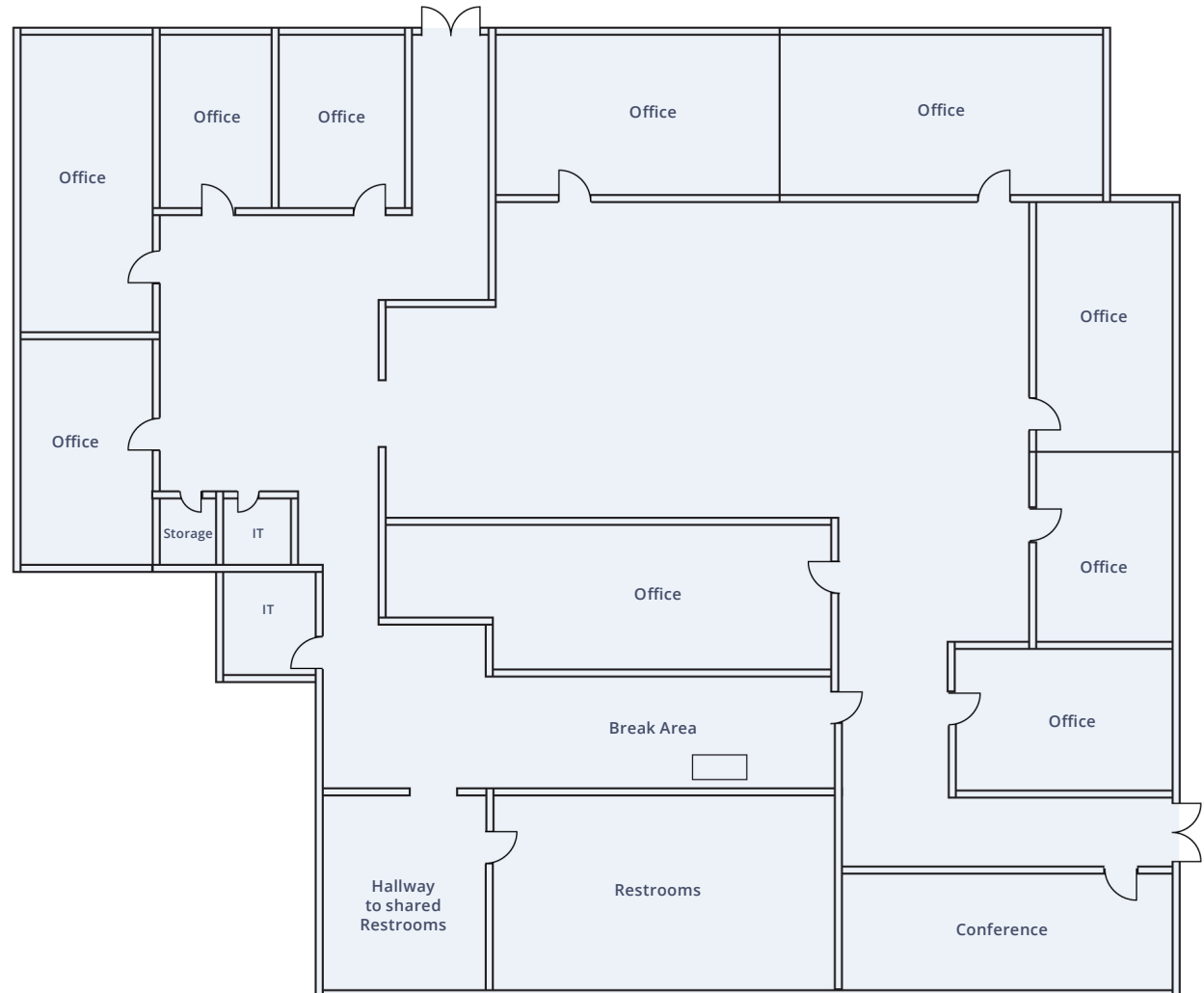
Break Area



Ample Open Space



Multiple Entrances



*Not to scale. For illustration purposes only.

