

PARTELL MEDICAL CENTER

2870 S. MARYLAND PARKWAY, LAS VEGAS, NV 89109

FOR LEASE



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CBRE

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Property Highlights

Situated in the Central East submarket, the property is conveniently located within walking distance to Sunrise Hospital and Medical Center and Sunrise Children's Hospital. The property benefits from the recent major expansions and remodel at Sunrise Hospital, now with 834 beds, attracting more patients to the area.

- Prominently situated on Maryland Parkway with excellent visibility and access
- Monument signage available
- Adjacent to Sunrise Hospital and Sunrise Children's Hospital
- Numerous dining, retail and business services nearby
- 4/1,000 parking ratio - covered and uncovered parking available
- Multiple bus transit options along Maryland Parkway



LEASE RATE

\$2.00/PSF/Month, MG



SQUARE FEET

±1,832 RSF - ±2,131 RSF

SUITE #	SF	DESCRIPTION
150	±1,832 RSF	Office suite
200	±2,131 RSF	Office spec suite



MULTI-TENANT MEDICAL OFFICE BUILDING



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Property Overview



PROPERTY NAME

Partell Medical Center
(Built 1991)



IDEAL USE

Medical



BUILDING SIZE

±29,547 SF



OF FLOORS

3



ZONING

C-2 (General Commercial)



