



# HARTWELL MEDICAL CENTER CAMPUS

1776 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA 89119



Stacy Shapiro, CCIM

+1 702 836 3762

stacy.shapiro@colliers.com

License # NV-S.0170030

Owned And Professionally Managed

**welltower**



MEDICAL OFFICE FOR LEASE: ±18,151 SF AVAILABLE

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## THE HARTWELL MEDICAL CENTER CAMPUS IS LOCATED AT 1776 EAST WARM SPRINGS ROAD WITHIN THE HIGHLY DESIRABLE AIRPORT SUBMARKET OF LAS VEGAS.

This property consists of one, ±24,682 SF two-story Class “B” medical office building conveniently located just east of the I-215 freeway at Warm Springs, adjacent to the high-traffic retail corridor of Eastern Avenue, in the Airport Submarket of Las Vegas. The property also has one super pad that can accommodate another approximately 25,000 SF building, which offers a unique opportunity for a single-user, campus atmosphere. The building was previously occupied by Dignity St. Rose Dominican Hospital as their corporate headquarters and training center.



SUITE #	USF	RSF
SUITE 100	±2,889.4 USF	±3,539 RSF
SUITE 102	±1,175.3 USF	±1,440 RSF
SUITE 104	±1,960.9 USF	±2,402 RSF
SUITE 106	±2,328.1 USF	±2,851 RSF
SUITE 108	±1,632.1 USF	±1,999 RSF
SUITE 202	±5,297.4 USF	±5,920 RSF

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## THE PROPERTY'S INTERIOR IS COMPRISED OF 2ND GENERATION MEDICAL AND OFFICE SUITES, INCLUDING LARGE TRAINING AREAS.

The building is ideal for medical and related administrative offices or headquarters for those who require large floorplate sizes located near major retail corridors with direct access to major arterials, airport and freeway access for employees and patients.



### PROPERTY HIGHLIGHTS:

- Unobstructed visibility on East Warm Springs Road
- Building and monument signage opportunities
- Nearby retail and dining amenities
- Ability for use as a single or multi-tenant medical office building
- Well maintained building with 2nd generation medical suites
- Existing sinks/plumbing in place and re-usable infrastructure
- Prime location in the Airport Submarket

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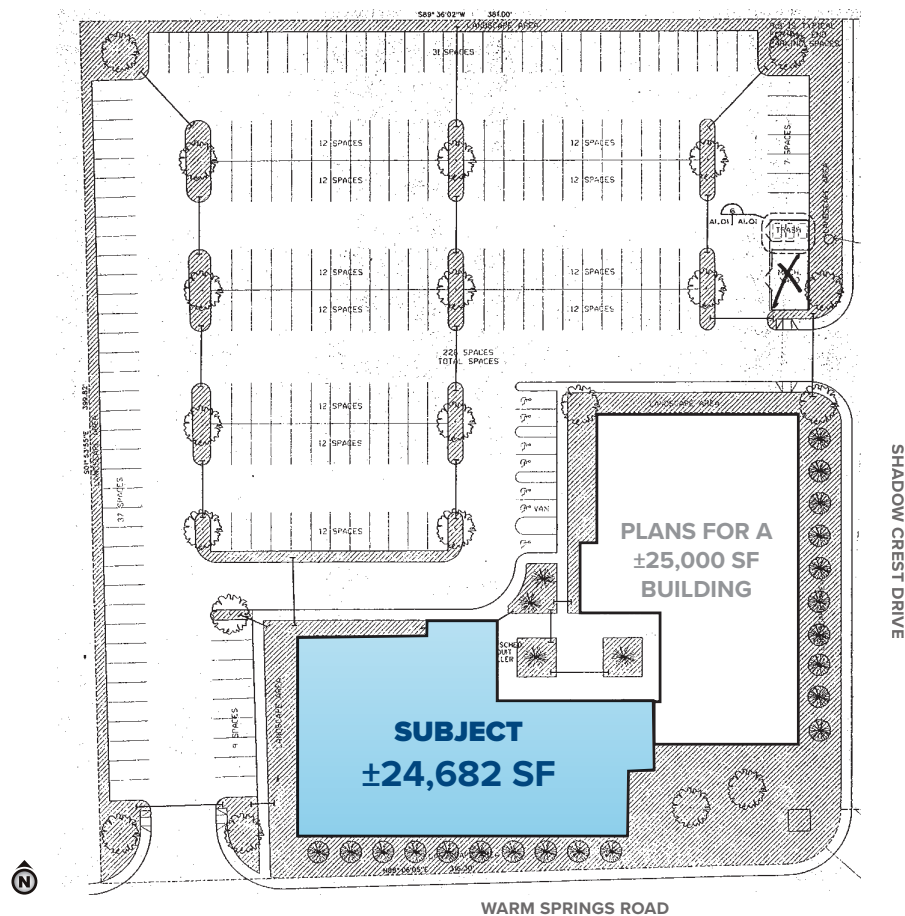
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## SITE PLAN

Not To Scale. For Illustration Purposes Only.



