

SIENA PAVILION VI

FOR LEASE
MEDICAL OFFICE BUILDING

2865 SIENA HEIGHTS DRIVE, HENDERSON, NV 89052



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Remedy  **CBRE**

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Property Highlights

The property, known as Siena Medical Pavilion VI, is a top-tier medical building situated at the intersection of Eastern Avenue and St. Rose Parkway. It is centrally located in the Henderson Medical Corridor.

- Prime location across from Dignity Health - St. Rose Dominican Hospital Siena Campus and close proximity to UHS's West Henderson Hospital
- Move-in ready medical spec suites or custom-designed suites
- Generous tenant improvement allowance available



LEASE RATE

\$2.65 NNN | \$1.10 NNNs



SQUARE FEET

±2,044 - ±5,381 RSF

SUITE #	RSF	CONDITION
Suite 240	±511 RSF	Built Out
Suite 260	±3,366 RSF	Shell Space
Suite 300	±5,381 RSF	Can be redesigned for a tenant's desired layout. Currently 2nd gen office.



MULTI-TENANT MEDICAL OFFICE BUILDING



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Property Overview



PROPERTY NAME
Siena Medical Pavilion VI



IDEAL USE
Medical



BUILDING SIZE
±62,140 SF



OF FLOORS
3



ZONING
CO (Henderson)



ESTIMATED CAMS 2026
\$1.10 NNNs



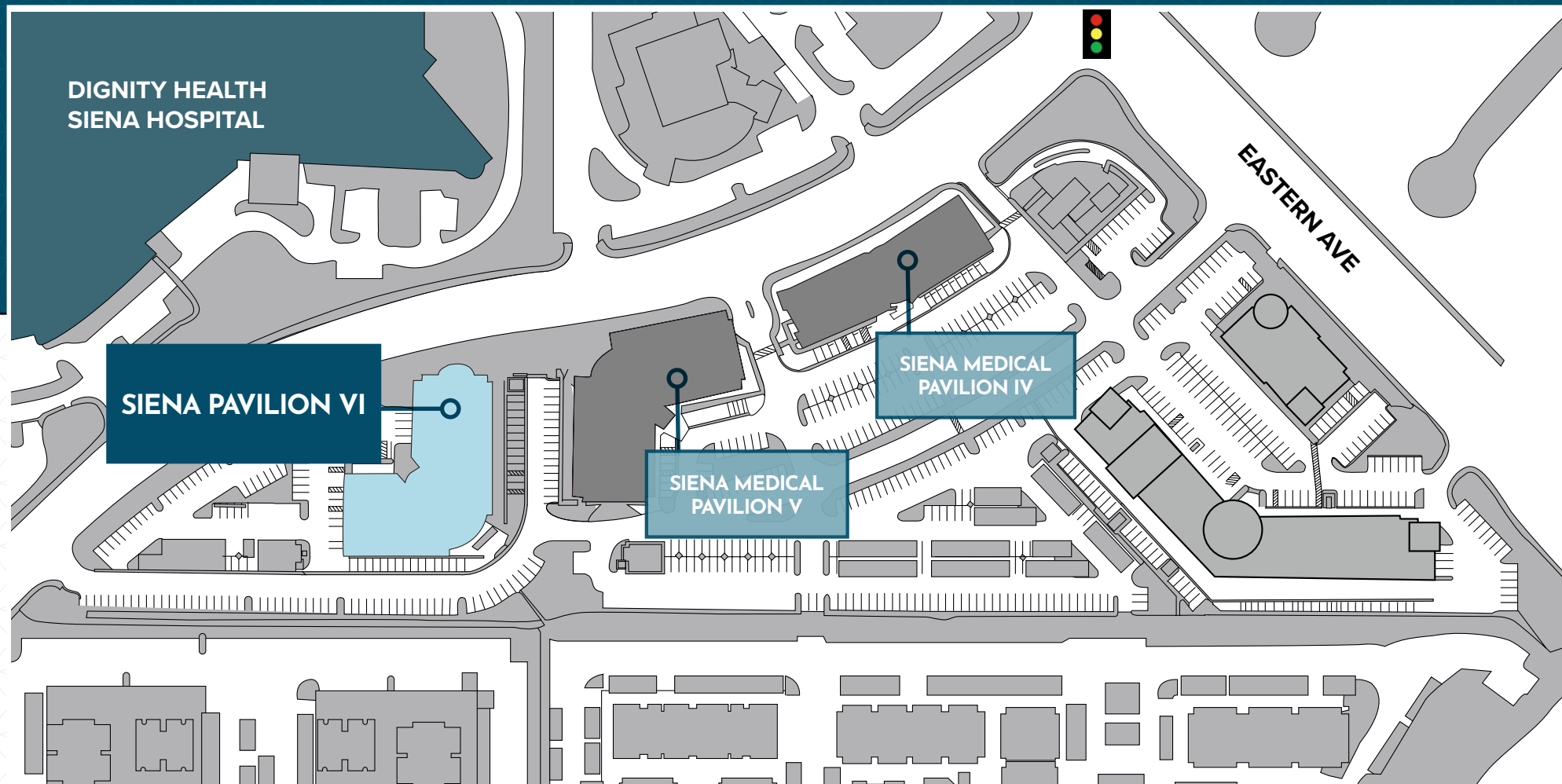
GENEROUS TI ALLOWANCE
for customized floor plan



