

# PARTELL MEDICAL CENTER

2870 S. MARYLAND PARKWAY, LAS VEGAS, NV 89109

FOR LEASE



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**CBRE**

2

# Property Highlights

Situated in the Central East submarket, the property is conveniently located within walking distance to Sunrise Hospital and Medical Center and Sunrise Children's Hospital. The property benefits from the recent major expansions and remodel at Sunrise Hospital, now with 834 beds, attracting more patients to the area.

- Prominently situated on Maryland Parkway with excellent visibility and access
- Monument signage available
- Adjacent to Sunrise Hospital and Sunrise Children's Hospital
- Numerous dining, retail and business services nearby
- 4/1,000 parking ratio - covered and uncovered parking available
- Multiple bus transit options along Maryland Parkway



## LEASE RATE

\$1.50 NNN | \$.90 NNNs



## SQUARE FEET

±1,832 RSF - ±2,131 RSF

SUITE #	SF	DESCRIPTION
150	±1,832 RSF	Office suite
200	±2,131 RSF	Office spec suite



# MULTI-TENANT MEDICAL OFFICE BUILDING



# 3 Property Overview



**PROPERTY NAME**  
Partell Medical Center  
(Built 1991)



**IDEAL USE**  
Medical



**BUILDING SIZE**  
±29,547 SF



**# OF FLOORS**  
3



**ZONING**  
C-2 (General Commercial)



**SIGNAGE**  
Building signage provides  
prominent visibility



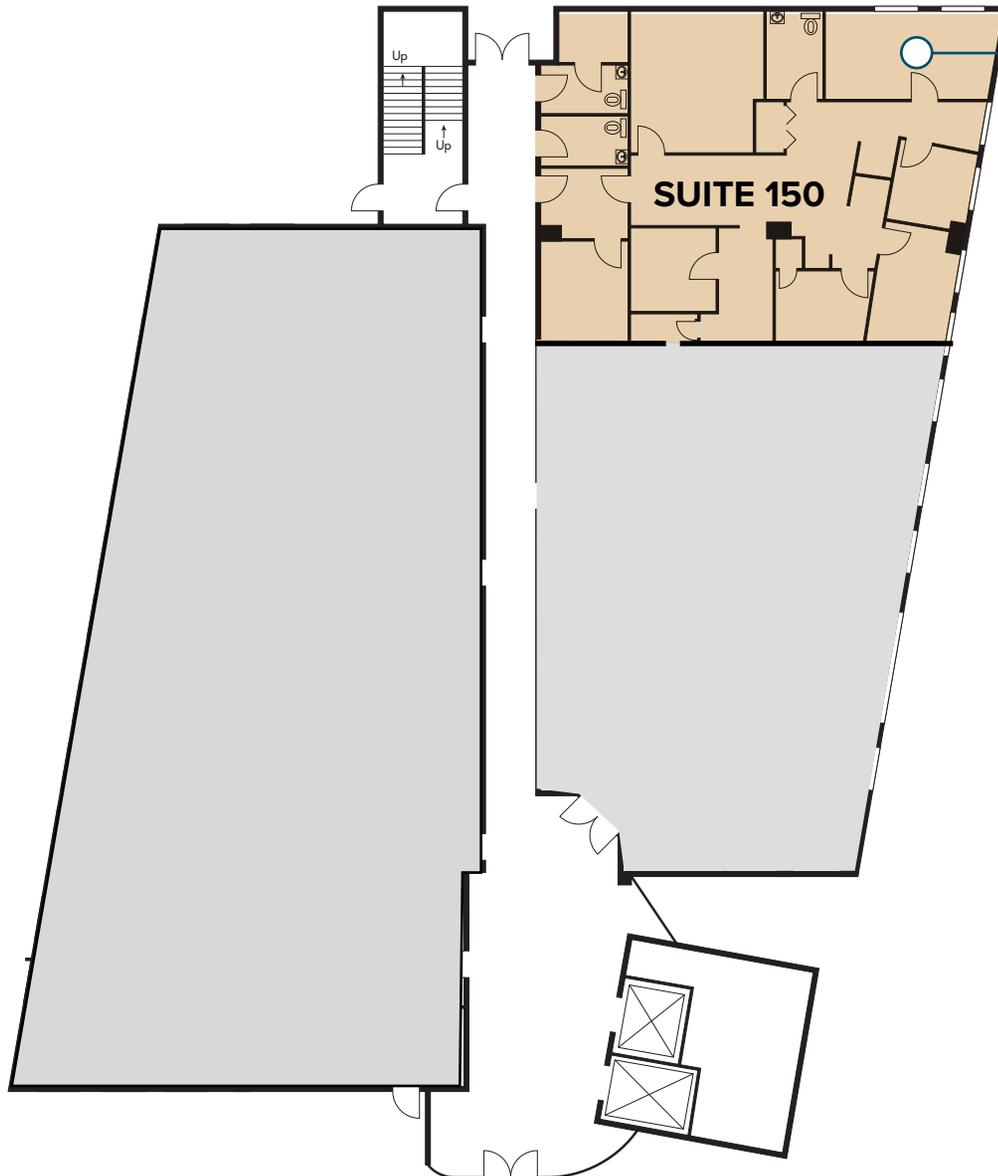
**ASKING RATE**  
\$1.50 NNN | \$.90 NNNs



