

SEVEN HILLS MEDICAL & BUSINESS PARK

880 Seven Hills Drive, Henderson, NV 89052

AVAILABLE
For Lease



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Leasing Details



\$2.15 - \$2.25 PSF NNN

Lease Rate



\$0.46 PSF M

CAM Charges



±1,701 - ±3,134 SF

Space Available

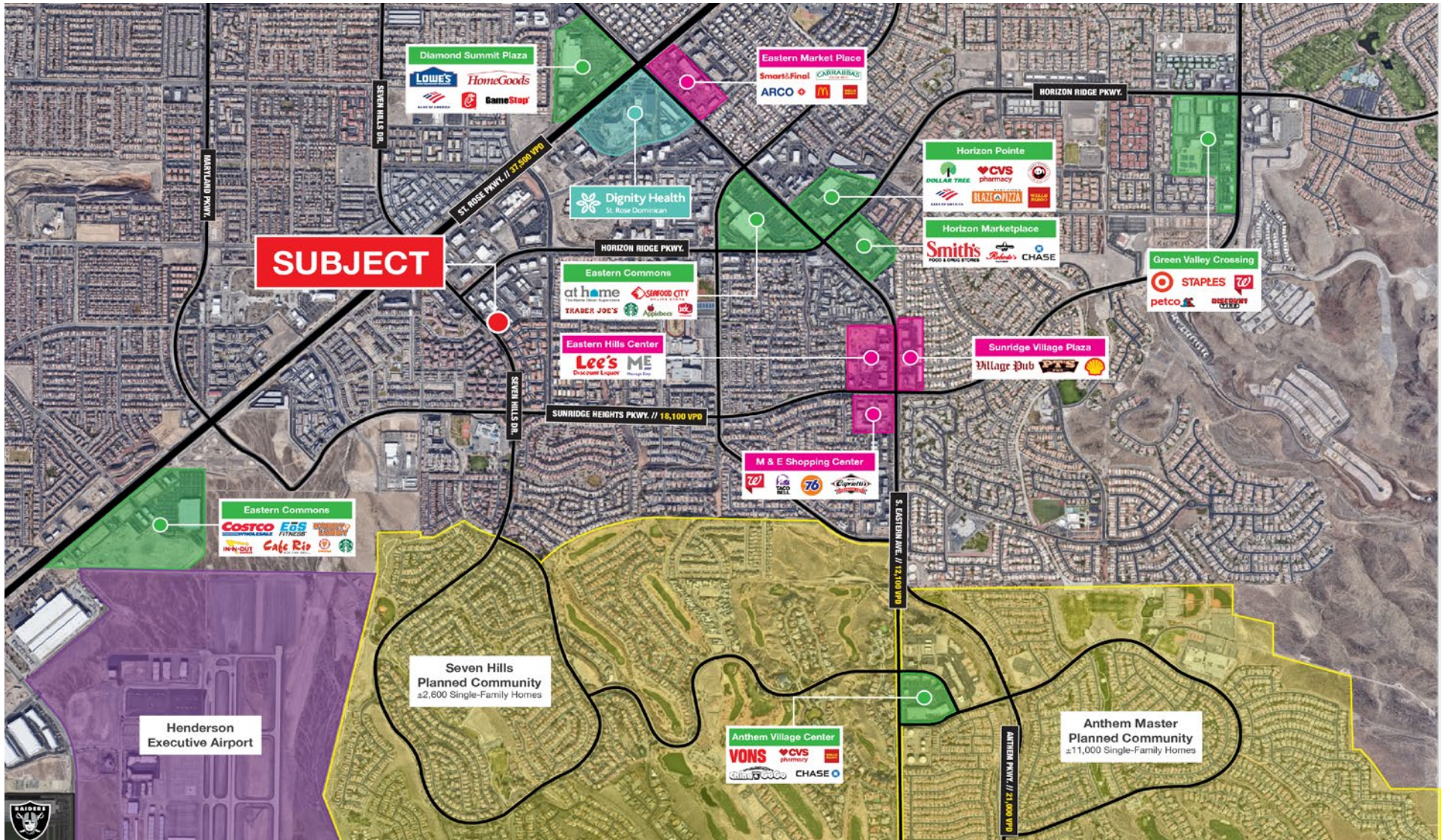
Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	26,233	141,449	306,207
Average Household Income			
2024 Average Household Income	\$104,717	\$117,208	\$122,026