SIGNAGE

Building signage provides
prominent visibility



ASKING RATE

\$2.00/PSF/Month, MG

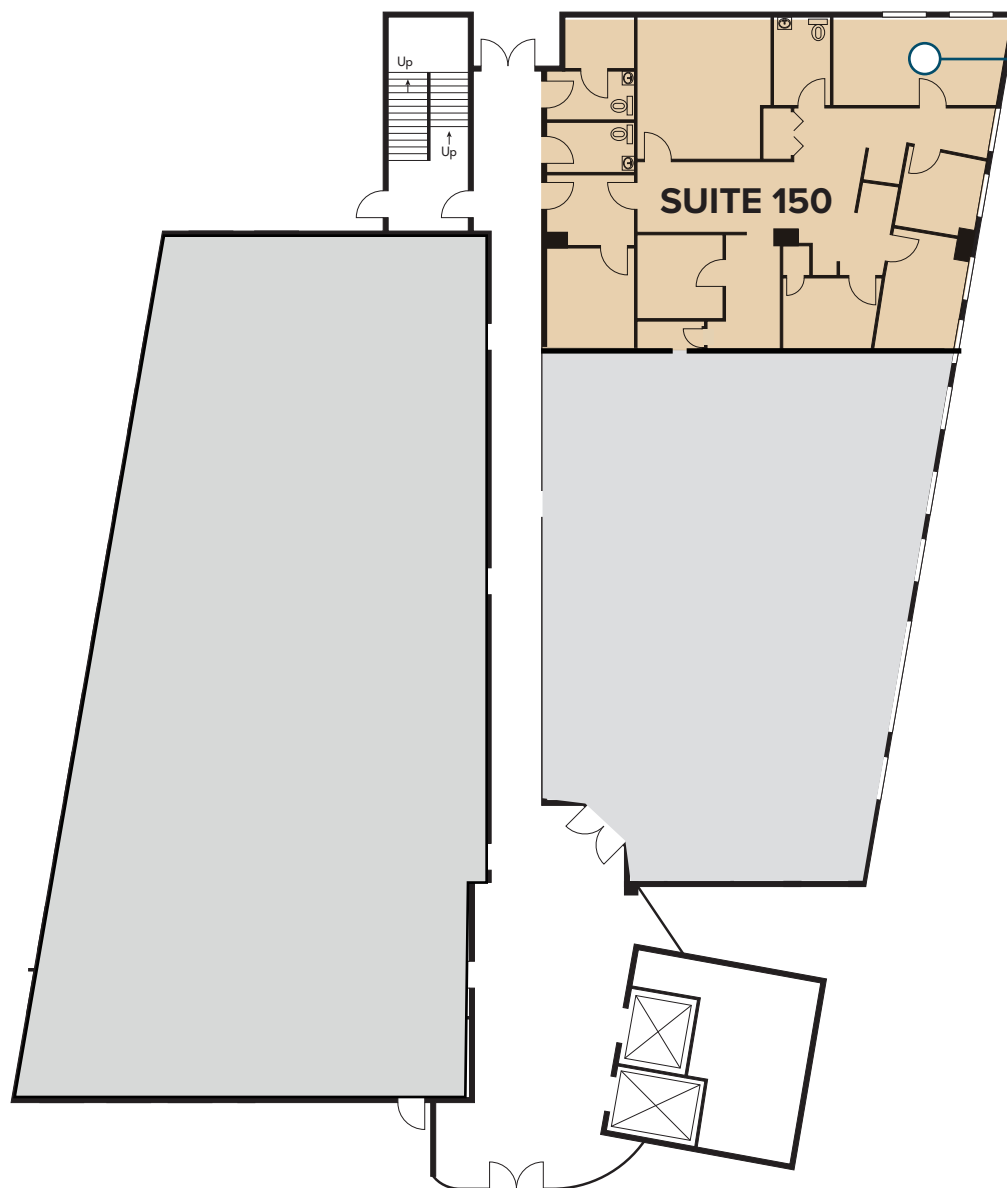


PARKING

Parking Ratio 4/1,000 with
118 surface parking stalls

