

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

Remedy

CBRE

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

 [VIRTUAL TOUR](#)

 [VIRTUAL TOUR](#)



SQUARE FEET

±1,440 - ±1,999 RSF



LEASE RATE

\$1.60 NNN | \$1.26 NNNs

MEDICAL OFFICE FOR LEASE



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

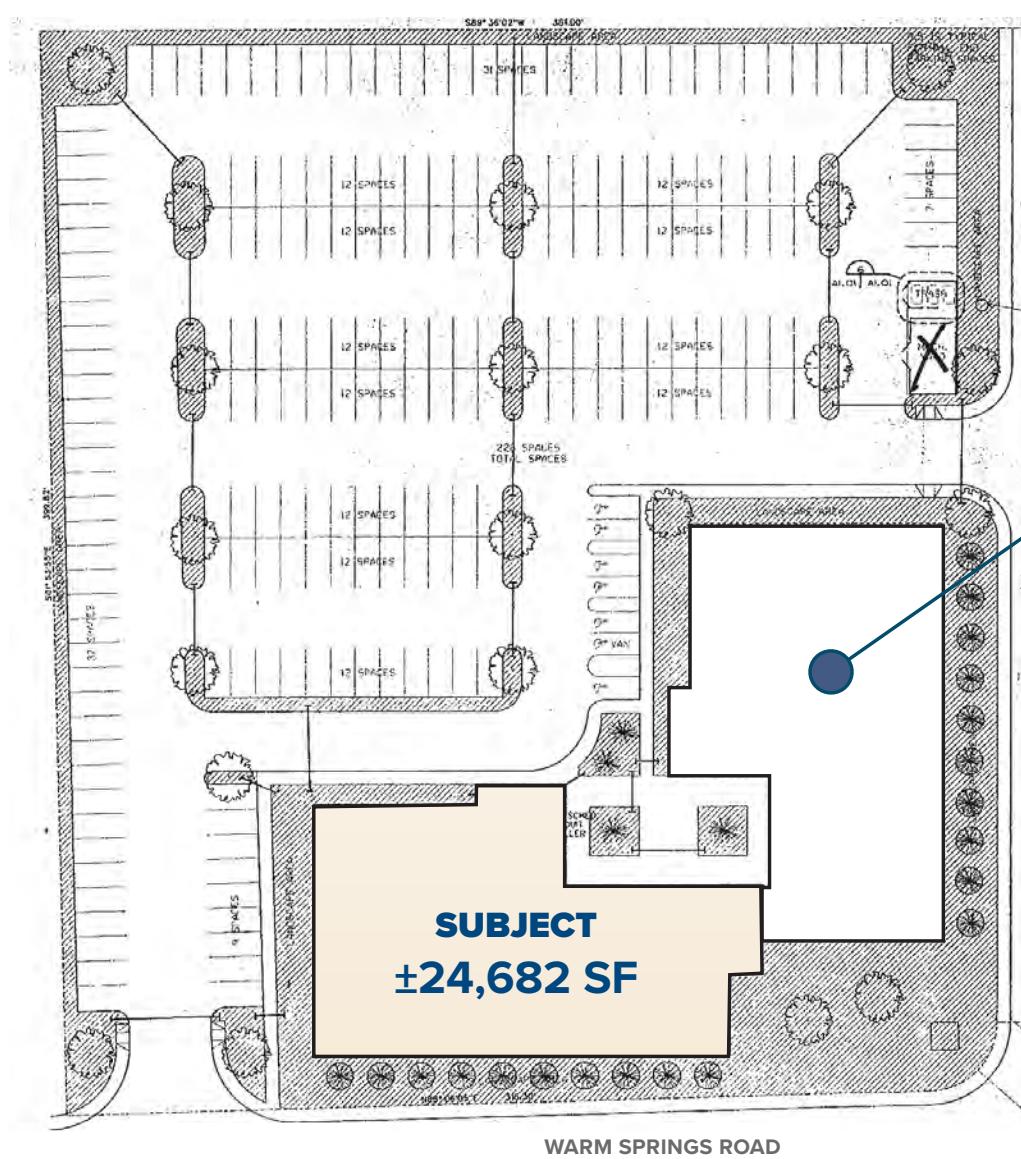


ASKING RATE
\$1.60 NNN | \$1.26 NNNs



PARKING RATIO
Above Standard Parking

Site Plan



FUTURE BUILD-TO-SUIT

(Single User) or
Retail Use

SHADOW CREST DRIVE

5



6

1st Floor

AVAILABLE

SUITE 102
 $\pm 1,440$ RSF

