

Seven Hills Plaza Medical Office

FOR
SUBLEASE



3175 St. Rose Parkway, Suite 120A
Henderson, NV 89052

Great Opportunity!

Property Highlights:

- Located at the intersection of St. Rose Parkway and Seven Hills Drive in close proximity to St. Rose Hospital Siena Campus and HealthSouth Rehabilitation Hospital of Henderson
- High Traffic Counts with direct frontage on growing St. Rose Parkway corridor
- Approximately 750 SF with 3 exam rooms, private office, reception counter, and shared patient waiting area
- Suite located on 1st floor directly in front of main entrance
- Great referral source from adjacent urgent care
- On-site pharmacy coming soon
- Lobby signage available
- Lease rate: \$2,400 per month, NNN (includes utilities)
- 2-year lease term

Contact:

Monique Beban

Commercial Leasing

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**Berkshire Hathaway, HomeServices, Nevada Properties-
McGarey Group**

8850 W Sunset Rd #200, Las Vegas, NV 89148
Tel. 702.735.0411 | Fax 702.735.3736


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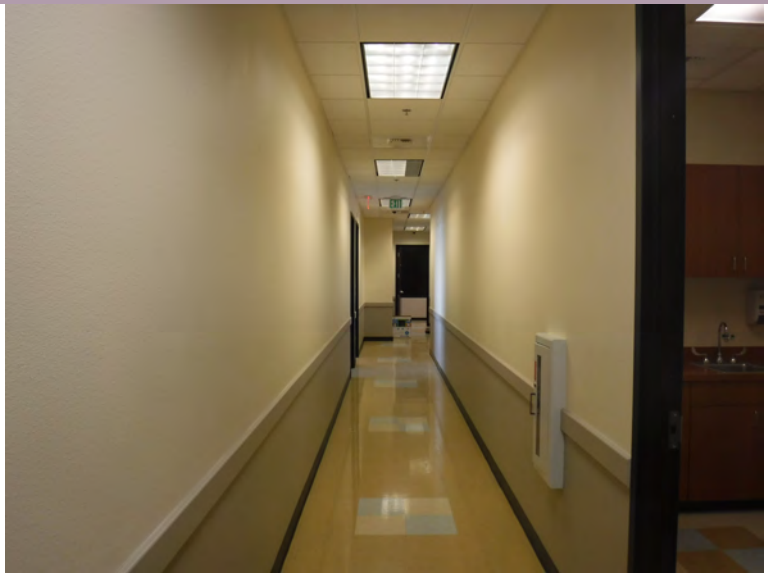
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Private Office



Hallway to Exam Rooms



Reception Window



One of Three Exam Rooms

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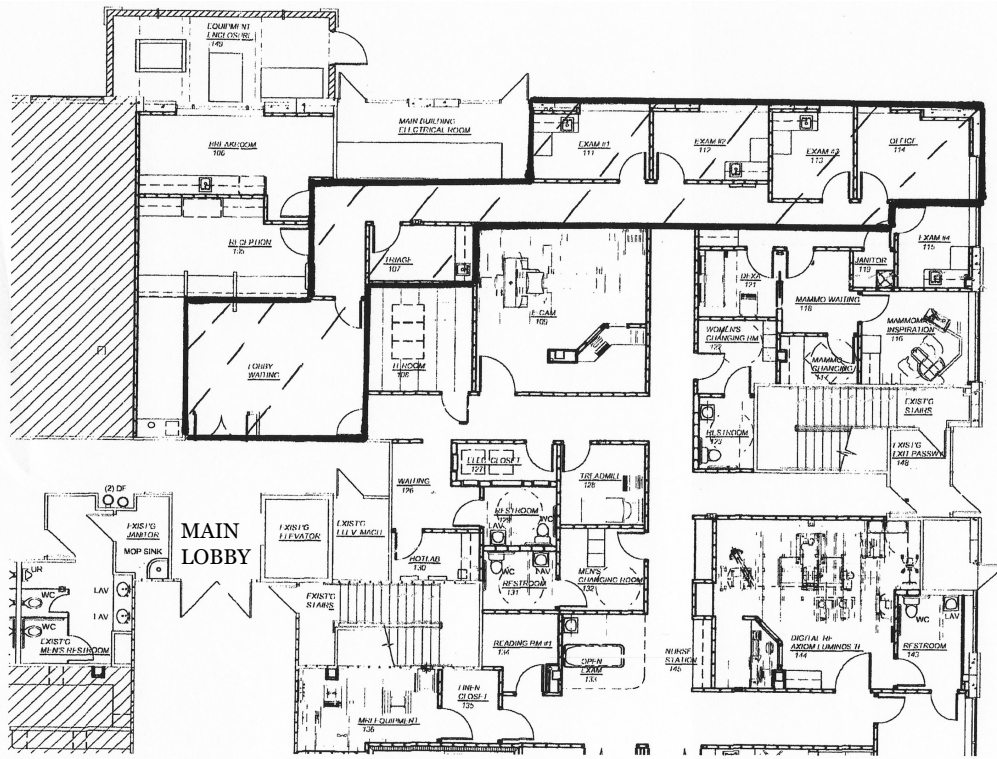

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