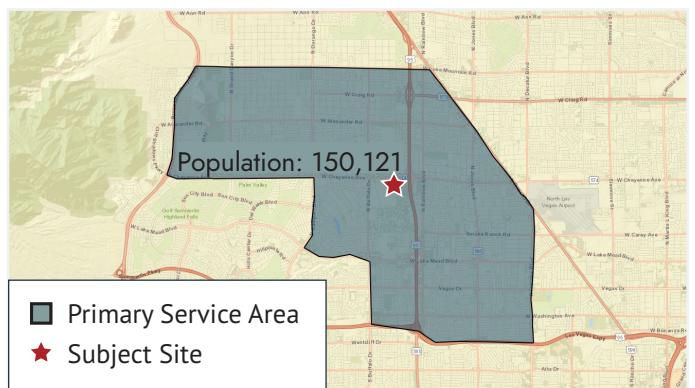


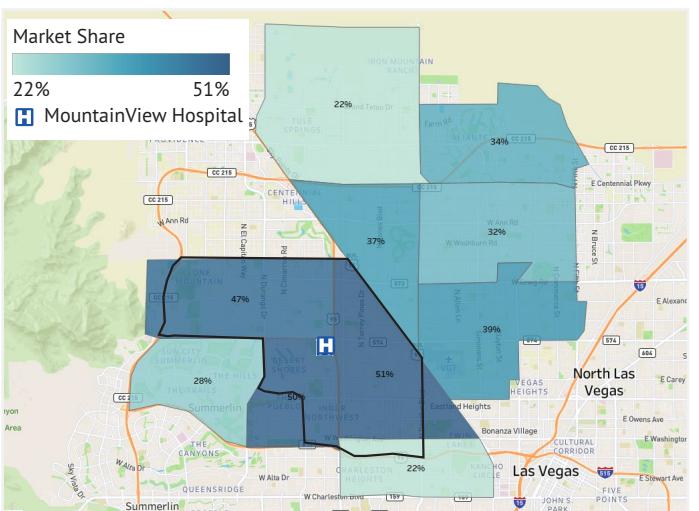
## INTERIOR LOBBY



PRIMARY SERVICE AREA | Las Vegas, NV



DISCHARGE MARKET SHARE HEAT MAP



## DELIVERING Q2 2026

### FOR LEASING/INVESTMENT INFORMATION, PLEASE CONTACT:

Kristen Neumann, Senior Vice President Leasing  
kristen.neumann@nexcoregroup.com

303.710.1909



 **NexCore**  
PROPERTIES LLC

DELIVERING Q2 2026



## HCA MOUNTAINVIEW MEDICAL CAMPUS MEDICAL OFFICE BUILDING III

NW Corner of N Tenaya Way and W Cheyenne Ave | Las Vegas, NV 89128

**NOW PRE-LEASING** Introducing the MountainView MOB III, a state-of-the-art outpatient facility spanning four stories and encompassing 86,400 square feet.

Situated on the esteemed HCA MountainView Hospital campus, MOB III is poised to facilitate vital expansion needs, addressing the healthcare demands of one of the valley's fastest growing regions.

MountainView Hospital takes pride in its recognition as one of America's Top 100 Best Hospitals, consistently delivering comprehensive, top-tier healthcare services.

### Prime Location

Convenient FWY access at Cheyenne Ave. and US 95, in the heart of the Northwest Medical Corridor.

### Comprehensive Campus

Patients and providers will appreciate the convenience and accessibility to a broad range of services on campus.

### Primary Service Area

Prime location and easy access from major thoroughfares enable this location to easily service over 150,000 residents.

### Optimized Medical Office Space

Fully customized suites for modern and efficient medical space.

