

# HARTWELL MEDICAL CENTER

1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA 89119

## FOR LEASE



### TONYA GOTTESMAN

Vice President  
Lic. S.0189043  
T +1 702 369 4882  
C +1 310 612 3592  
tonya.gottesman@cbre.com

### RYAN MARTIN, SIOR, CCIM

Senior Vice President  
Lic. BS 0048284  
T +1 702 369 4881  
C +1 702 630 2671  
ryan.martin@cbre.com

### MICHAEL K. HSU

First Vice President  
Lic. S.51609.LLC  
T +1 702 369 4866  
C +1 702 768 6459  
michael.hsu@cbre.com



2

# Property Highlights

The Hartwell Medical Center is situated at 1776 East Warm Springs Road in the sought-after Airport Submarket in Las Vegas, NV.

- Conveniently located near the I-215 freeway at Warm Springs, surrounded by retail, dining and business service options
- Property offers clear visibility on East Warm Springs Road, ensuring maximum exposure
- Recently remodeled interior common areas and restrooms
- Opportunity for building and monument signage
- Building is flexible, suitable for use as a single or multi-tenant medical or professional office
- Well-maintained second-generation medical suites and general office suites
- Pad available for another building of approximately 25,000 SF, allowing for a single-user, campus-like environment. **Will Consider Retail Uses.**

SUITE #	SF
102	±1,440 RSF
108	±1,999 RSF



**SQUARE FEET**  
±1,440 - ±1,999 RSF



**LEASE RATE**  
CONTACT BROKER

1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA

## MEDICAL OFFICE FOR LEASE



**CBRE**

3

# Property Overview

The property consists of second-generation medical and office suites, which also include spacious training areas. This building is well-suited for medical and related administrative offices. Its location near major retail corridors provides convenient access for employees and patients, with direct access to major arterials, the airport, and freeways.



### PROPERTY NAME

Hartwell Medical Center Campus  
(Built 1997)



### PRODUCT TYPE

Class B Medical  
Office Building



### BUILDING SIZE

±24,619 SF (BLDG.) +  
±1.56 ACRES (LAND)



### APN

177-02-402-002,003



### ZONING

Office & Professional  
(C-P)