4

1st Floor



AVAILABLE

SUITE 150

±1,832 RSF

(MOVE-IN READY MEDICAL
OFFICE SUITE)

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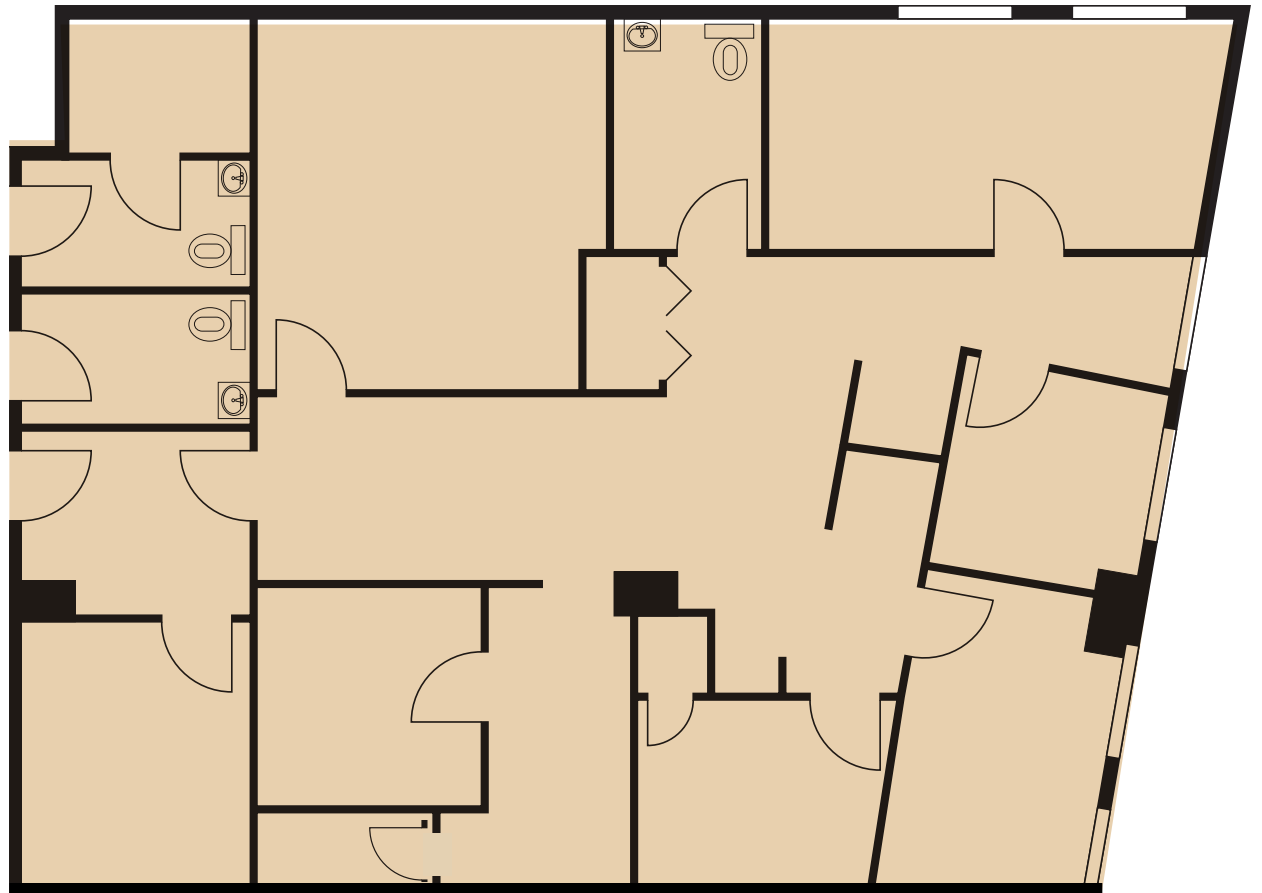
Suite 150

