

# 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

702.622.6527

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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

  
**BERKSHIRE HATHAWAY**  
HomeServices  
Nevada Properties

  
**McGAREY  
GROUP**

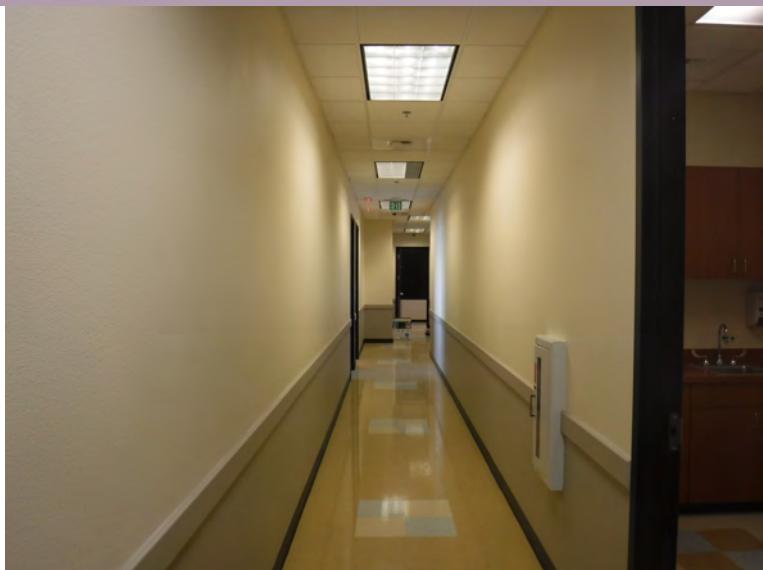
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Private Office



Hallway to Exam Rooms



Reception Window



One of Three Exam Rooms

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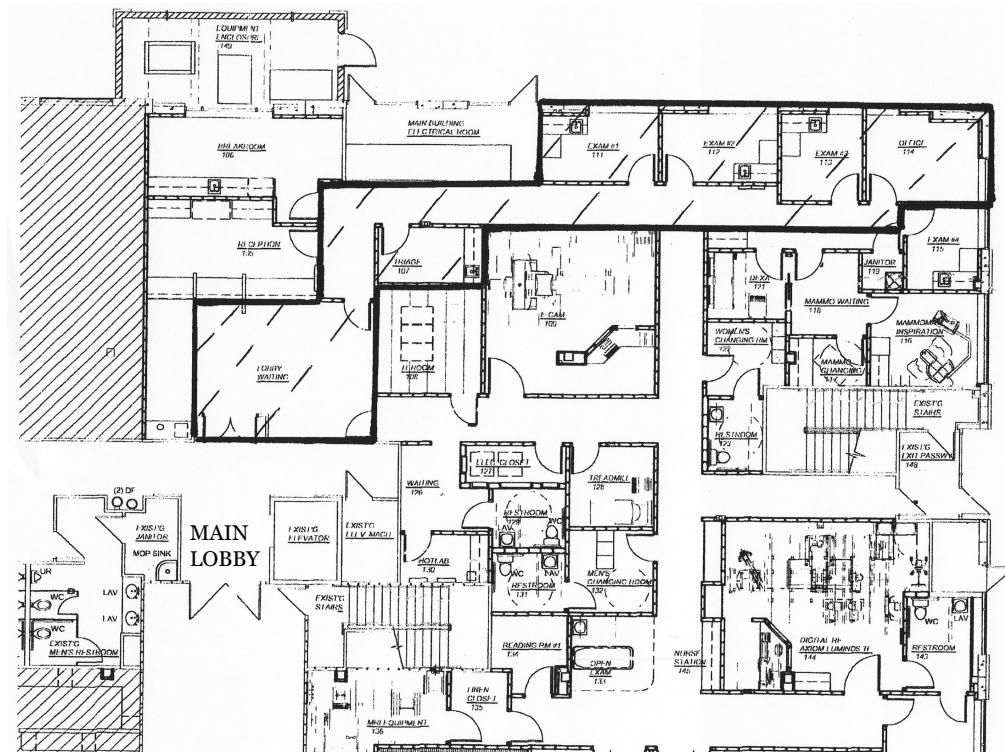
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The logo for Berkshire Hathaway HomeServices Nevada Properties. It features a circular seal with the letters "BH" and "HS" in the center, surrounded by the words "BERKSHIRE HATHAWAY" at the top and "HomeServices" at the bottom. Below the seal, the words "Nevada Properties" are written in a larger, stylized font.

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