### SIGNAGE

Building signage provides  
prominent visibility



### ASKING RATE

Contact Broker

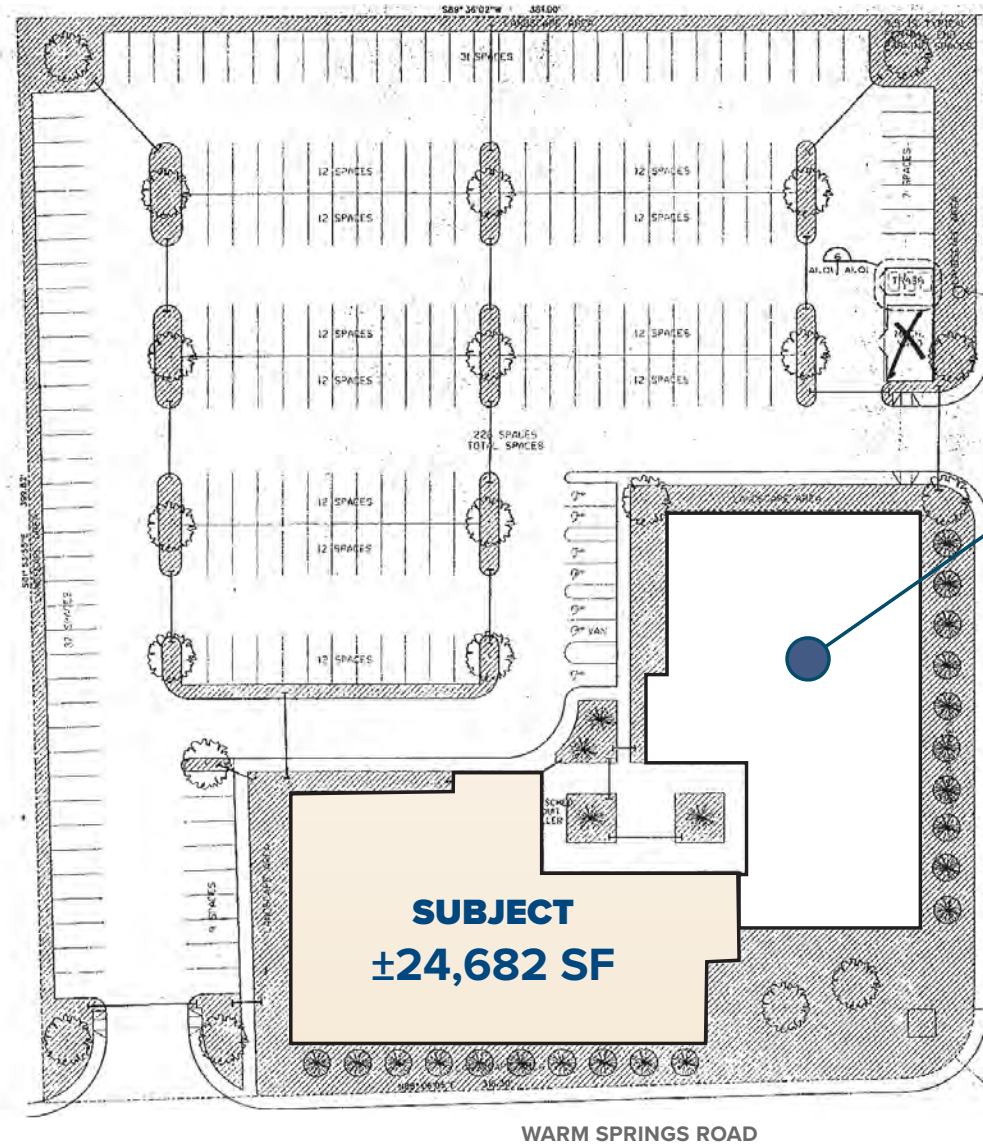


### PARKING RATIO

Above Standard Parking

# 4

# Site Plan



**FUTURE  
BUILD-TO-SUIT**  
(Single User) or  
Retail Use

5



WARM SPRINGS ROAD

SPENCER STREET

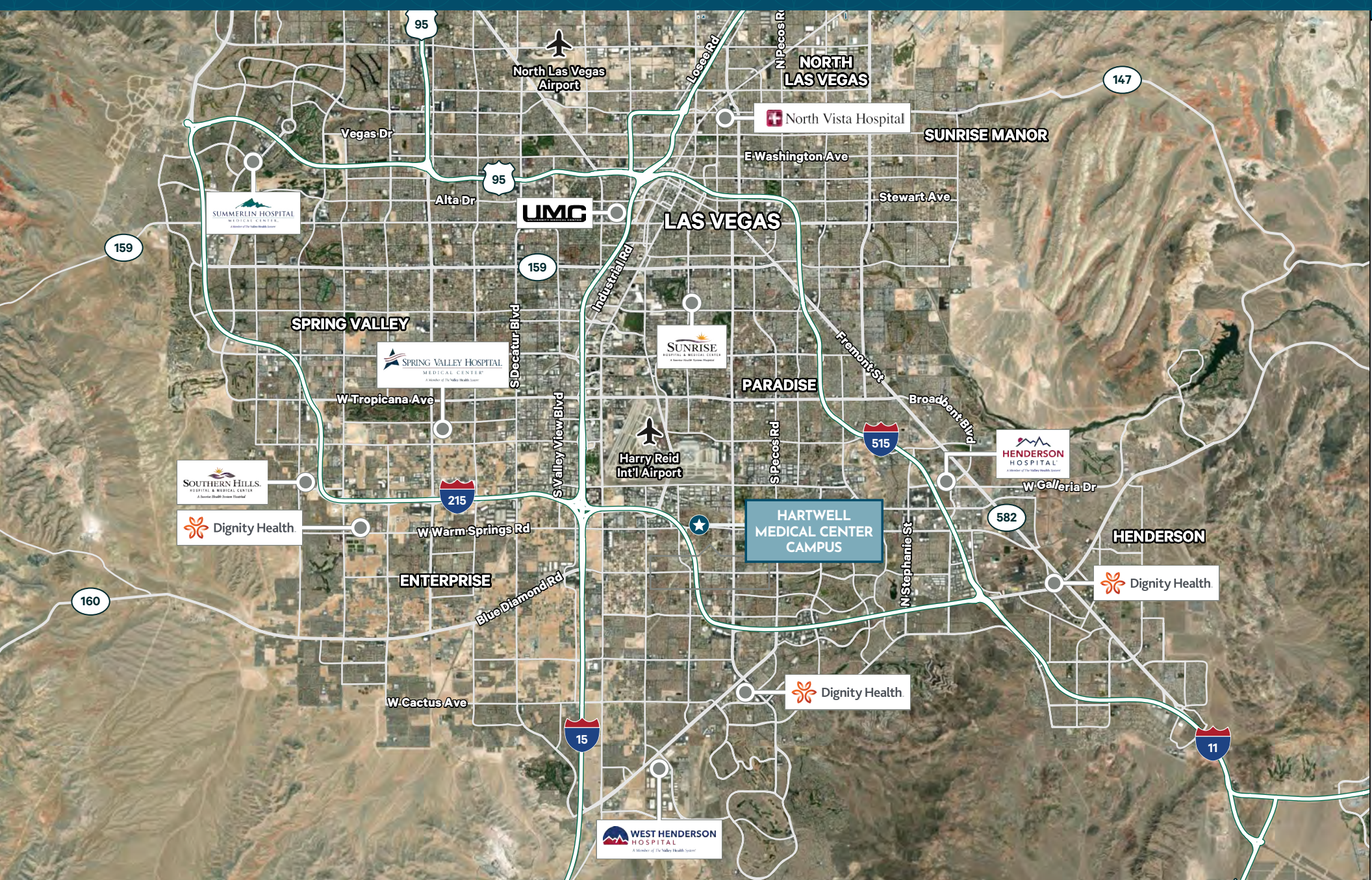
AVAILABLE  
PAD

# 6 1st Floor





# 8 Hospital Map



SUMMERLIN HOSPITAL  
MEDICAL CENTER  
A Member of The Valley Health System

UMG

North Vista Hospital

SPRING VALLEY HOSPITAL  
MEDICAL CENTER  
A Member of The Valley Health System

SUNRISE  
HOSPITAL & MEDICAL CENTER  
A Member of The Valley Health System

SOUTHERN HILLS  
HOSPITAL & MEDICAL CENTER  
A Member of The Valley Health System

HENDERSON  
HOSPITAL  
A Member of The Valley Health System

Dignity Health

HARTWELL  
MEDICAL CENTER  
CAMPUS

HENDERSON

Dignity Health

Dignity Health

WEST HENDERSON  
HOSPITAL  
A Member of The Valley Health System

# 9

# Area Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2023 Population - Current Year Estimate	13,828	114,110	371,479
2028 Population - Five Year Projection	13,972	115,212	379,830
2023-2028 Annual Population Growth Rate	0.21%	0.19%	0.45%
2023 Median Age	39.90	40.60	39.20
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	5,713	46,728	154,490
2023-2028 Annual Household Growth Rate	0.43%	0.43%	0.70%
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$91,934	\$97,100	\$93,135