AVAILABLE

SUITE 150

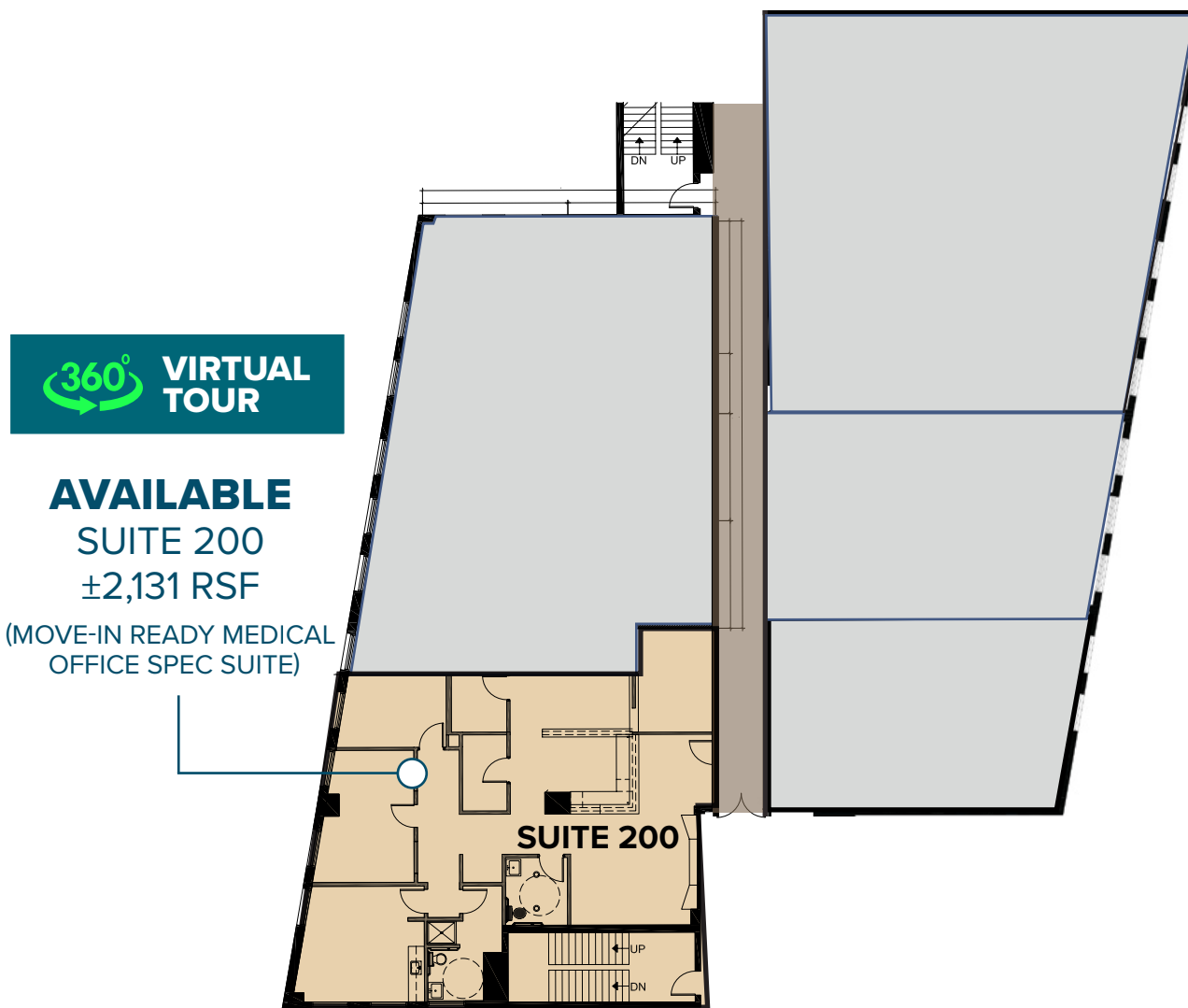
±1,832 RSF

(MOVE-IN READY MEDICAL
OFFICE SUITE)



