

**5% CO-OP**

FOR SUBLEASE

## **Seven Hills Medical & Professional Center**

**870 SEVEN HILLS DRIVE SUITE 101, HENDERSON, NV 89052**

**±2,369 SF Available**

Ideal location for medical and professional office user

FOR MORE INFORMATION:

**ALEXIA CROWLEY, CCIM, LEED GA**

**+1 702 836 3778**

**[alexia.crowley@colliers.com](mailto:alexia.crowley@colliers.com)**



## FOR SUBLEASE

# ±2,369 SF FIRST FLOOR SUITE MEDICAL OFFICE SUBLEASE

## Property Overview

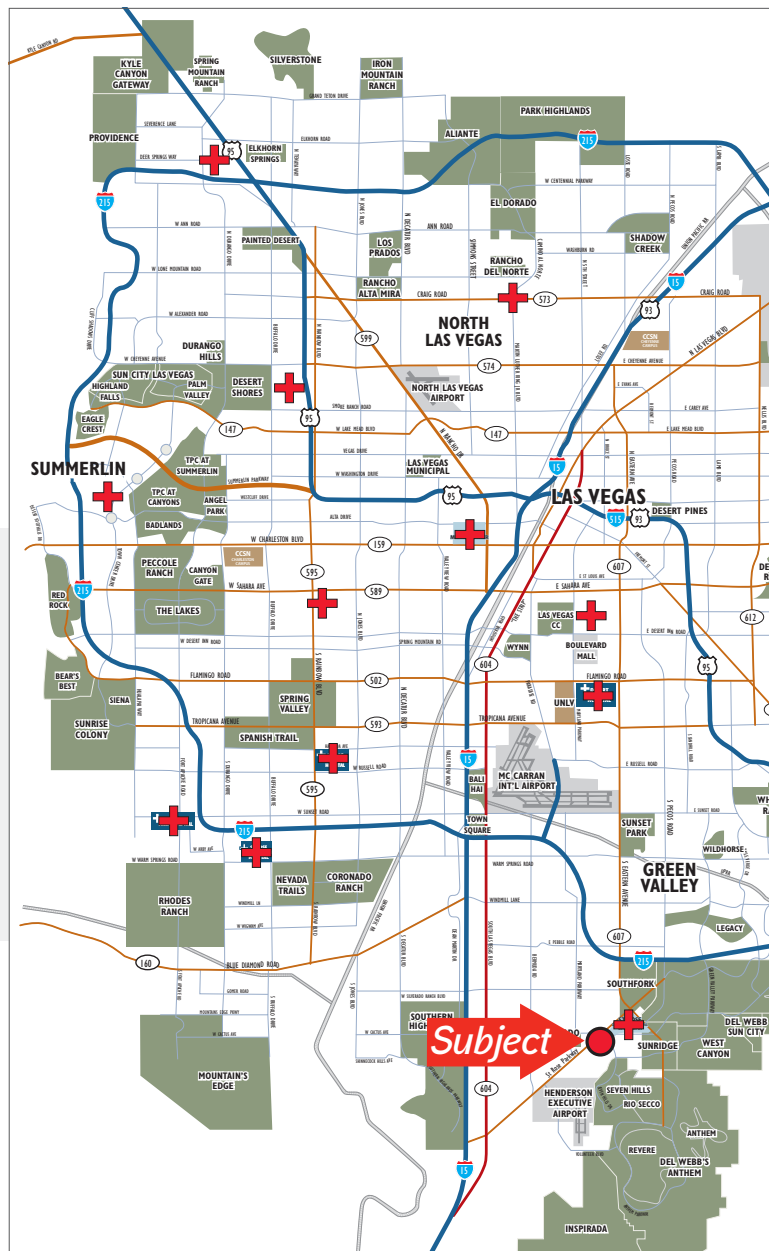
870 Seven Hills Drive is an upscale two story medical and professional office complex located in the heart of the Southeast Medical Corridor. The subject property is an ideal location for medical and professional office user. Available sublease suite is 2,369 RSF. Suite includes: reception area, 5 exam rooms (including 1 procedure room), break room, 2 internal restrooms, nurses station and storage closets.