**PARKING**  
Parking Ratio 4/1,000 with  
118 surface parking stalls

4

# 1st Floor



**AVAILABLE**  
SUITE 150  
±1,832 RSF  
(MOVE-IN READY MEDICAL  
OFFICE SUITE)

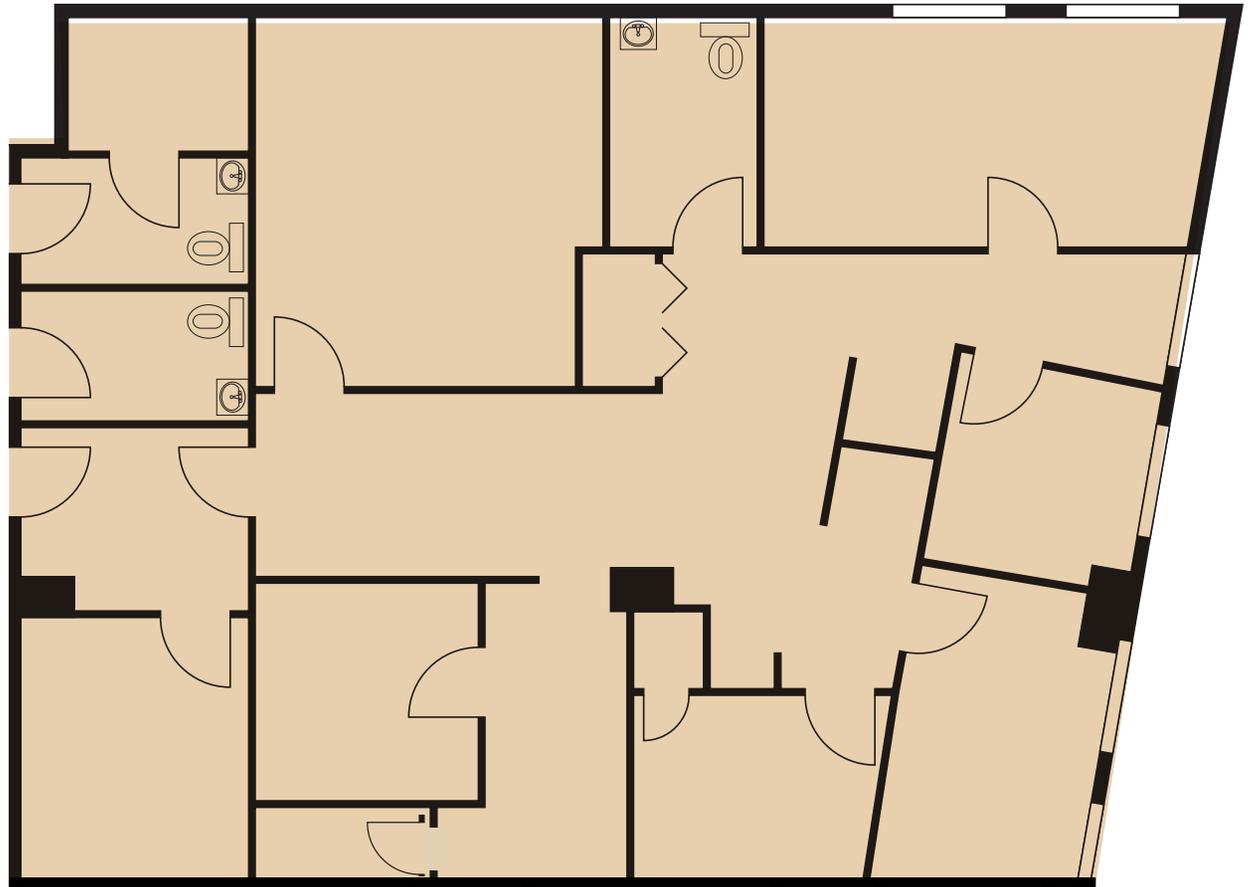
# 5 Suite 150

**AVAILABLE**

SUITE 150

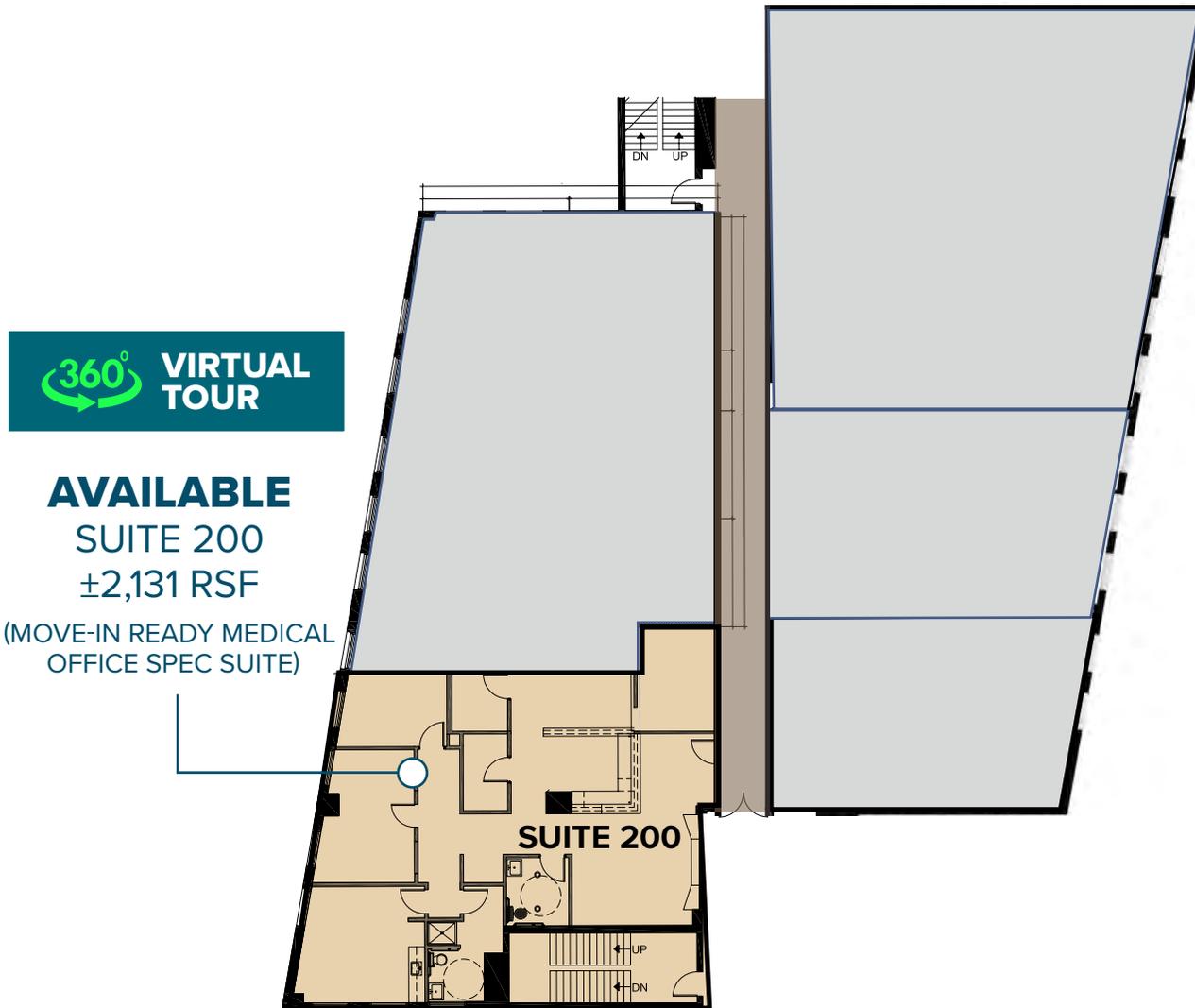
±1,832 RSF

(MOVE-IN READY MEDICAL  
OFFICE SUITE)



