

**ESTIMATED COMPLETION Q1 2019**




# **±10,000 - ±45,000 SF BTS MEDICAL & OFFICE BUILDINGS**

**6060 South Fort Apache Road :: Las Vegas, NV 89148**



**FOR MORE INFORMATION:**

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## NOW PRE-SELLING

±10,000 SF – ±45,000 SF  
BTS MEDICAL & OFFICE BUILDINGS

### Area Overview

6060 South Fort Apache Road is situated in the Southwest Las Vegas Medical Corridor, within close proximity to five major medical facilities including Summerlin, Spring Valley, and HealthSouth Rehab Hospitals amongst numerous mixed-use office projects and retail amenities. The property is located south of the Summerlin medical radius restriction on Fort Apache Road, between the major arterials of Russell Road and Sunset Road, with visibility from the I-215 Freeway.

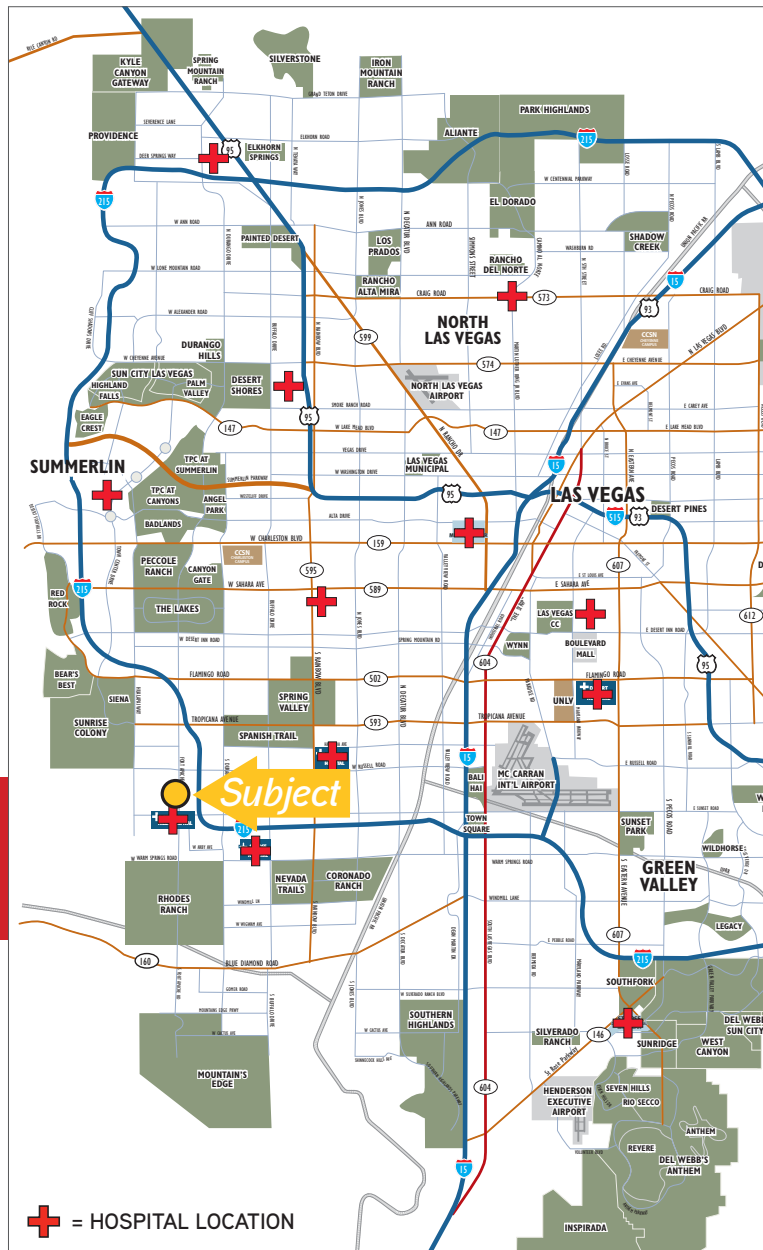
### Property Overview

6060 South Fort Apache Road is a build-to-suit opportunity consisting of either one ±31,000 - 45,000 SF or two 10,000-15,000 SF medical and office buildings, which is located within the 10 acre Medical Pavilion at Southern Palms development.

The growing size need of healthcare users has changed as consolidation of medical practices continues and large multi-specialty centers are realizing the necessity of economies of scale, driving high demand for large, contiguous floor plates of 15,000 square feet and above. Providers are focused on capturing more market share by ease of patient accessibility from a larger geographical area. This emphasis on location has caused the mandate for medical office locations on or within close proximity to major freeways to increase their patient pool.

**The current lack of well-positioned, large medical office buildings that are able to accommodate this growing size need has created a gap in the market for this particular asset type.**

- Starting at \$175/SF Sale Price for grey shell condition.
- Starting at \$1.70/SF NNN Lease Rate
- Tenant Improvement Allowance of up to \$60/SF for leases
- Zoning C-1
- Porte-Cochere Option for patient/visitor drop-off
- In addition, there is reciprocal parking throughout the Southern Palms Medical Plaza complex



