

HARTWELL MEDICAL CENTER

1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA 89119

FOR LEASE



MICHAEL K. HSU

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

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

ANTONETTE ROLDA

Client Services Specialist
Lic. S.0199545
T +1 702 369 4877
C +1 714 493 0165
antonette.rola@cbre.com

CBRE

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.**



SQUARE FEET

±1,440 - ±8,692 RSF



LEASE RATE

\$2.25/PSF/Month, MG
(Excludes In-Suite Janitorial)

SUITE #	SF
102	±1,440 RSF
106	±2,851 RSF
108	±1,999 RSF
106/108	±4,850 RSF
201	±3,125 RSF



Suites can be combined



MEDICAL OFFICE FOR LEASE



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

\$2.25/PSF/Month, MG
(Excludes In-Suite Janitorial)

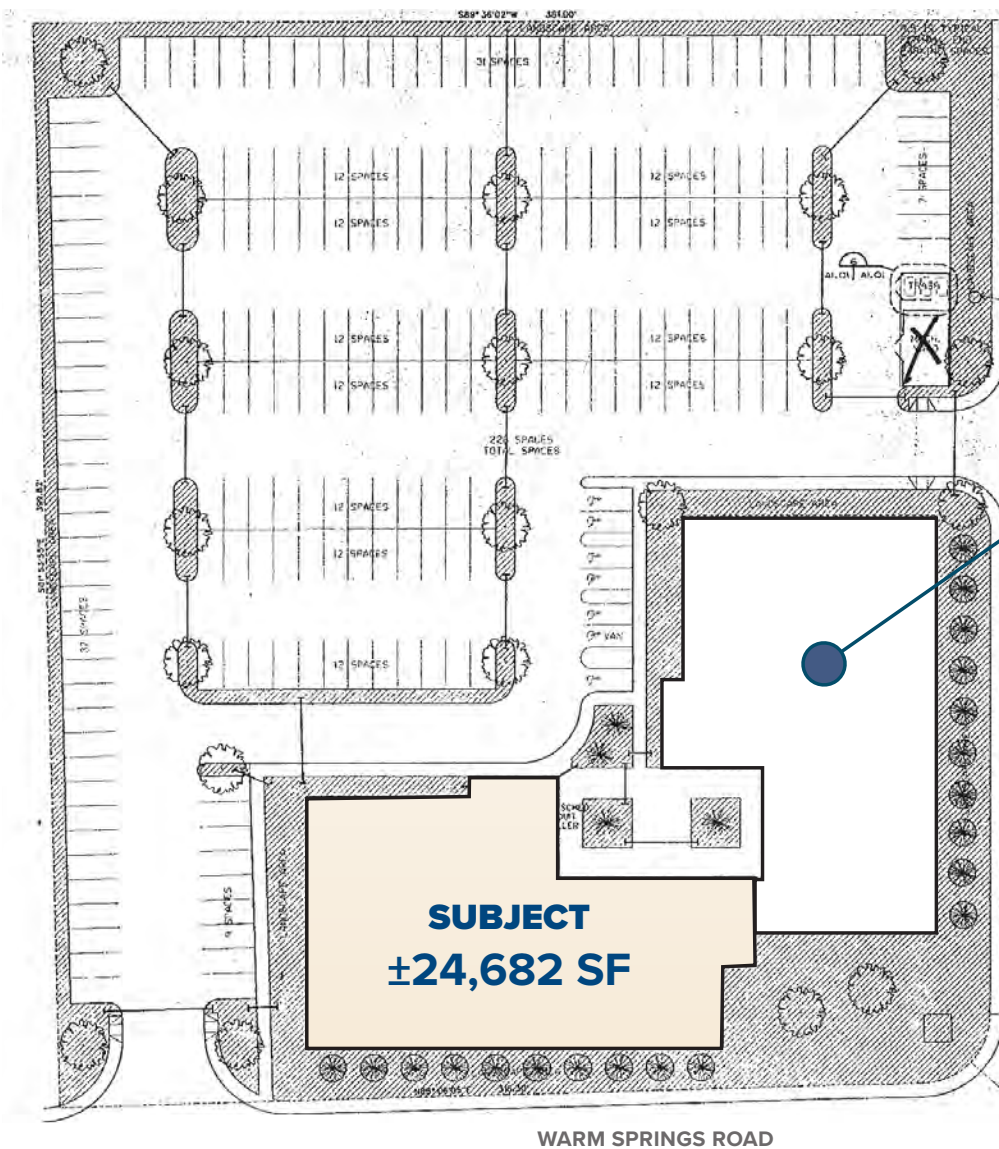


PARKING RATIO

Above Standard Parking

4

Site Plan



