

HARTWELL MEDICAL CENTER

1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA 89119

FOR LEASE



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Remedy 

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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
\$1.60 NNN | \$1.26 NNNs

1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA

MEDICAL OFFICE FOR LEASE



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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

\$1.60 NNN | \$1.26 NNNs

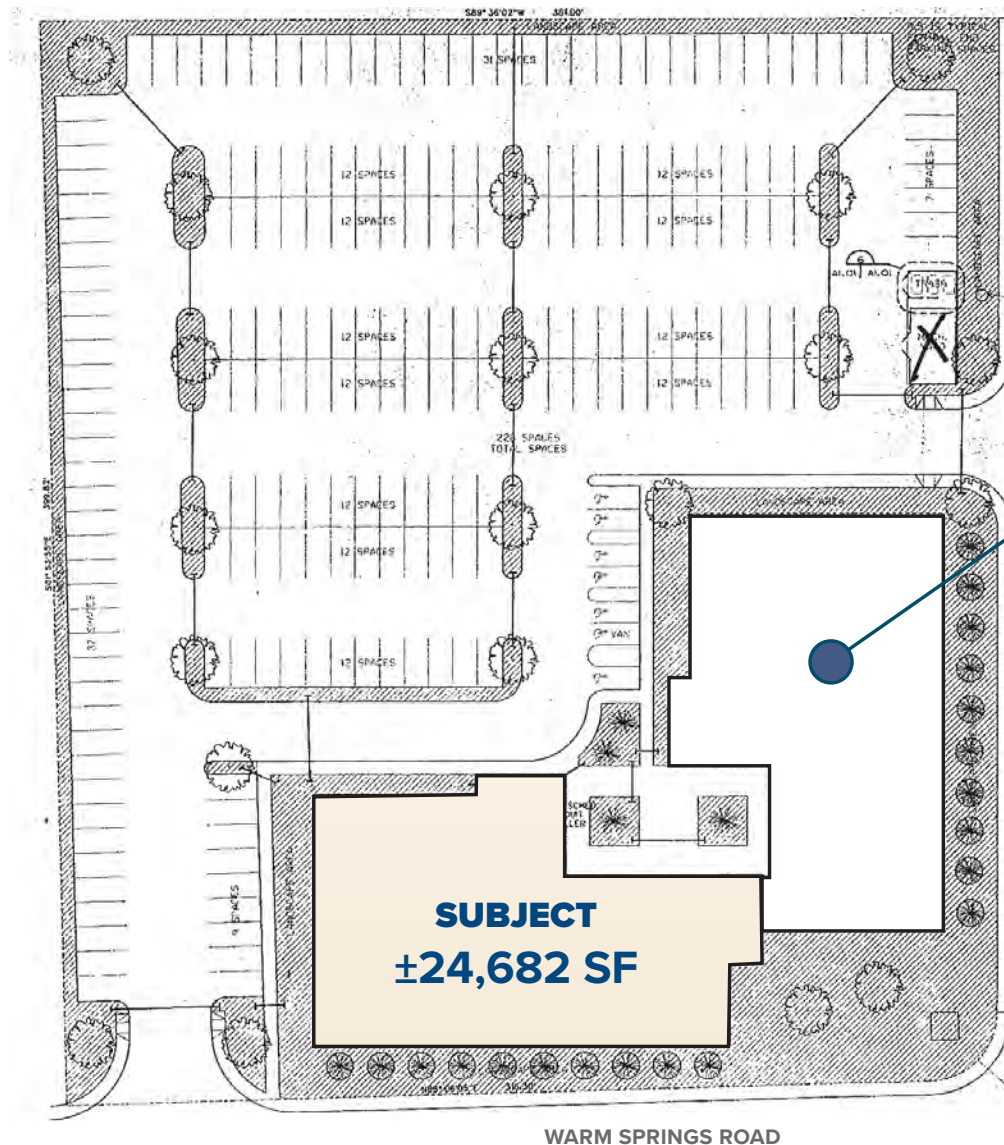


PARKING RATIO

Above Standard Parking

4

Site Plan

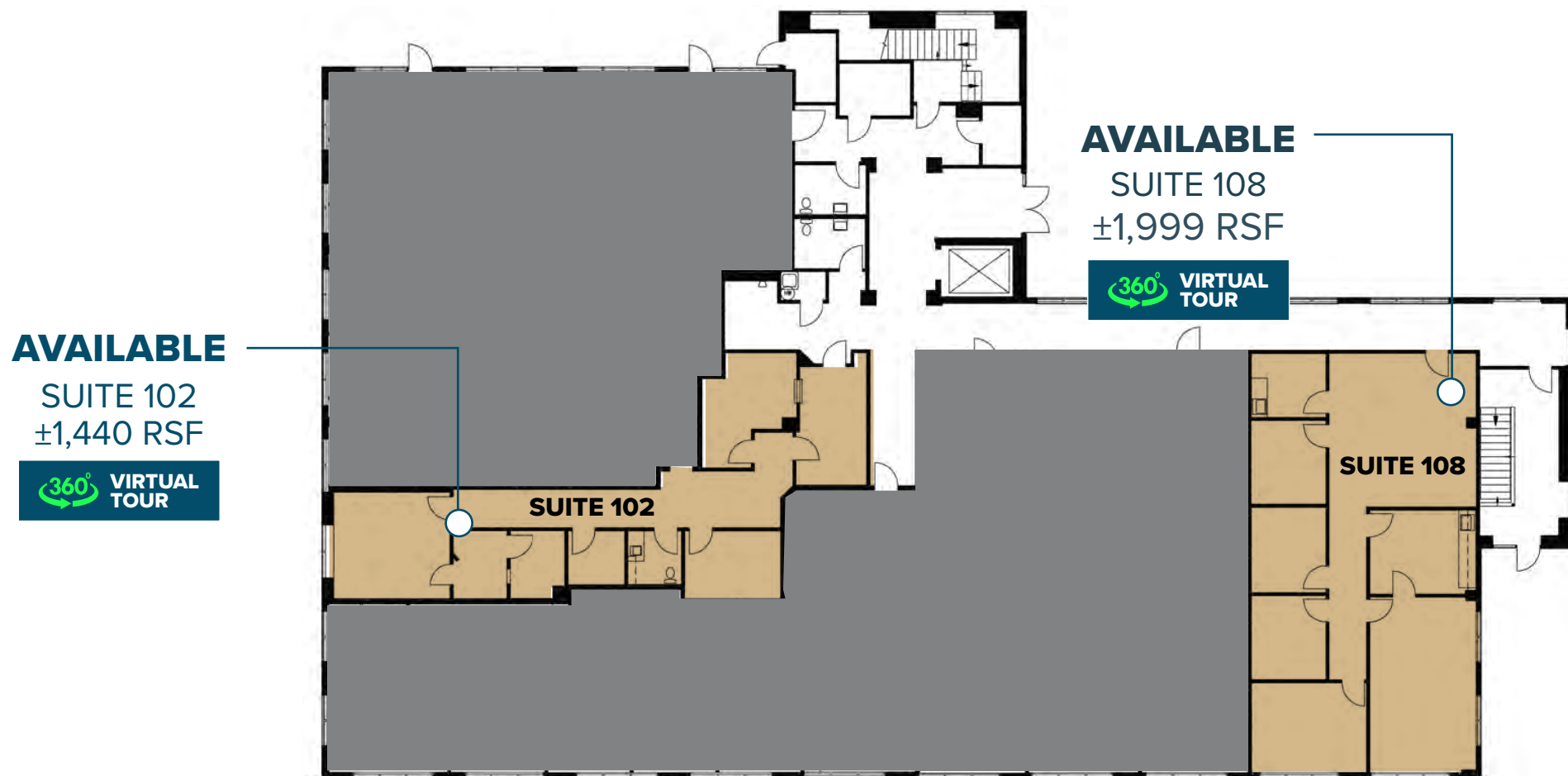


**FUTURE
BUILD-TO-SUIT**
(Single User) or
Retail Use

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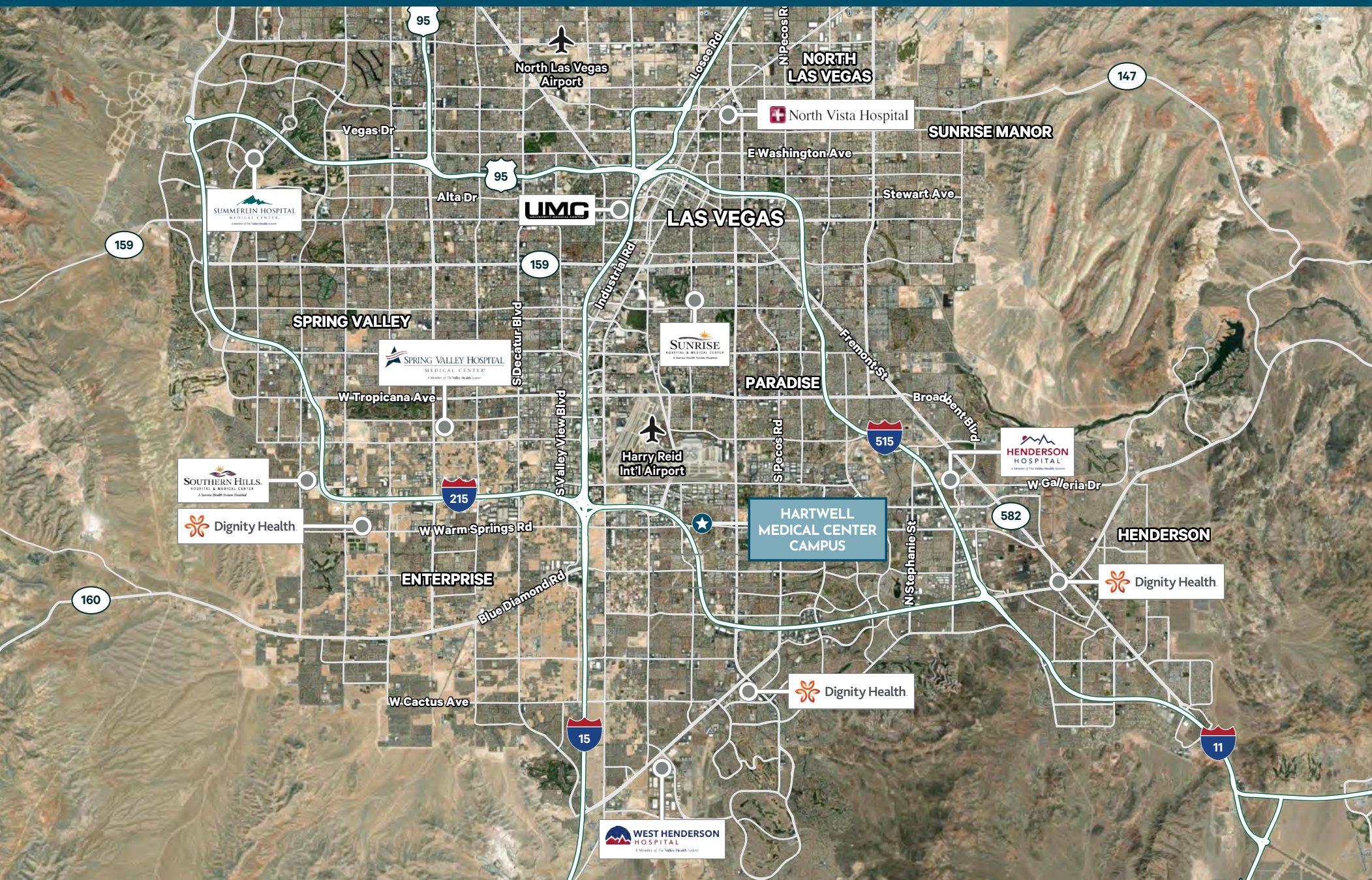
6 1st Floor





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Hospital Map





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



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

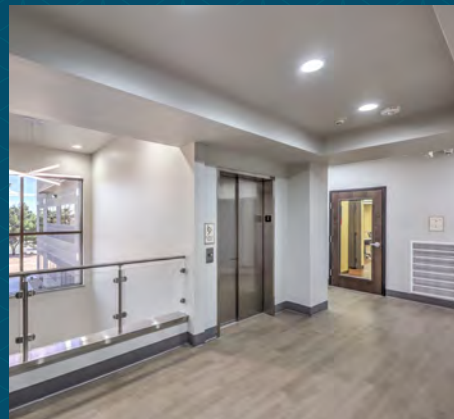
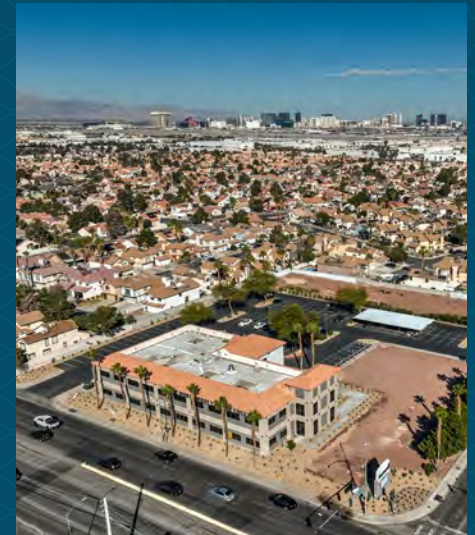
The medical services in Las Vegas, NV offer a wide range of healthcare options. Services include primary care physicians, specialists, urgent care centers, hospitals, and medical clinics. Las Vegas is home to several renowned hospitals and medical centers. With a diverse healthcare landscape, Las Vegas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



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**VIRTUAL
TOUR**

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