

FOR LEASE - East Las Vegas Medical District

# PARTELL MEDICAL CENTER

2870 S. MARYLAND PARKWAY :: LAS VEGAS, NV 89109

3 STORY MEDICAL OFFICE BUILDING

**5% CO-OP!**



FOR MORE INFORMATION:

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## Area Overview

Partell Medical Center is located in the East Las Vegas Medical District, adjacent to the Sunrise Hospital campus fronting Maryland Parkway, with access to the I-95 and I-15 freeways. The property offers unobstructed visibility and ease of access for both patients and employees of medical and office users.

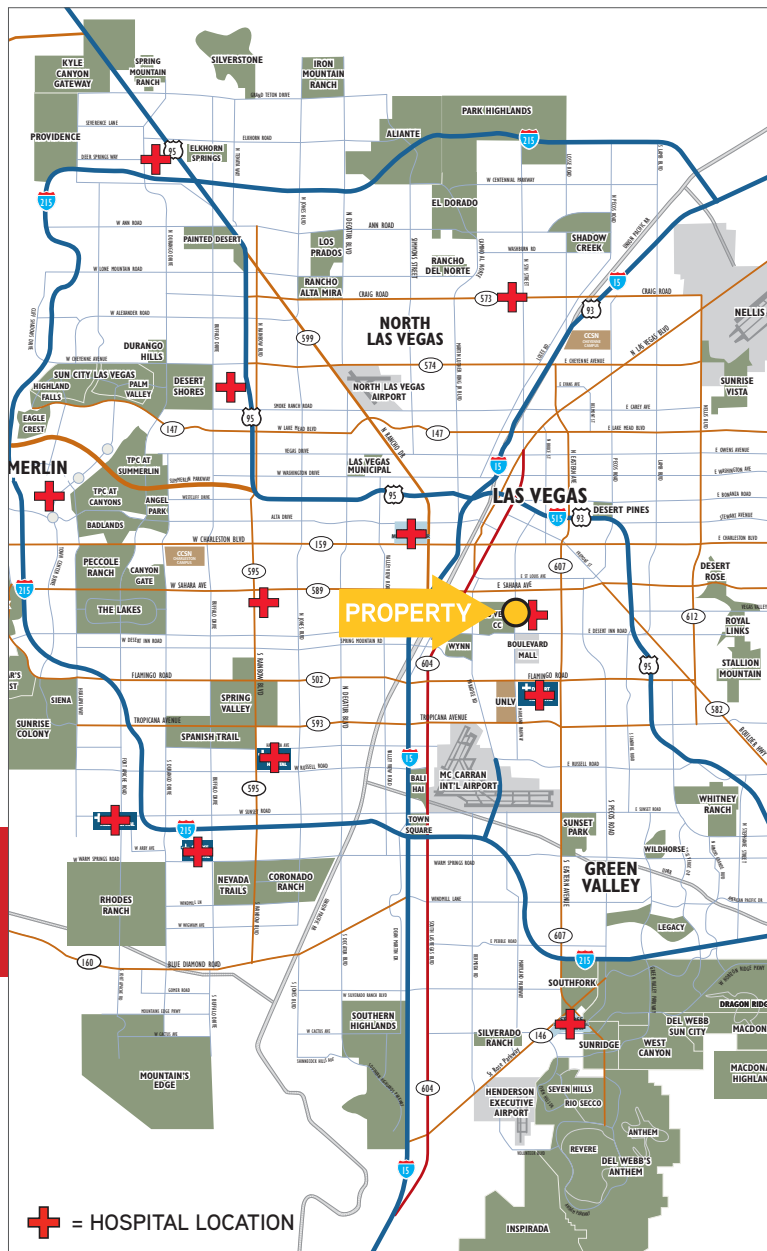
## Property Overview

Partell Medical Center is a 3 story medical office building located directly adjacent to the Sunrise Hospital campus. The subject property is an ideal location for medical and related uses, providing a conveniently located, upscale facility to tenants and its patients/staff. Available suites range from 1,000–23,746 SF, with immediate occupancy or landlord will construct custom tenant improvements.

**Medical & Office Suites from ±1,085 SF – ±23,746 SF**  
**FULL FLOOR SUITES AVAILABLE**

## TURN-KEY TENANT IMPROVEMENTS

- Adjacent to Sunrise Hospital
- Unobstructed visibility on Maryland Pkwy
- Access to I-15 & I-95 Freeways, just East of The Strip
- Located in the East Las Vegas Medical District





Located within the  
East Las Vegas Medical Corridor

AVAILABLE SUITES	RSF
150	3,344
200/220	4,807
210 (CURRENT MANAGEMENT OFFICE)	1,085
230&250	3,992
ENTIRE 2ND FLOOR	9,884
ENTIRE 3RD FLOOR	10,518