PARKING RATIO
4.50/1000

4

Site Plan



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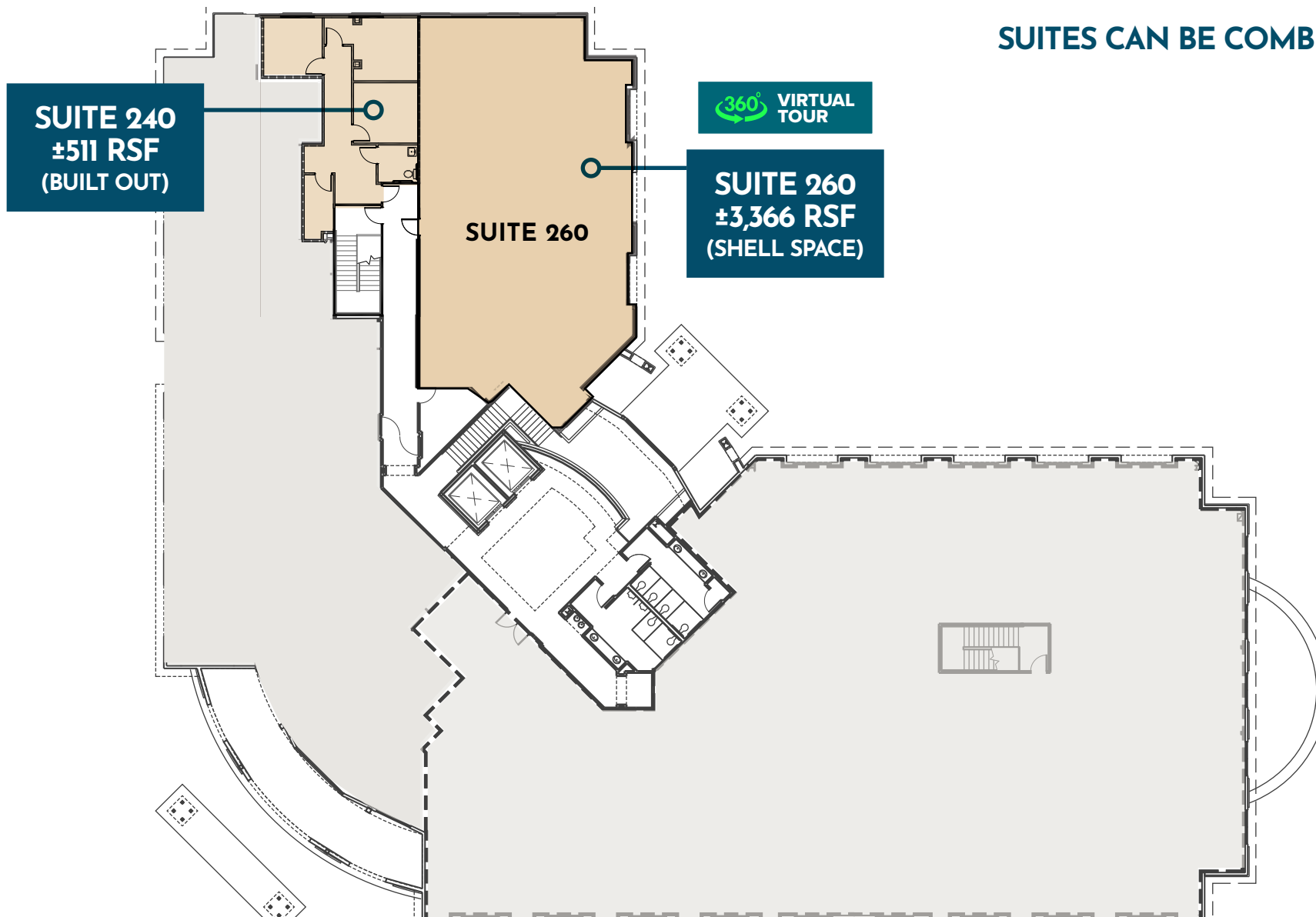
Suite 240 & 260