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

SHADOW CREST DRIVE

5



WARM SPRINGS ROAD

SPENCER STREET

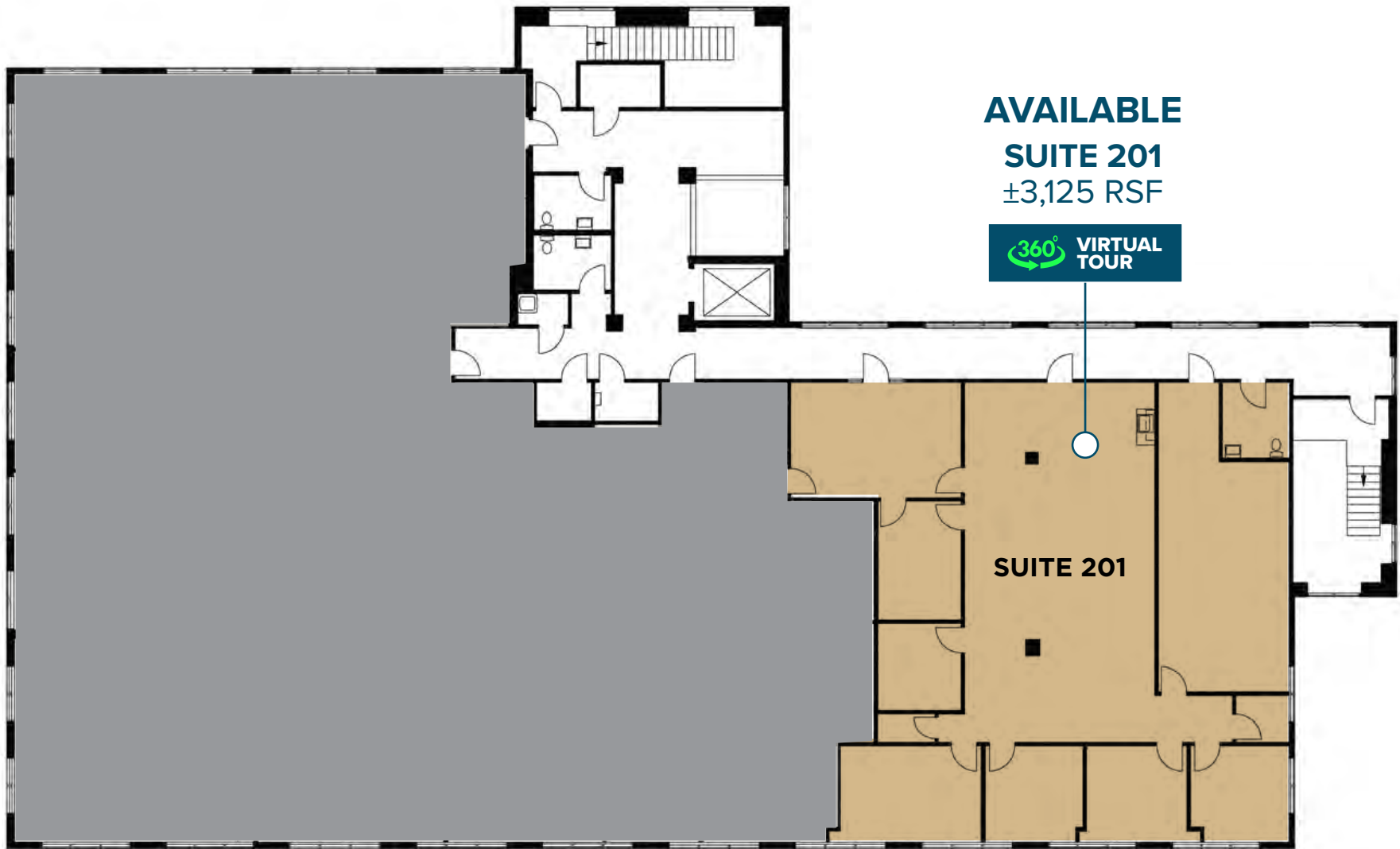
AVAILABLE
PAD

6 1st Floor



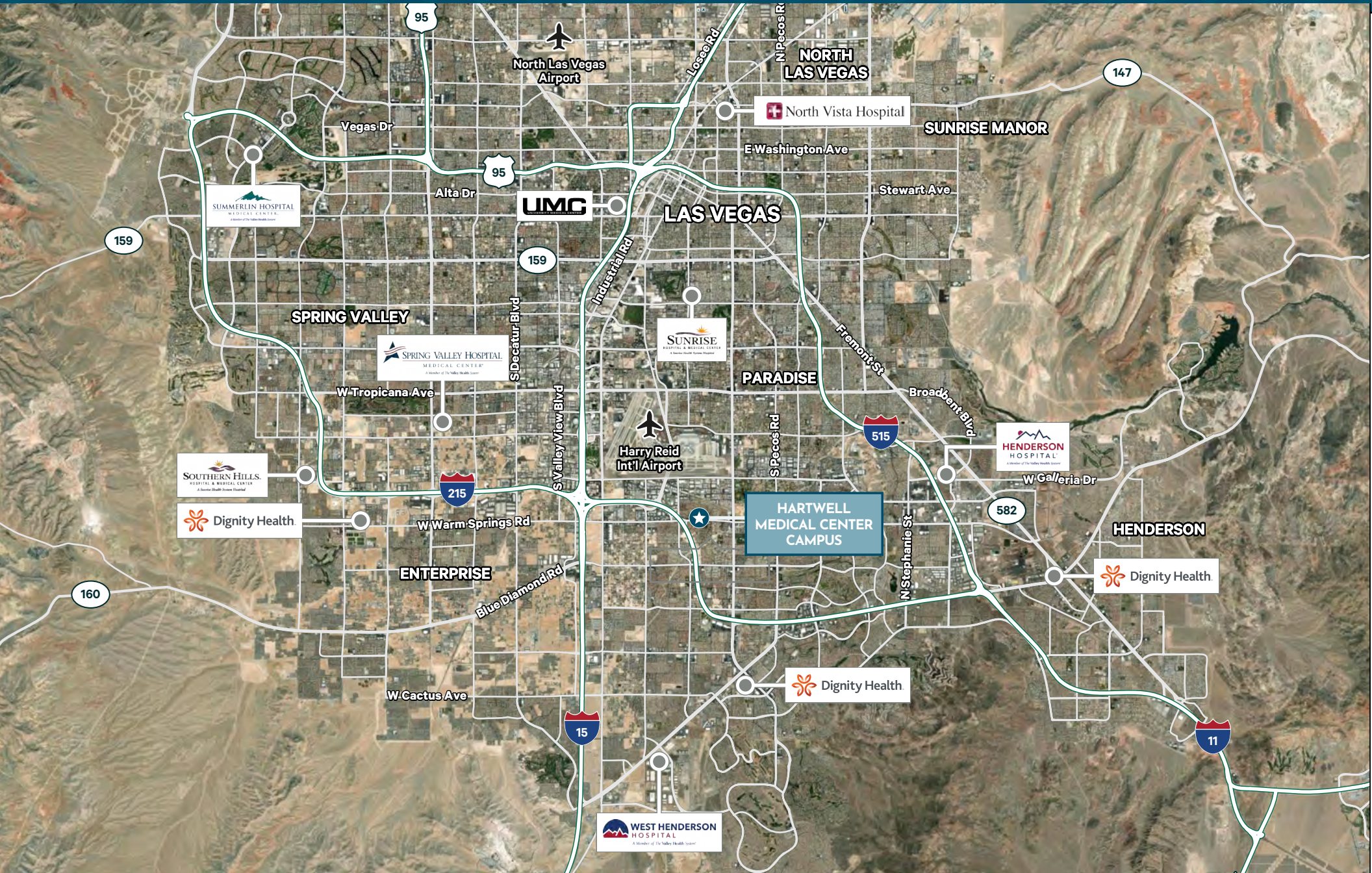
7

2nd Floor





Hospital Map



North Las Vegas Airport

NORTH LAS VEGAS

North Vista Hospital

SUNRISE MANOR

SUMMERLIN HOSPITAL
MEDICAL CENTER
A Member of The Valley Health System

UMG

LAS VEGAS

SPRING VALLEY

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

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

PARADISE

Harry Reid
Int'l Airport

HENDERSON
HOSPITAL
A Member of The Valley Health System

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

Dignity Health

HARTWELL
MEDICAL CENTER
CAMPUS

HENDERSON

Dignity Health

ENTERPRISE

Dignity Health

WEST HENDERSON
HOSPITAL
A Member of The Valley Health System

10

Area Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
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
HOUSEHOLDS			
2023 Households - Current Year Estimate	5,713	46,728	154,490
2023-2028 Annual Household Growth Rate	0.43%	0.43%	0.70%
HOUSEHOLD INCOME			
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
DAYTIME POPULATION			
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

11

Hartwell Medical Center



HARTWELL MEDICAL CENTER

1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA 89119

FOR LEASE



**VIRTUAL
TOUR**

CONTACT

MICHAEL K. HSU

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

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

ANTONETTE ROLDA

Client Services Specialist
Lic. S.0199545
T +1 702 369 4877
C +1 714 493 0165
antonette.rolda@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Some content was originally generated by GenAI and modified by the author.

CBRE