

5320

S RAINBOW BLVD

LAS VEGAS, NV 89118

SPRING VALLEY
MEDICAL OFFICE II
FOR LEASE

SUITES RANGING FROM
2,765 - 5,928 SF



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HEALTHCARE





SPRING VALLEY
MEDICAL OFFICE II

SPRING VALLEY
MEDICAL OFFICE I

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

PROPERTY HIGHLIGHTS

- On the campus of Spring Valley Hospital Medical Center
- Professional property management
- Easy access from I-15 and I-215
- Current specialties include: **OB/GYN - Internal Medicine - Pediatrics**



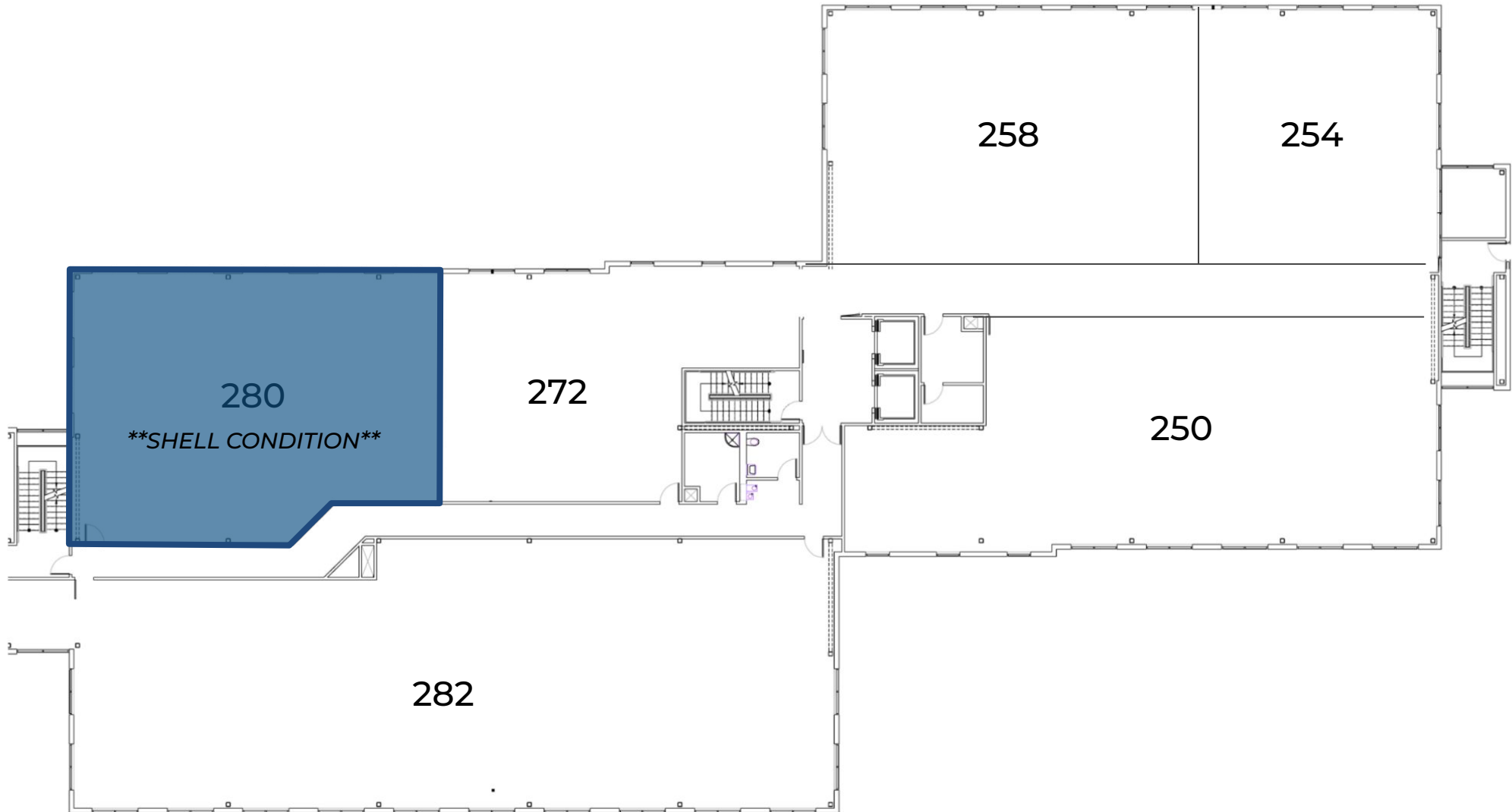
SECOND FLOOR

AVAILABLE SUITES

SUITE 280

2,765 SF

****SHELL CONDITION****



HOSPITAL SERVICES



Neurology

- Stroke Care (Advanced Primary Stroke capabilities)
- Neurological Diagnostics & Treatment
- Brain & Nervous System Disorder Management
- Neurology Specialist Services
- Critical Care Support (ICU-level neurological monitoring)

Internal Medicine

- Primary & Inpatient Medical Care
- Chronic Disease Management (e.g., heart disease, infections)
- Preventive Care & Wellness Services
- Hospitalist Services (inpatient care coordination)
- Family Medicine Integration (broad-spectrum care)

Podiatry

- Foot & Ankle Care
- Diabetic Foot Management
- Wound Care & Ulcer Treatment
- Surgical Foot & Ankle Procedures
- Inpatient & Outpatient Podiatric Services (aligned with hospital surgical and wound care capabilities)

Cardiovascular

- Chest Pain Center (24/7 heart attack response)
- Cardiac Catheterization Lab (angioplasty, stents)
- Electrophysiology Lab (arrhythmia diagnosis & treatment)
- Open Heart Surgery (CABG, valve repair/replacement)
- Transcatheter Aortic Valve Replacement (TAVR)
- Peripheral Vascular Diagnostics & Interventions
- Coronary Angiography & CT Angiogram (CTA)
- Echocardiography & EKG Testing
- Stress Testing & Ventricular Function Testing

Emergency Services

- Emergency Services (24/7 ER)
- ICU / Critical Care Units

Gastroenterology

Orthopedics

OB/GYN

Rehabilitation

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