9080

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Las Vegas, NV 89148

Colliers



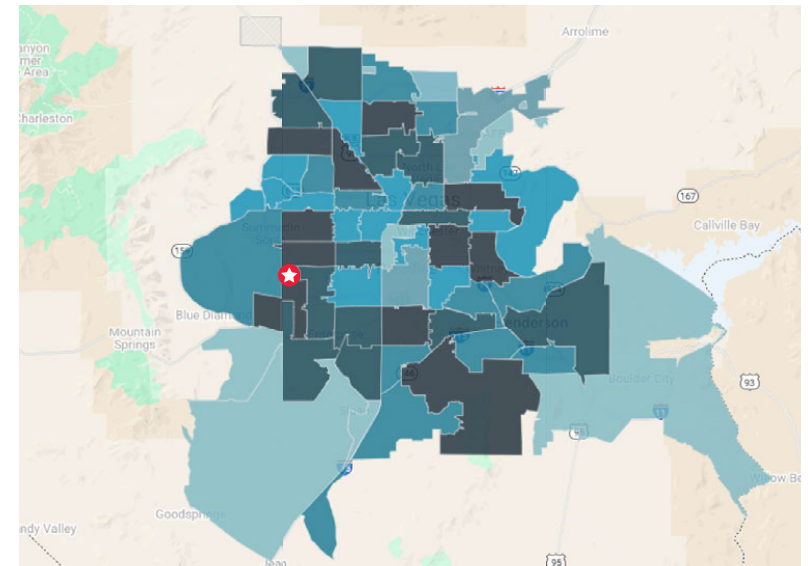
Located near South Summerlin Master Plan Community

The building has frontage located directly on the major arterial of Roy Horn Way, just north of Sunset Road with close proximity to the 215 freeway. Strategically located in the heart of the Southwest Las Vegas Medical Corridor, one block north of HCA's Southern Hills Hospital and minutes from Dignity San Martin Hospital.

Out-Patient Physician Demand

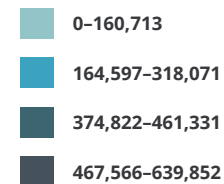
MEDICAL SPECIALTY	CURRENT PROCEDURE VOLUME		5-YEAR GROWTH		10-YEAR GROWTH	
	Las Vegas Metro	89148	Las Vegas Metro	89148	Las Vegas Metro	89148
Cardiology	652,750	16,636	11.4%	16.9%	23.5%	34.5%
Cosmetic Procedures	53,546	1,563	6.3%	6.3%	6.9%	5.7%
Dermatology	295,373	7,988	4.5%	7.1%	8.9%	13.5%
Endocrinology	15,027	423	26.3%	28.0%	41.3%	43.0%
ENT	220,928	6,171	9.3%	13.4%	18.7%	27.3%
Evaluation and Management	7,307,377	203,758	6.1%	8.1%	8.9%	12.2%
Gastroenterology	161,966	4,285	3.1%	6.9%	5.2%	11.6%
General Surgery	39,967	1,101	3.5%	5.4%	7.3%	10.3%
Gynecology	64,611	1,975	-3.7%	-5.8%	-5.3%	-9.9%
Lab	2,991,487	80,863	9.0%	11.6%	17.6%	22.8%
Miscellaneous Services	1,396,432	37,834	9.8%	13.6%	19.3%	26.9%
Nephrology	35,685	937	7.2%	11.5%	13.0%	20.2%
Neurology	115,416	3,242	5.8%	8.9%	11.5%	16.6%
Neurosurgery	6,269	179	4.7%	5.5%	14.3%	14.8%
Obstetrics	27,439	888	-5.1%	-10.2%	-7.7%	-16.8%
Oncology	101,387	2,635	8.3%	13.1%	16.8%	25.1%
Ophthalmology	593,040	14,881	9.6%	16.2%	18.4%	31.7%
Orthopedics	204,826	5,501	8.7%	12.0%	20.0%	26.2%
Pain Management	77,148	2,052	9.0%	12.9%	17.2%	24.2%
Physical Therapy/Rehabilitation	1,786,377	51,103	16.4%	17.1%	31.9%	32.1%
Podiatry	104,178	2,418	9.5%	19.3%	19.4%	40.5%
Psychiatry	955,781	28,274	17.4%	16.7%	24.8%	21.9%
Pulmonology	92,665	2,551	-5.1%	-2.4%	-11.5%	-7.2%
Radiology	1,980,993	53,819	5.1%	7.6%	10.6%	15.2%
Spine	13,698	370	13.6%	16.7%	22.7%	28.3%
Thoracic Surgery	4,457	117	3.6%	7.6%	8.3%	15.7%
Trauma	50,112	1,311	5.9%	10.0%	11.6%	19.7%
Urology	64,987	1,664	0.9%	5.6%	4.5%	13.0%
Vascular	109,516	2,789	11.0%	16.6%	22.2%	33.6%