**PROPERTY**

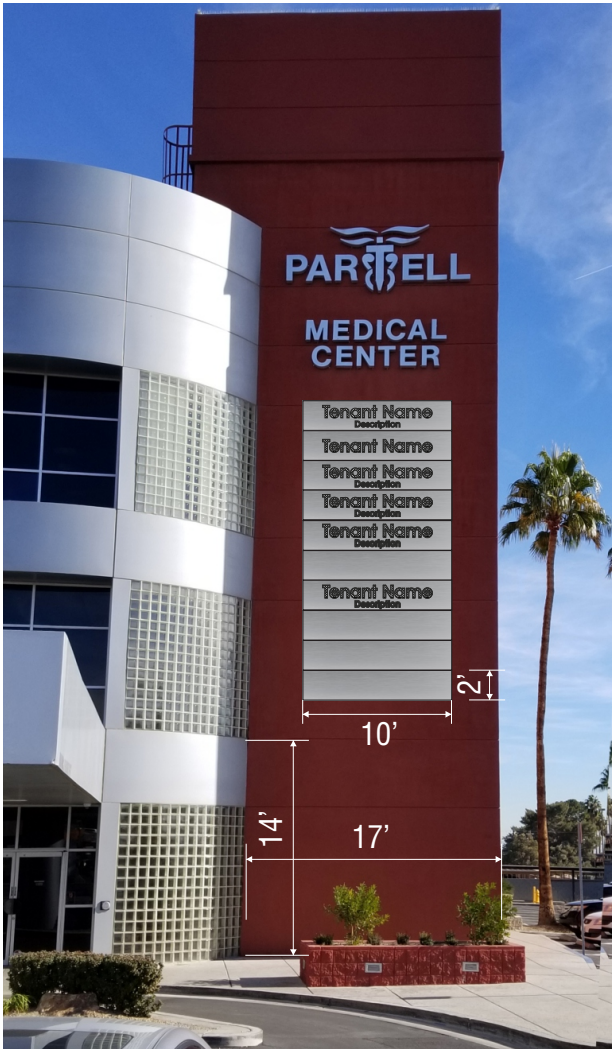
**EAST LAS VEGAS MEDICAL CORRIDOR**

**SUNRISE HOSPITAL & MEDICAL CENTER**

**THE LAS VEGAS COUNTRY CLUB**

**LAS VEGAS CONVENTION CENTER**

Illuminated Building Signage  
Now Available



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2870 S. MARYLAND PARKWAY :: LAS VEGAS, NV 89109

