

*for*  
**LEASE**

870

870

SEVEN HILLS  
MEDICAL CENTER

870

SEVEN HILLS  
DRIVE

HENDERSON, NV 89052

**CBRE**

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# *property* **HIGHLIGHTS**

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- Located within an immaculately maintained medical office park
- Located just minutes from St. Rose Dominican Hospital, Siena Campus
- Approximately 2 miles from West Henderson Hospital (anticipated opening - late 2024)
- Located along the rapidly expanding St. Rose Parkway, this asset is surrounded by quick service and sit down restaurants, shopping, and retail outlets
- Minutes to Harry Reid International Airport, Town Square Las Vegas, Allegiant Stadium, and the Las Vegas Strip
- Covered parking available



## **OFFERING**

Lease Rate:

**\$2.50/RSF NNN**



## **SPACE AVAILABLE**

Suite 204: **±3,191 RSF**



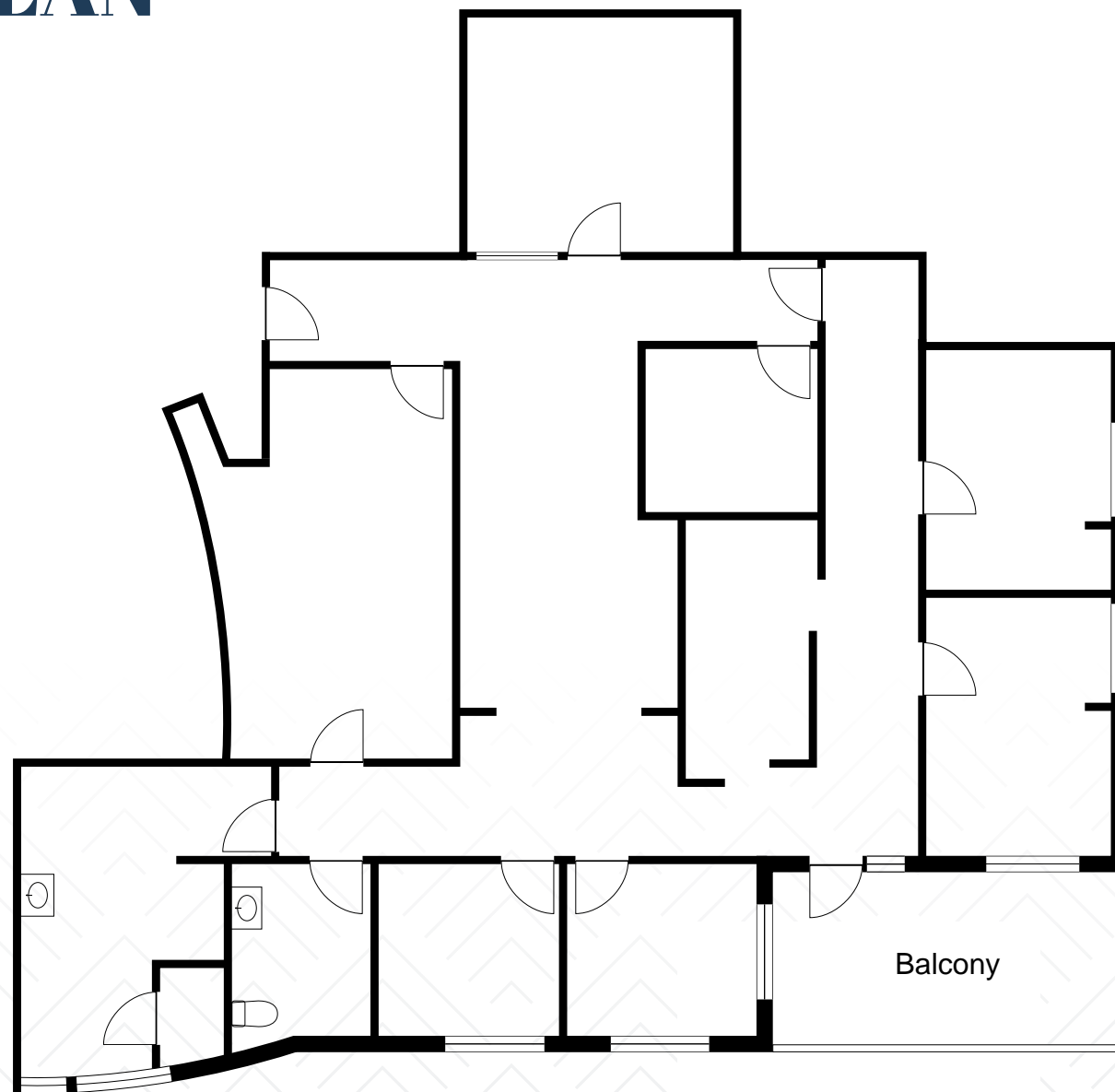
*site*  
**PLAN**



*suite 204*

# FLOOR PLAN

± 3,191 RSF



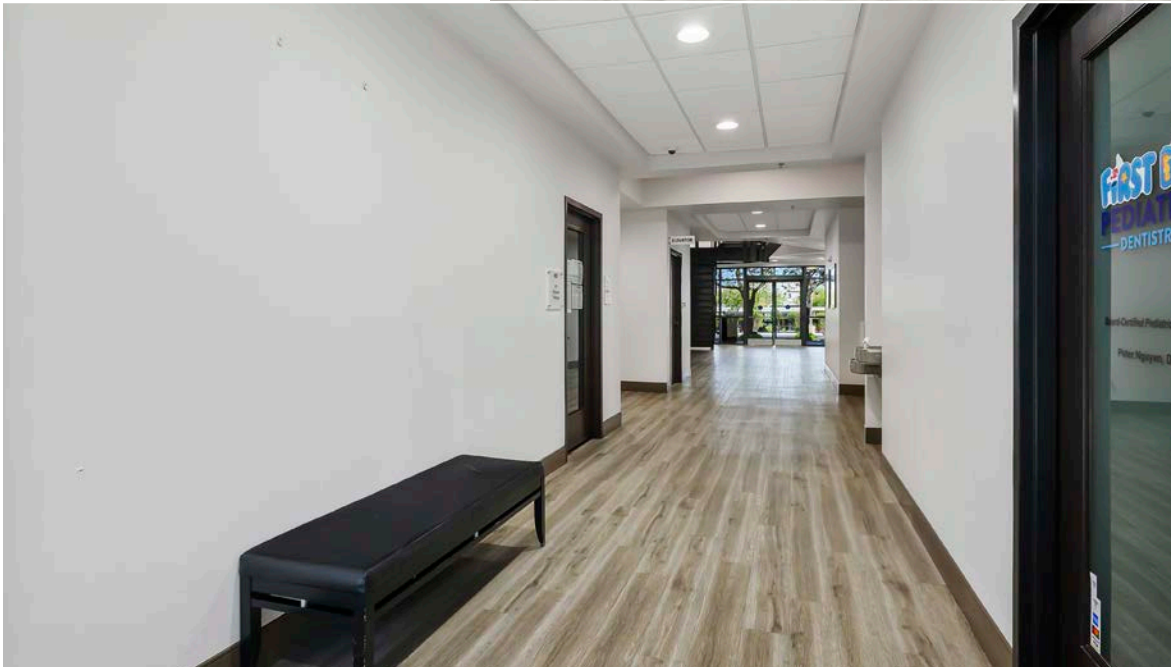
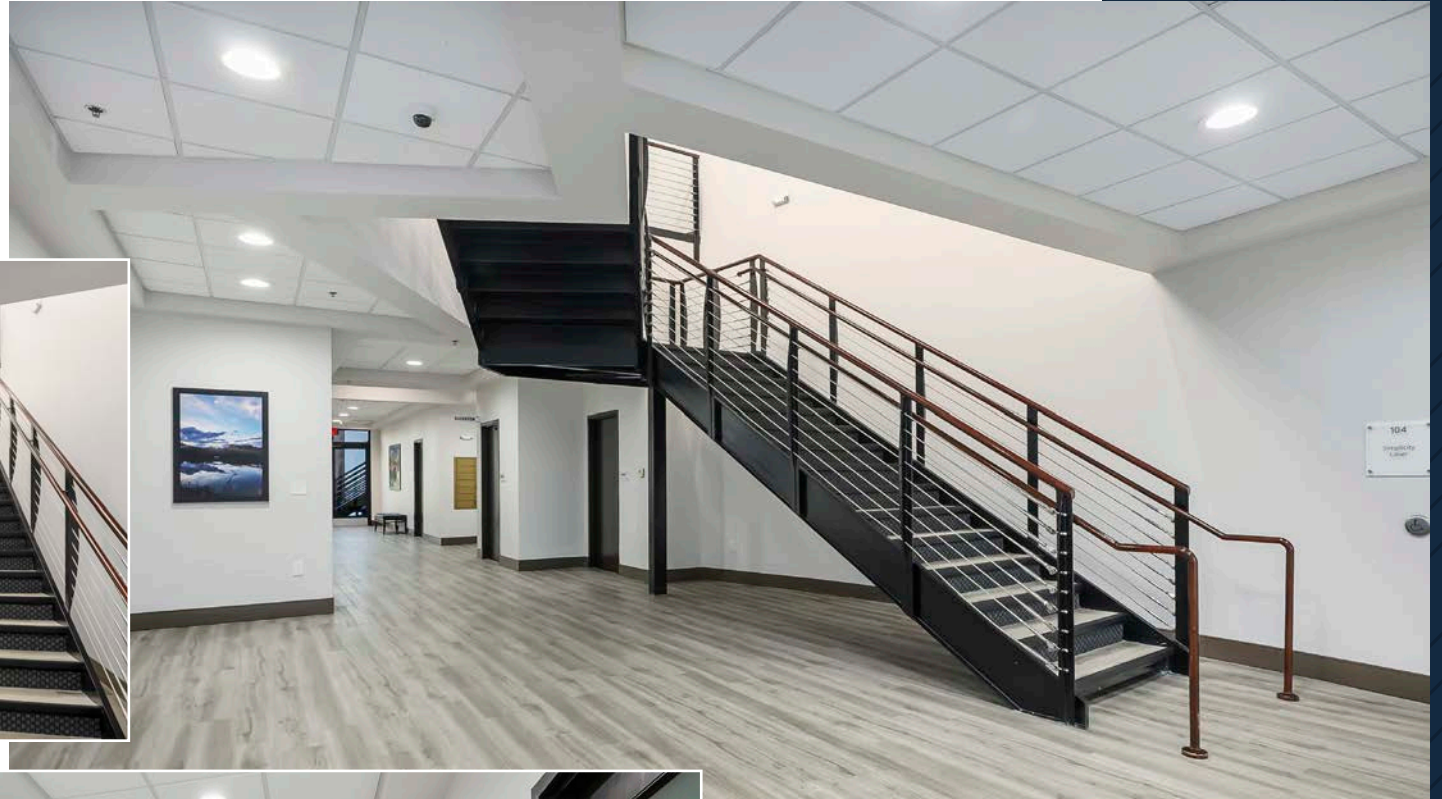


# LOCATION





# BUILDING PHOTOS







*For additional medical leasing opportunities see our additional listings that are owned and managed by affiliates of Woodside Health:*



866 SEVEN HILLS DRIVE  
HENDERSON, NV 89052



870 SEVEN HILLS DRIVE  
HENDERSON, NV 89052



851 S. RAMPART BLVD  
LAS VEGAS, NV 89145



9029 S. PECOS ROAD  
HENDERSON, NV 89074



9065 S. PECOS ROAD  
HENDERSON, NV 89074

*Since 2008, Woodside Health has grown to become one of the premier healthcare real estate private equity firms. Our primary focus is acquiring and managing healthcare buildings, recognizing the critical role that real estate plays in delivering high-quality healthcare services.*

*We personalize the real estate experience to optimize outcomes for our partners and tenants. We do this through an active, integrated approach to acquisitions, asset management, and investor relations. Our approach as 'hands on operators' has led to consistently strong portfolio performance and positive outcomes.*





# 870 SEVEN HILLS DRIVE

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