# 6

# 2nd Floor



7

# Suite 200

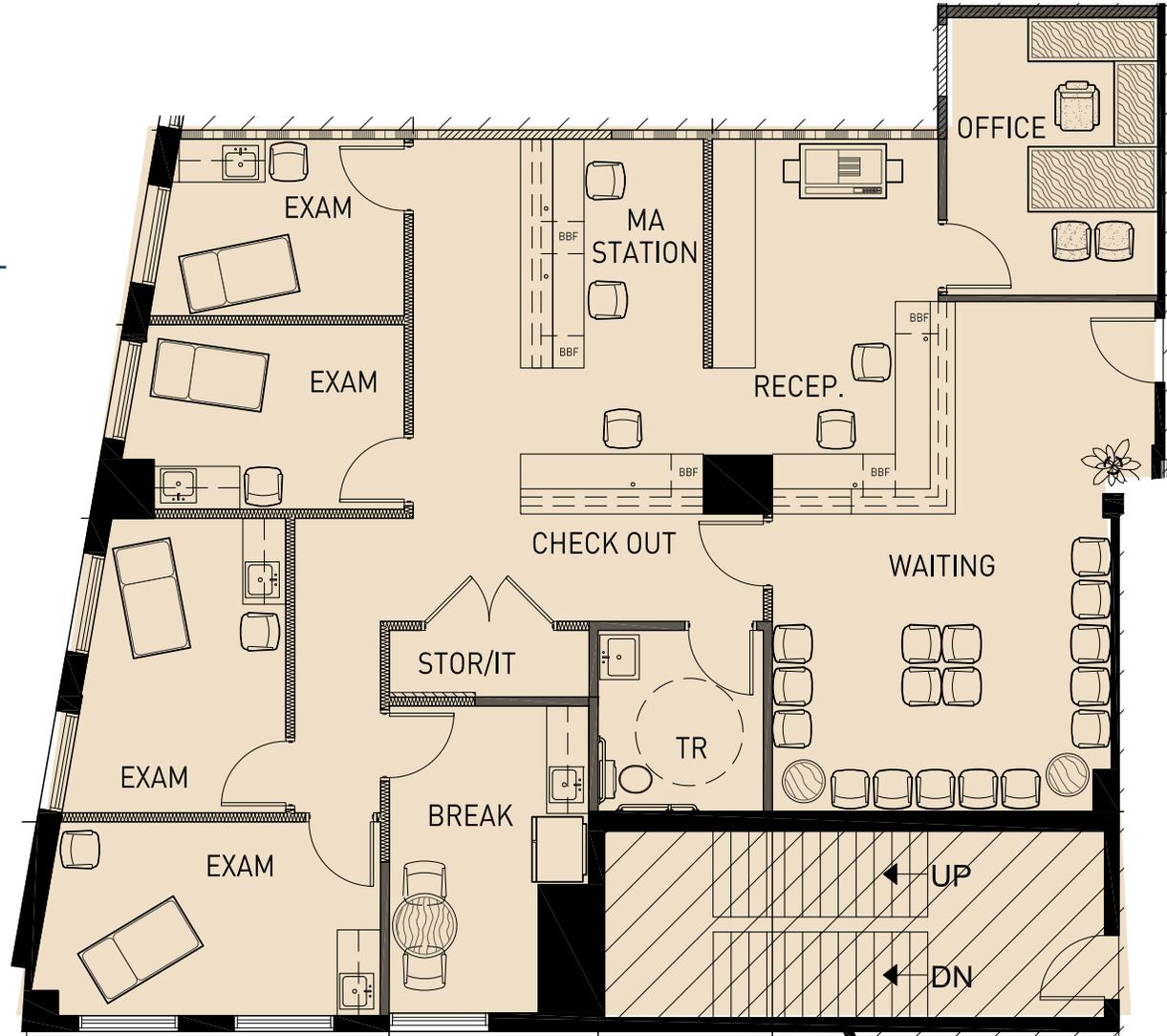
**AVAILABLE**

SUITE 200

±2,131 RSF

(MOVE-IN READY MEDICAL  
OFFICE SPEC SUITE)