2028 Average Household Income	\$105,757	\$112,837	\$108,521
2023 Median Household Income	\$64,730	\$67,281	\$62,429
2028 Median Household Income	\$78,327	\$79,211	\$73,269
<b>DAYTIME POPULATION</b>			
2023 Daytime Population	14,210	141,308	543,315

The medical services in Las Vegas, NV offer a wide range of healthcare options. Services include primary care physicians, specialists, urgent care centers, hospitals, and medical clinics. Las Vegas is home to several renowned hospitals and medical centers. With a diverse healthcare landscape, Las Vegas ensures access to quality medical services for its population.



## Healthcare Expenditures

(5 Mile Radius)

**\$974M**

Total Annual Healthcare

**\$184M**

Total Annual Medical Services

**\$61M**

Total Annual Dental Care

**\$12M**

Total Annual Eye Care

**\$10M**

Total Annual Lab Test

**\$37M**

Total Annual Physician Services



**CBRE**

10

# Hartwell Medical Center



# HARTWELL MEDICAL CENTER

1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA 89119

## FOR LEASE



**360°**  
VIRTUAL  
TOUR

## CONTACT

### TONYA GOTTESMAN

Vice President  
Lic. S.0189043  
T +1 702 369 4882  
C +1 310 612 3592  
tonya.gottesman@cbre.com

### RYAN MARTIN, SIOR, CCIM

Senior Vice President  
Lic. BS 0048284  
T +1 702 369 4881  
C +1 702 630 2671  
ryan.martin@cbre.com

### MICHAEL K. HSU

First Vice President  
Lic. S.51609.LLC  
T +1 702 369 4866  
C +1 702 768 6459  
michael.hsu@cbre.com

Remedy   
**CBRE**