6

2nd Floor



7

Suite 200

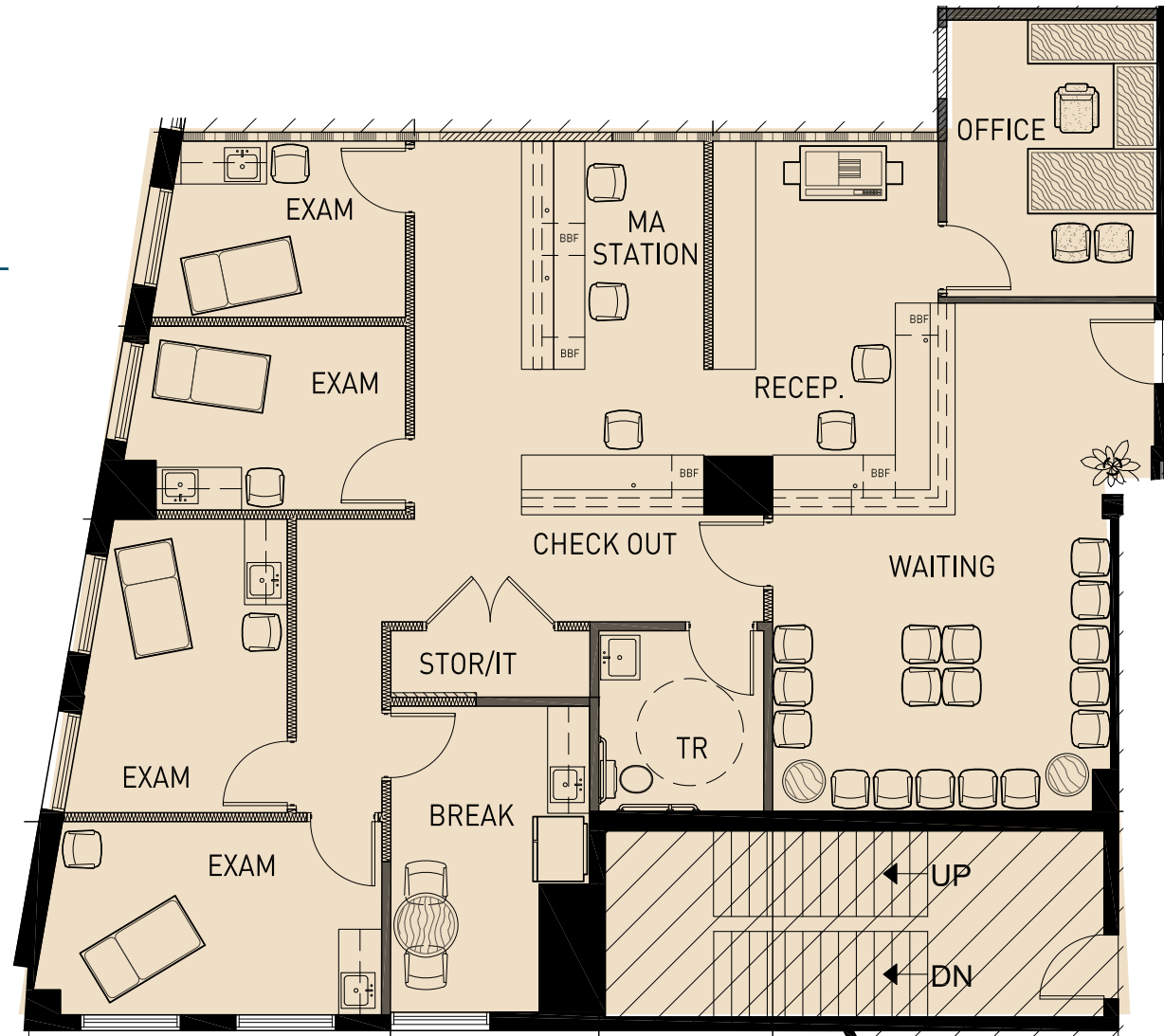
AVAILABLE

SUITE 200

±2,131 RSF

(MOVE-IN READY MEDICAL
OFFICE SPEC SUITE)