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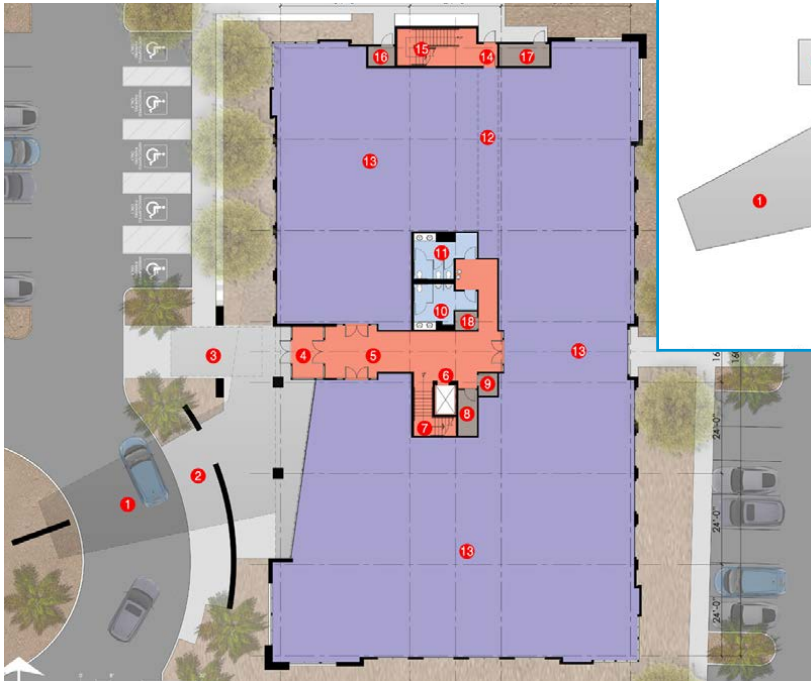
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## ±10,000 - ±45,000 SF BTS MEDICAL & OFFICE BUILDINGS

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### OPTION #1

- 2-Story | 30,000 Total SF
- 15,000 SF Floorplates
- Parking Ratio 5.19/1000
- Ideal for medical or office users



### Conceptual Floor Plan | Level 2



### OPTION #2

- 3-Story | 45,000 Total SF
- 15,000 SF Floorplates
- Parking Ratio 4/1000
- Ideal for office users

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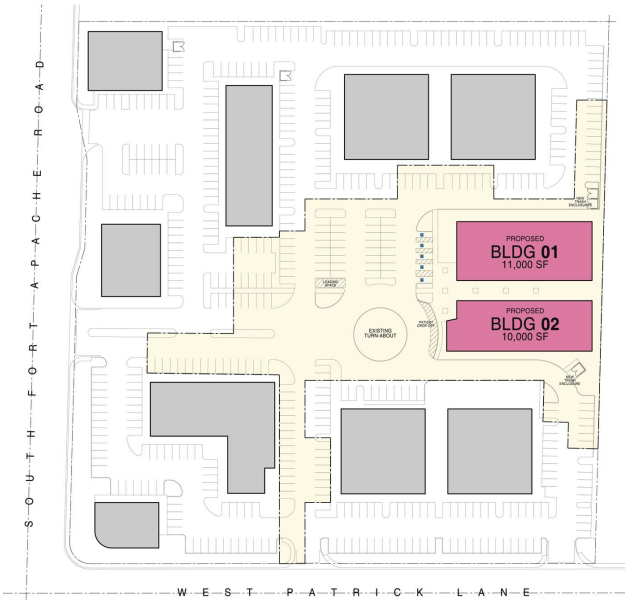
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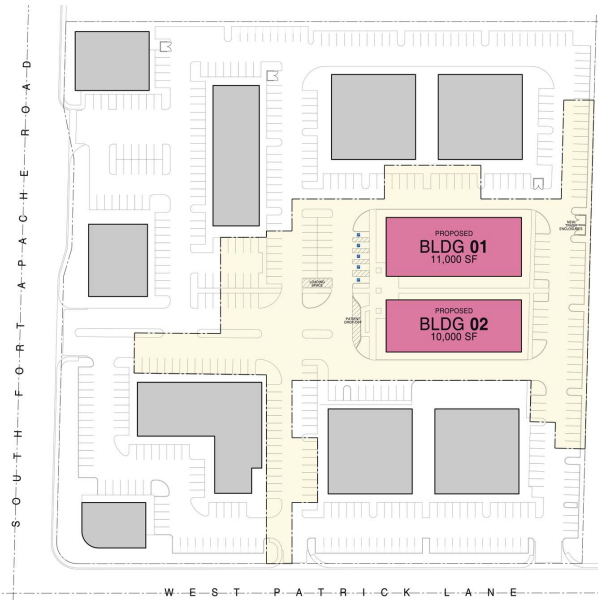
## OPTION #3

2 single-story medical and office buildings



### PROPOSED BUILDING

BLDG 01 ONE-STORY PROFESSIONAL OFFICE	11,000 SF
BLDG 02 ONE-STORY PROFESSIONAL OFFICE	10,000 SF
TOTAL	21,000 SF
PARKING REQ'D - CLARK COUNTY - (4/1000 SF)	84 SPACES
PARKING PROV'D (7.5/1000 SF)	158 SPACES



### PROPOSED BUILDING

BLDG 01 ONE-STORY PROFESSIONAL OFFICE	11,000 SF
BLDG 02 ONE-STORY PROFESSIONAL OFFICE	10,000 SF
TOTAL	21,000 SF
PARKING REQ'D - CLARK COUNTY - (4/1000 SF)	84 SPACES
PARKING PROV'D (7/1000 SF)	147 SPACES



### PROPOSED BUILDING

BLDG 01 ONE-STORY PROFESSIONAL OFFICE	11,000 SF
BLDG 02 ONE-STORY PROFESSIONAL OFFICE	10,000 SF
TOTAL	21,000 SF
PARKING REQ'D - CLARK COUNTY - (4/1000 SF)	84 SPACES
PARKING PROV'D (6.28/1000 SF)	132 SPACES

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