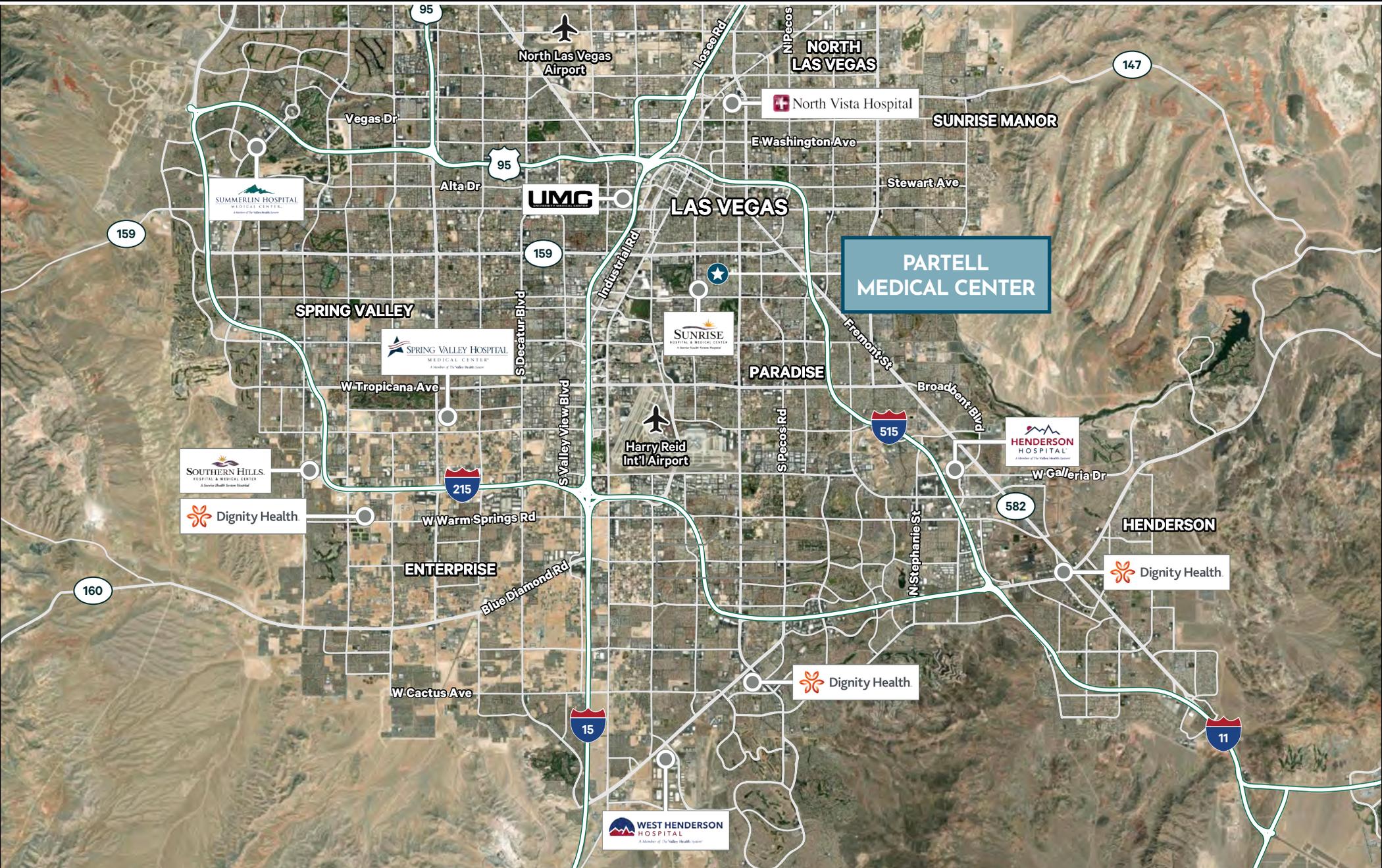
**360° VIRTUAL  
TOUR**







# Hospital Map



# 10

# Area Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2023 Population - Current Year Estimate	23,915	179,837	493,818
2028 Population - Five Year Projection	24,337	184,414	503,596
2023-2028 Annual Population Growth Rate	0.35%	0.50%	0.39%
2023 Median Age	38.60	40.30	36.60
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	10,078	79,251	190,580
2023-2028 Annual Household Growth Rate	0.57%	0.73%	0.63%
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$63,337	\$58,142	\$60,694
2028 Average Household Income	\$74,521	\$67,558	\$70,557
2023 Median Household Income	\$37,157	\$35,423	\$39,138
2028 Median Household Income	\$42,875	\$39,523	\$44,601
<b>DAYTIME POPULATION</b>			
2023 Daytime Population	31,200	386,215	754,472

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.