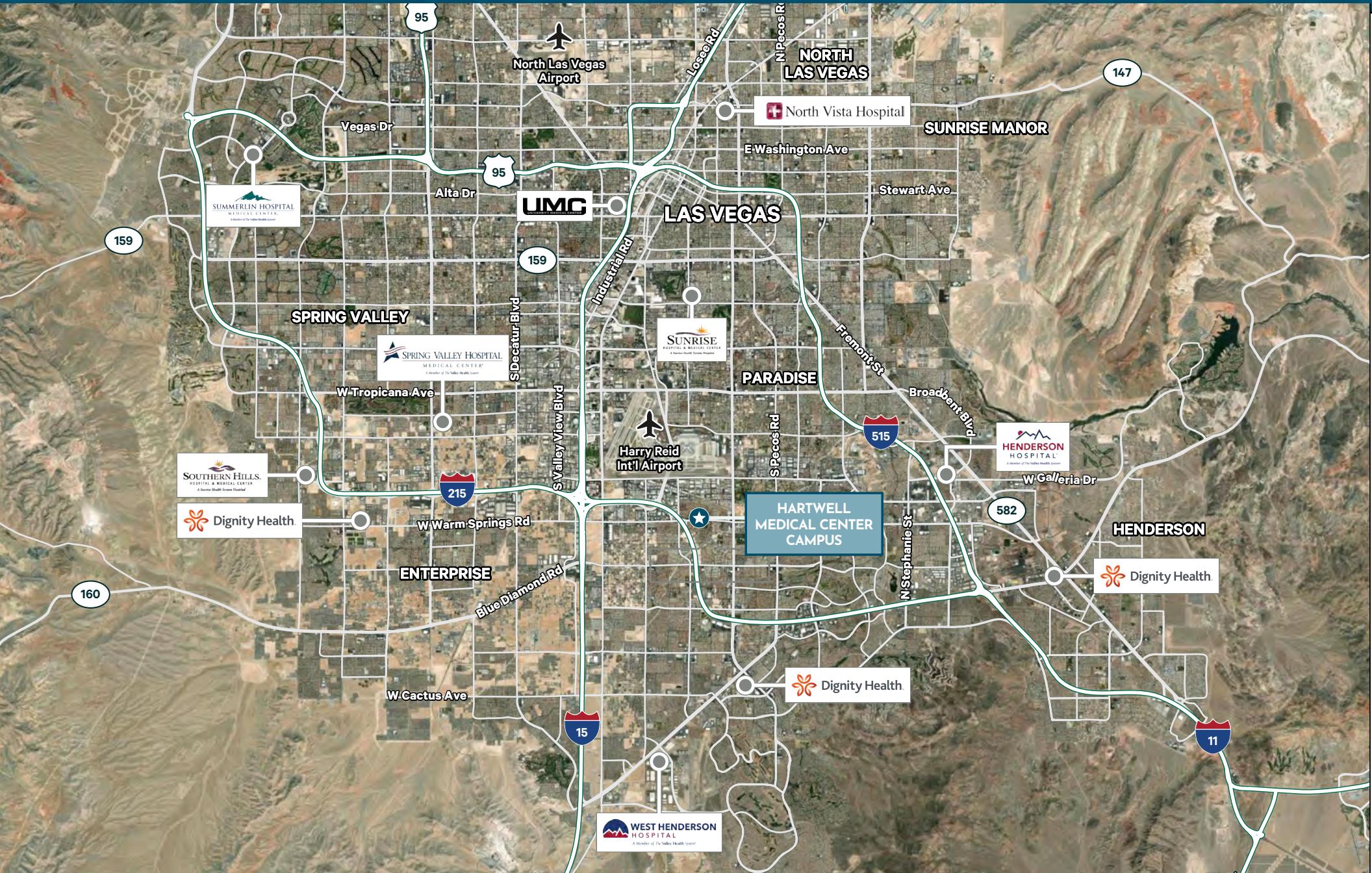
 **VIRTUAL TOUR**



7



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

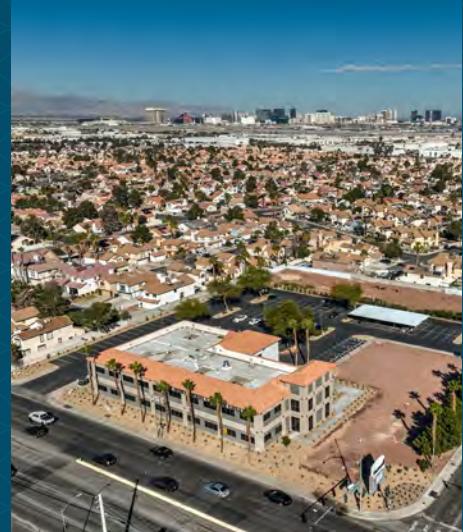
Total Annual
Physician Services

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.



10

Hartwell Medical Center



1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA

CBRE

HARTWELL MEDICAL CENTER

1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA 89119

FOR LEASE



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

Remedy
CBRE

© 2026 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.