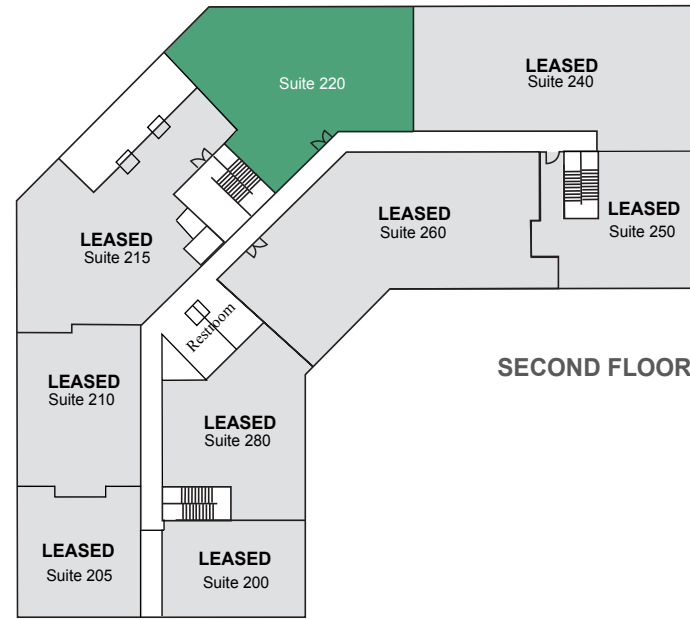
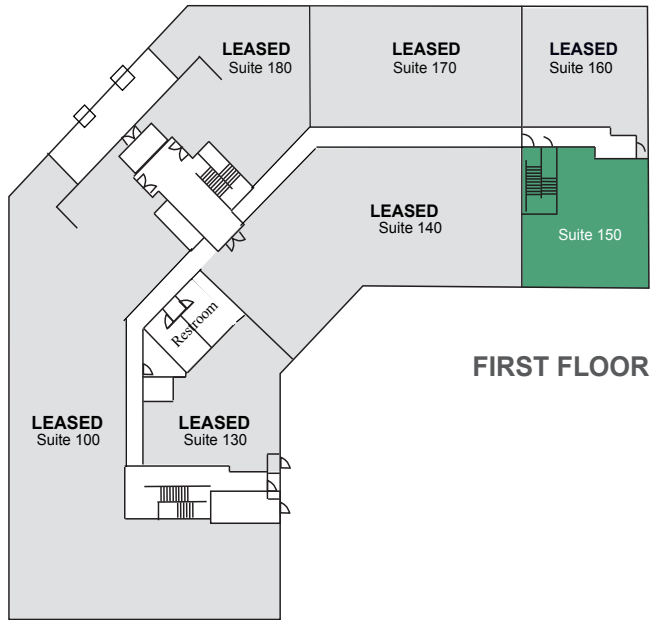
Property Highlights

- Turnkey medical and professional suites available
- Building and monument signage available
- Aggressive and flexible ownership
- Zoning: C-O (Office Commercial)
- The site has easy access from I-215 via Eastern Avenue, and I-15 via St. Rose Parkway
- Close Proximity to St. Rose Siena Hospital
- 10 - 15 Minutes away from Harry Reid International Airport and the Las Vegas Strip

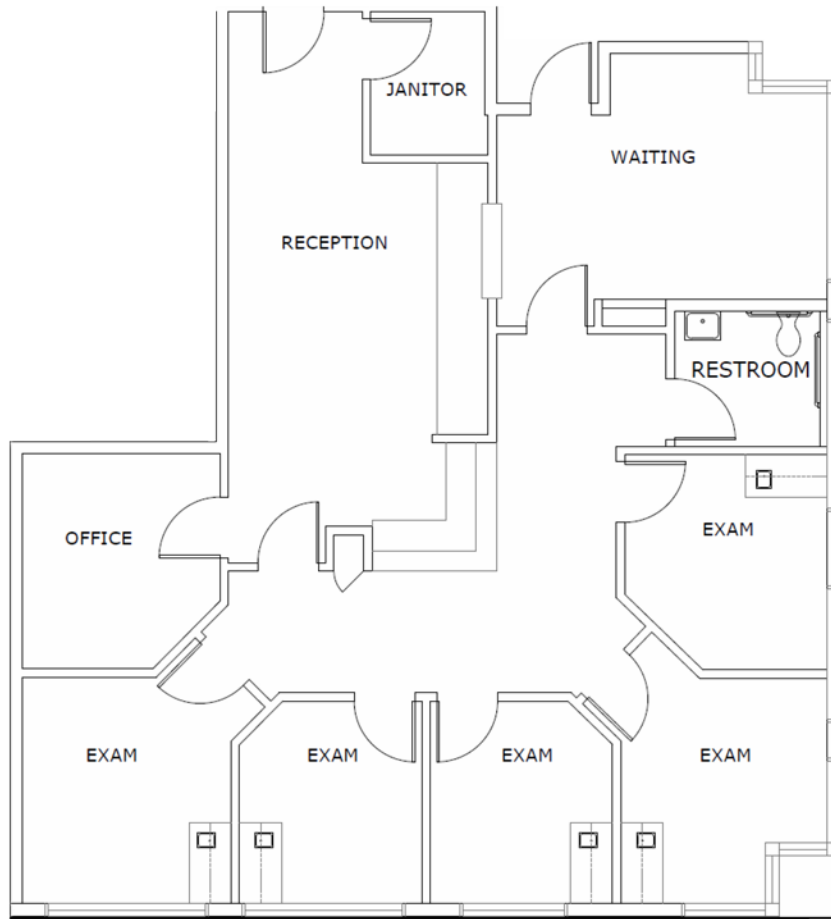
- Planned Communities
- Hospital
- Power Retail Center
- Henderson Airport