Out-Patient Procedure Growth



★ Subject Property County

Volume Estimate



89148

2024 Volume	537,325
2029 Volume	595,728
2034 Volume	641,022
5-Year Growth	10.9%
10-Year Growth	19.3%



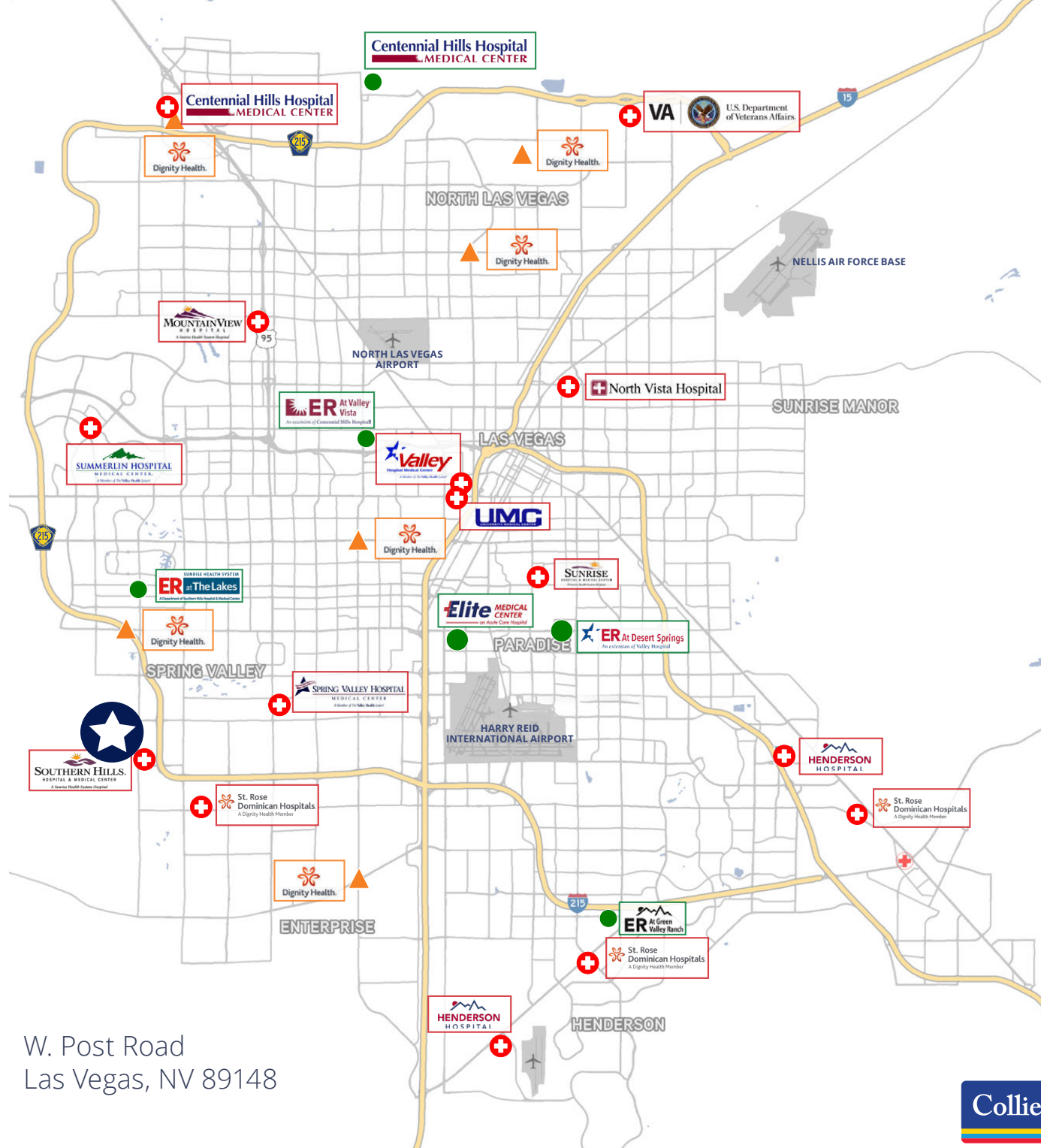
The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of the Helios Health & Wellness Development, which include 89030, 89031, 89032, 89081, 89084, 89085, 89106, 89101, 89115, 89130, and 89131. For more info on the Advisory Board, visit www.advisory.com

Vicinity Map

★ 6190 S. Fort Apache Road

Hospital Locations

- Existing Hospitals (15)
- Freestanding ER (6)
- Micro-Hospitals (6)



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Colliers

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