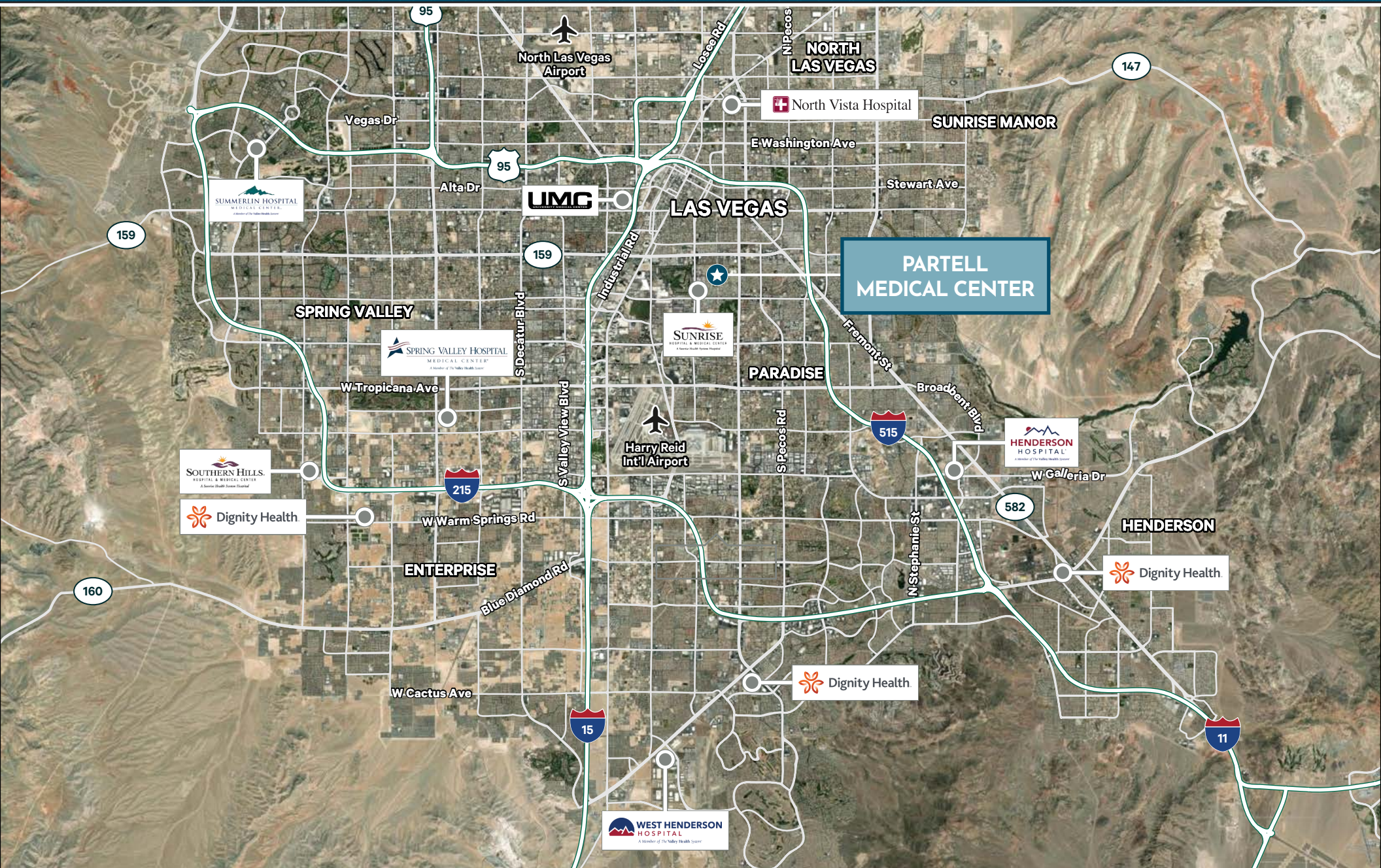
**360° VIRTUAL
TOUR**







Hospital Map



Area Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Population - Current Year Estimate	23,915	179,837	493,818
2028 Population - Five Year Projection	24,337	184,414	503,596
2023-2028 Annual Population Growth Rate	0.35%	0.50%	0.39%
2023 Median Age	38.60	40.30	36.60
HOUSEHOLDS			
2023 Households - Current Year Estimate	10,078	79,251	190,580
2023-2028 Annual Household Growth Rate	0.57%	0.73%	0.63%
HOUSEHOLD INCOME			
2023 Average Household Income	\$63,337	\$58,142	\$60,694
2028 Average Household Income	\$74,521	\$67,558	\$70,557
2023 Median Household Income	\$37,157	\$35,423	\$39,138
2028 Median Household Income	\$42,875	\$39,523	\$44,601
DAYTIME POPULATION			
2023 Daytime Population	31,200	386,215	754,472



Healthcare Expenditures

(5 Mile Radius)

\$787M

Total Annual
Healthcare

\$146M

Total Annual
Medical Services

\$50M

Total Annual
Dental Care

\$9M

Total Annual
Eye Care

\$8M

Total Annual
Lab Test

\$29M

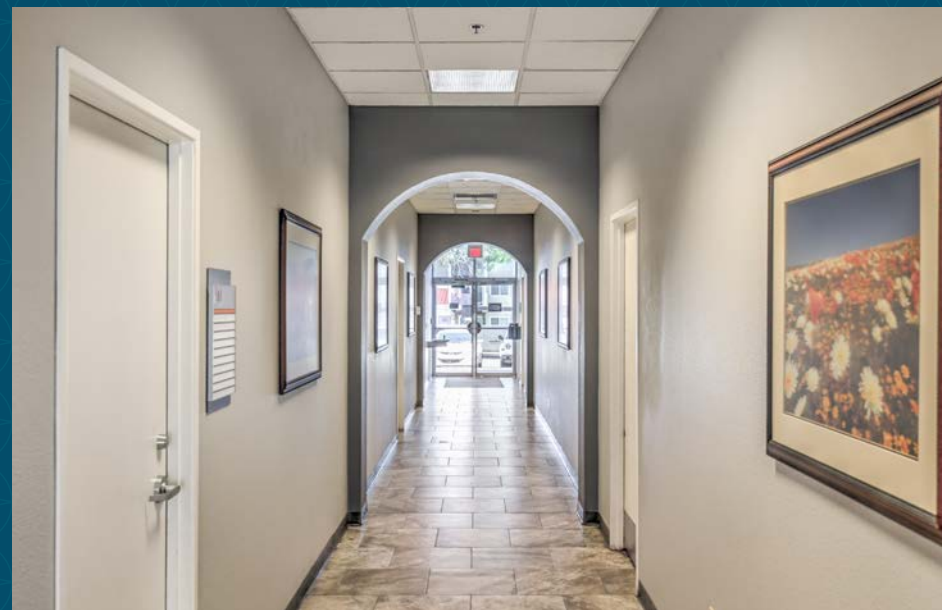
Total Annual
Physician Services

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.



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