## Property Highlights

- Medical Office Sublease available 2,369 RSF
- Beautiful first floor suite located directly off lobby
- 4 years remaining on the sublease – Shorter term sublease available
- Handicapped parking in close proximity to suites
- Two covered parking available with the suite
- Motivated Sublessor
- Located adjacent Seven Hills Surgery Center

## Area Overview

870 Seven Hills Drive is located in the heart of the Henderson Medical Corridor, adjacent Seven Hills Surgery Center, within 1.3 miles of St. Rose Sienna Hospital, with convenient access to the I-215 and I-15 freeways. The property offers ease of access for both patients and employees of medical and office users.



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3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

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www.colliers.com/lasvegas



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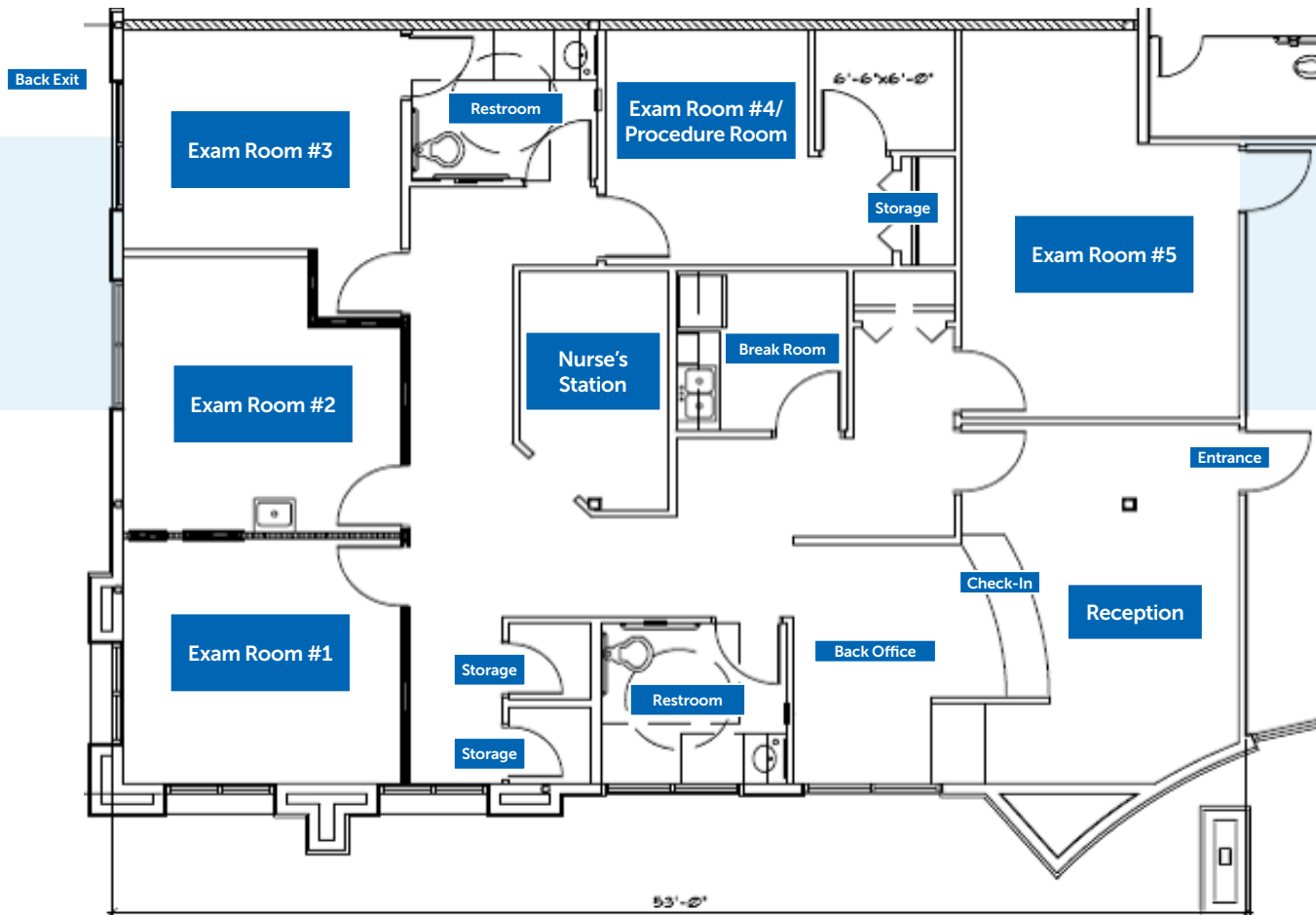
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