## Healthcare Expenditures

(5 Mile Radius)

**\$787M**

Total Annual Healthcare

**\$146M**

Total Annual Medical Services

**\$50M**

Total Annual Dental Care

**\$9M**

Total Annual Eye Care

**\$8M**

Total Annual Lab Test

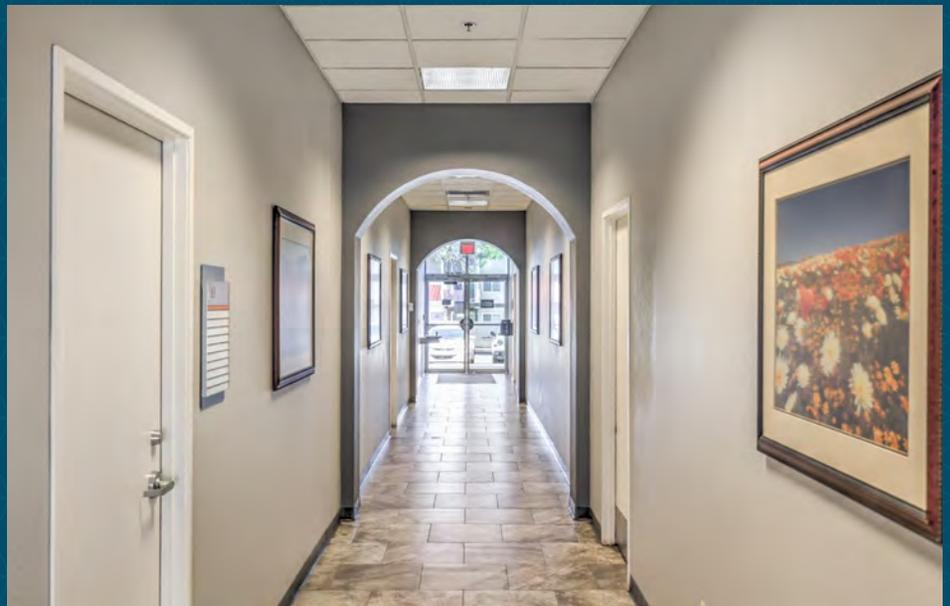
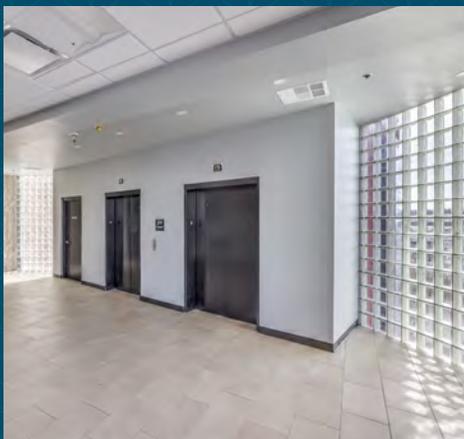
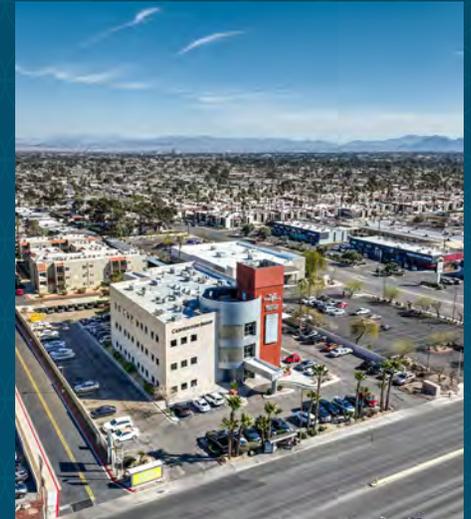
**\$29M**

Total Annual Physician Services



11

# Partell Medical Center



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