### Investment Opportunity

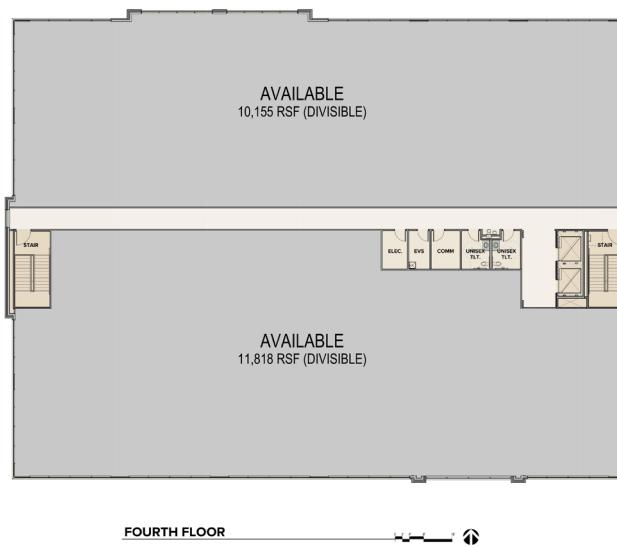
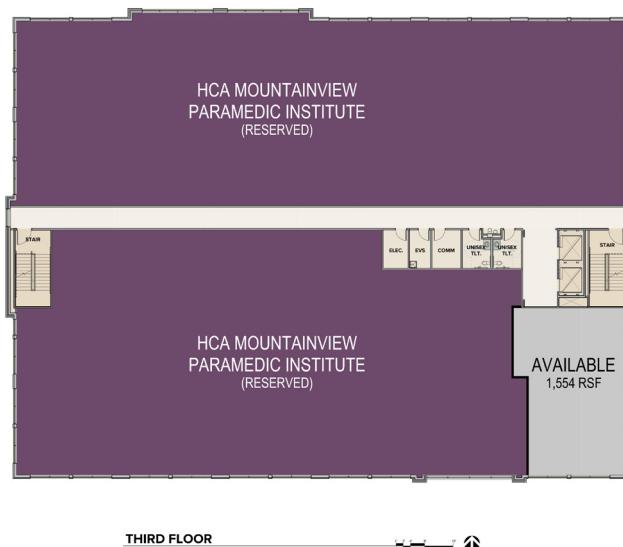
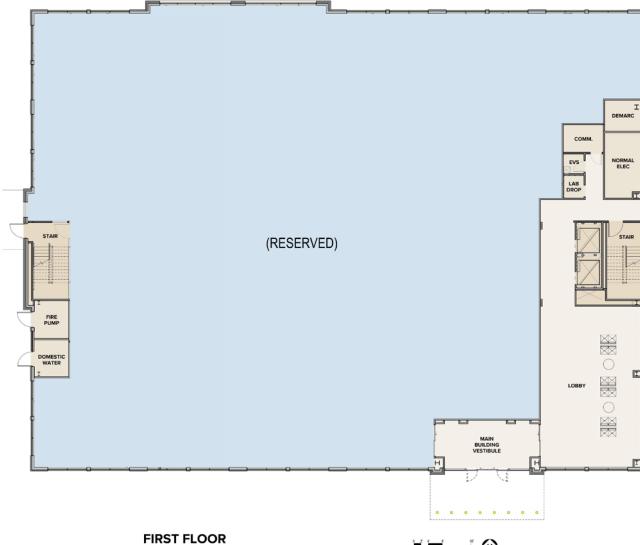
Ownership interest available to tenants.

### Prestigious Anchor Tenant



# MOUNTAINVIEW MOB III BLOCKING PLANS

NW Corner of N Tenaya Way and W Cheyenne Ave | Las Vegas, NV 89128



# BENEFITS OF REAL ESTATE OWNERSHIP



Opportunity to partner with a proven National Healthcare Developer on the ownership of a Class A medical office building



Limited development risk through NexCore's proven process, methodology and transaction structure



Passive income from the investment



Ownership can be utilized as a way to recruit new physician partners and strategic investment for physicians during the end of their practicing career



Physicians can diversify their investments through ownership of healthcare real estate



Class A Medical Office buildings attracts institutional investment that increases the value of the property



HCA MountainView physician tenants and investors provide certainty in the longterm viability of the investment



Opportunity to monetize all or a portion of the investment



NexCore is committed to the success of your practice and physicians.

NexCore Group LLC is committed to the success of your practice and physicians. Our innovative approach includes flexible financial arrangements and capital structures that allow us to offer a Physician Ownership Option to qualified physician participants who are tenants or who are affiliated with tenants in the building.