## BUILDING SPECIFICATIONS:

<b>PRODUCT TYPE:</b>	CLASS B MEDICAL OFFICE BUILDING
<b>RBA:</b>	±24,682 SF
<b>PROJECT SIZE:</b>	±1.57 ACRES (BLDG.) + ±1.56 ACRES (LAND)
<b>YEAR BUILT:</b>	1997
<b>APN:</b>	177-02-402-002,003
<b>ZONING:</b>	OFFICE AND PROFESSIONAL (C-P)
<b>PARKING RATIO:</b>	9:1000
<b>ASKING RATE:</b>	\$1.40 - \$1.60/SF/NNN
<b>CAM'S/2020 EST OPERATING EXPENSES:</b>	\$0.84/PSF*
<b>GROUND LEASE RESTRICTIONS:</b>	Restricted uses include abortion services including Plan B medication. Please contact broker for further clarification.

\* Includes: Utilities, Taxes, Insurance and CAM's

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 **SUITE 100**  
±3,539 RSF

 **COMMON AREA**

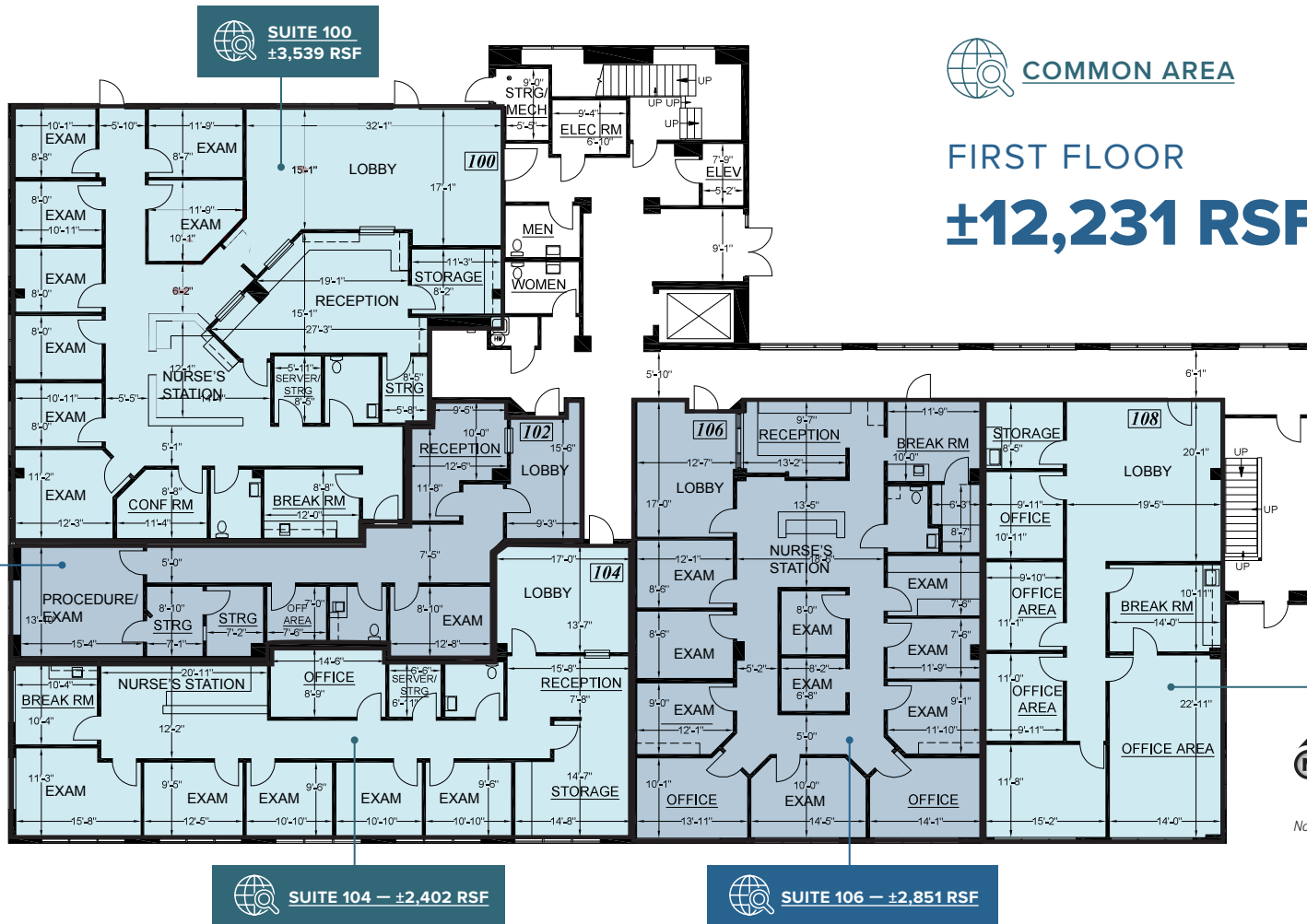
**FIRST FLOOR**  
**±12,231 RSF**

 **SUITE 102**  
±1,440 RSF

 **SUITE 108**  
±1,999 RSF

 **SUITE 104** — ±2,402 RSF

 **SUITE 106** — ±2,851 RSF



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351 offices in  
67 countries on  
6 continents

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ANZ: 54

United States: 159

Canada: 48

Latin America: 20

Asia Pacific: 45

EMEA: 114

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\$3.3 billion in annual revenue  
2 billion square feet under management  
18,000+ professionals and staff



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### EXCLUSIVE LISTING AGENT:

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