● Available ● Leased



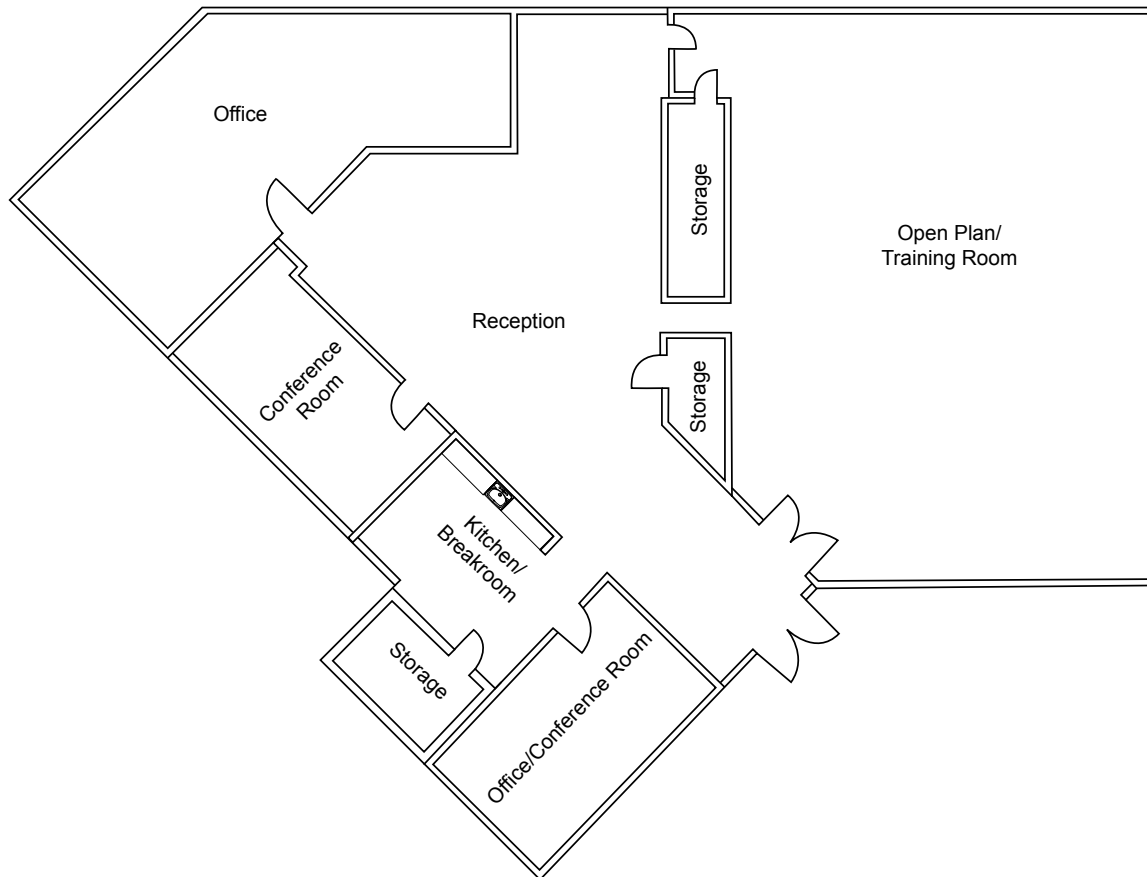
FIRST FLOOR	TOTAL RENTABLE SF	LEASE RATE	CAM CHARGES	MONTHLY RENT	AVAILABILITY
Suite 150	±1,701	\$2.25 PSF NNN	\$0.46 SF M	\$4,609.71 M	Immediately
SECOND FLOOR	TOTAL RENTABLE SF	LEASE RATE	CAM CHARGES	MONTHLY RENT	AVAILABILITY
Suite 220	±3,134	\$2.15 PSF NNN	\$0.46 SF M	\$8,179.74 M	Immediately



Property Details

- + Suite#: 150
- + Total SF: ±1,701
- + Lease Rate: \$2.25 PSF NNN
- + CAM Charges: \$0.46 PSF
- +Available: Immediately

**Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



Property Details

- + Suite#: 220
- + Total SF: ±3,134
- + Lease Rate: \$2.15 PSF NNN
- + CAM Charges: \$0.46 PSF
- + Available: Immediately

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