AVAILABLE

SUITE 240 | ±511 RSF (BUILT OUT)

SUITE 260 | ±3,366 RSF (SHELL SPACE)

SUITES CAN BE COMBINED





Suite 300

AVAILABLE
SUITE 300 | ±5,381 RSF
(2ND GEN OFFICE)

360° VIRTUAL
TOUR

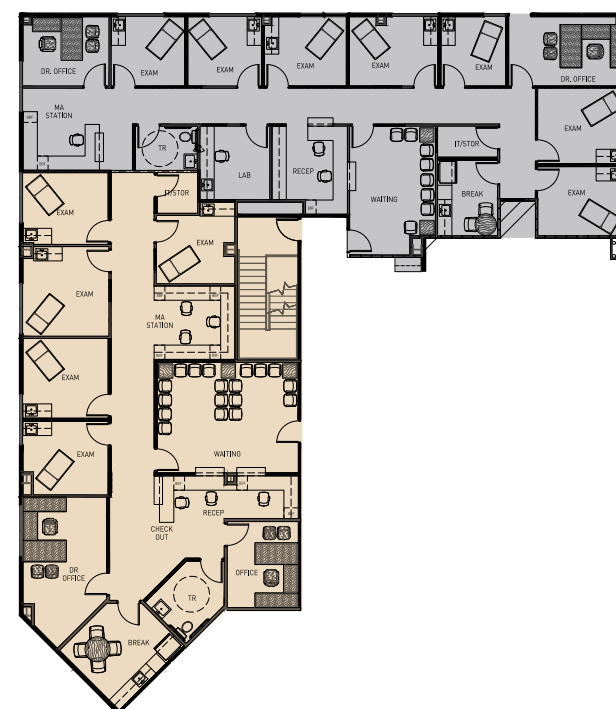
ORIGINAL FLOOR PLAN



PROPOSED SPEC PLAN A

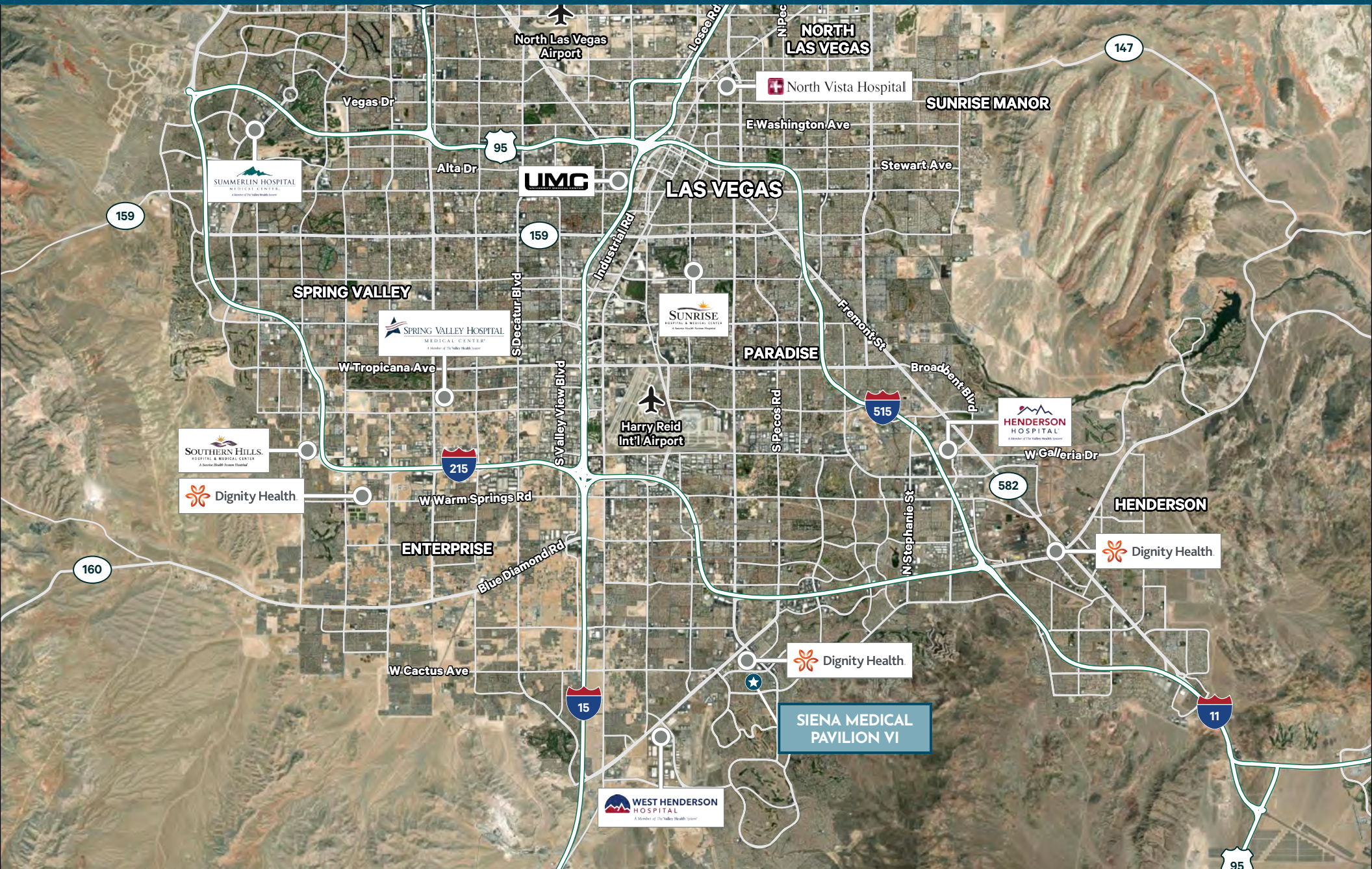


PROPOSED SPEC PLAN B





Hospital Map





Area Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Population - Current Year Estimate	23,060	149,981	314,341
2028 Population - Five Year Projection	23,986	155,135	327,194
2023-2028 Annual Population Growth Rate	0.79%	0.68%	0.80%
2023 Median Age	36.30	40.20	40.80
HOUSEHOLDS			
2023 Households - Current Year Estimate	9,995	61,089	129,240
2023-2028 Annual Household Growth Rate	1.08%	0.93%	1.02%
HOUSEHOLD INCOME			
2023 Average Household Income	\$105,111	\$115,468	\$118,193
2028 Average Household Income	\$124,039	\$134,017	\$137,559
2023 Median Household Income	\$68,310	\$80,120	\$82,542
2028 Median Household Income	\$81,808	\$93,512	\$97,164
DAYTIME POPULATION			
2023 Daytime Population	28,661	134,041	280,130



Healthcare Expenditures

(5 Mile Radius)

\$1.0B

Total Annual
Healthcare

\$198M

Total Annual
Medical Services

\$65M

Total Annual
Dental Care

\$13M

Total Annual
Eye Care

\$11M

Total Annual
Lab Test

\$40M

Total Annual
Physician Services

2865 SIENA HEIGHTS DRIVE, HENDERSON, NV

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.



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