**welltower**  
OWNED AND PROFESSIONALLY MANAGED

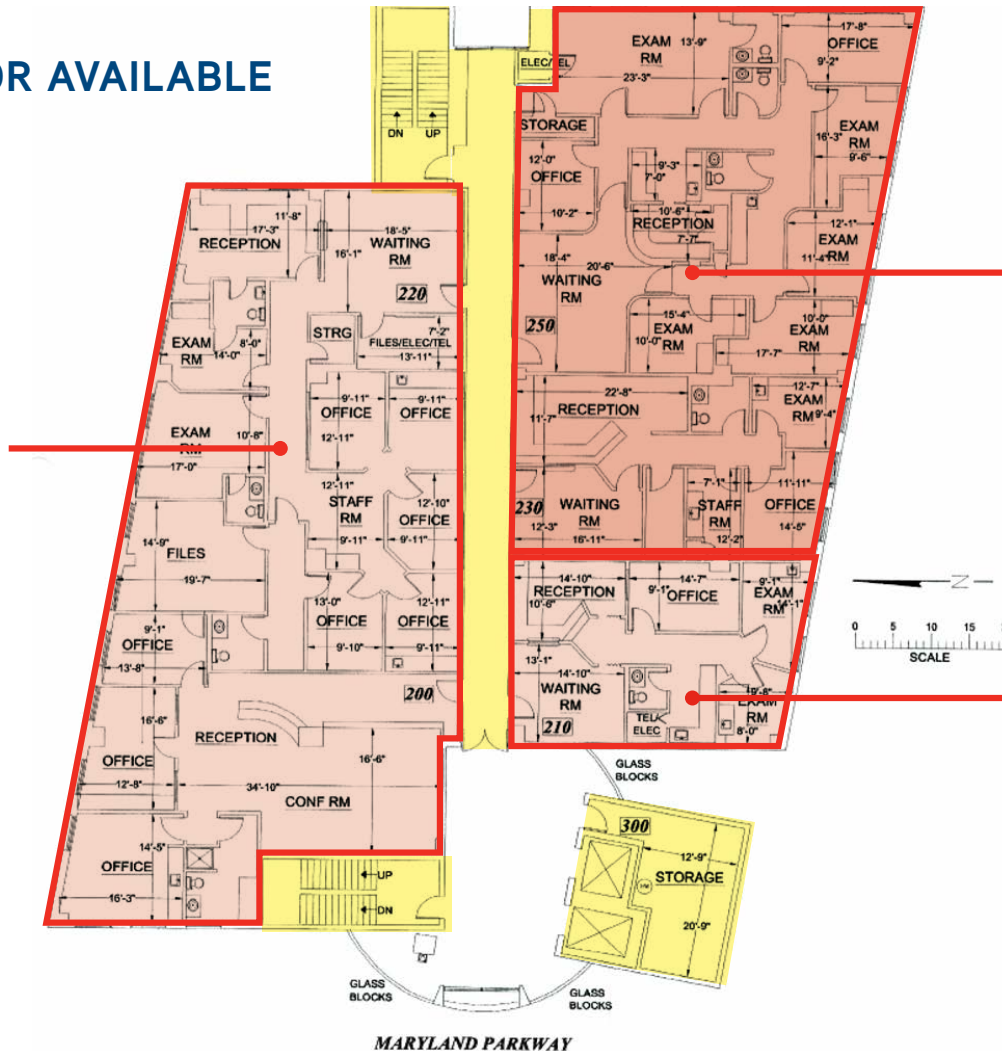
## ENTIRE SECOND FLOOR AVAILABLE

±9,884 RSF

**AVAILABLE**  
SUITE 200/210  
±4,807 RSF

**AVAILABLE**  
SUITE 230/250  
±3,992 RSF

**AVAILABLE**  
SUITE 210  
±1,085 RSF  
*Current Mangement Office*



*\*Conceptual plan for illustrations purposes only*

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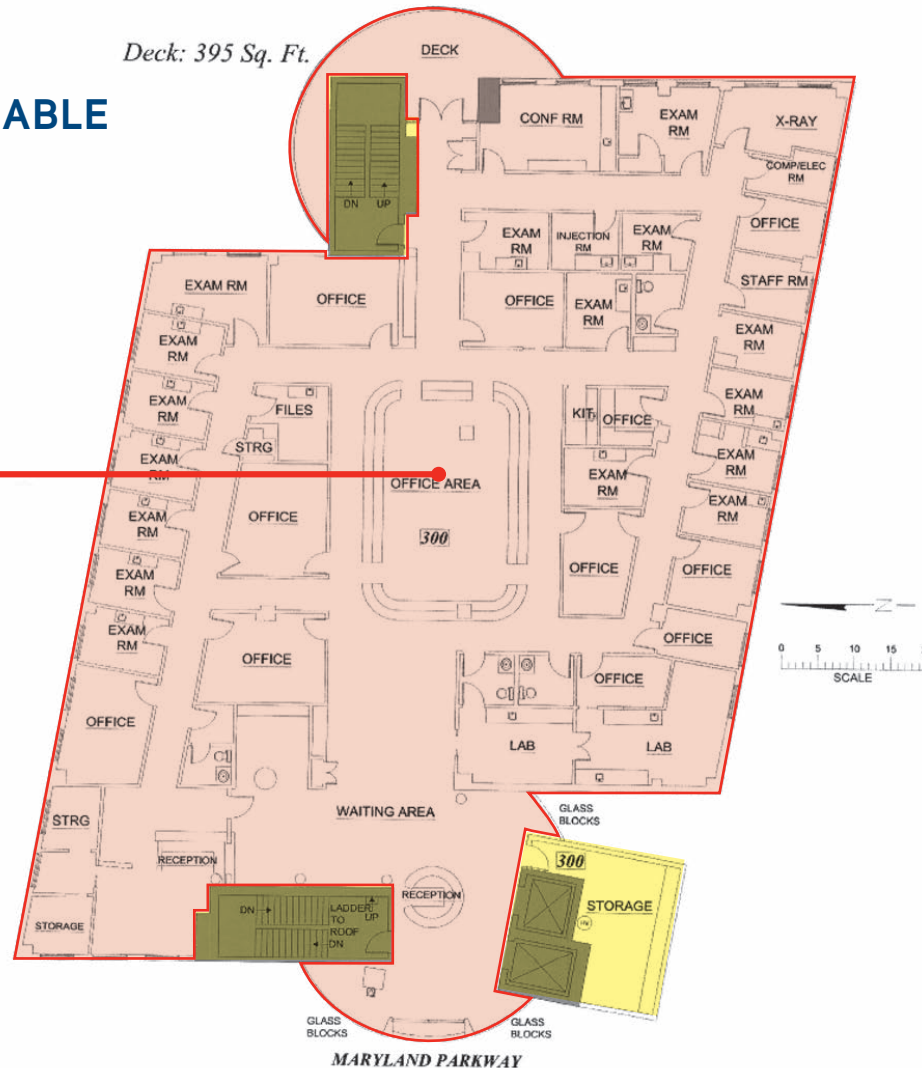
2870 S. MARYLAND PARKWAY :: LAS VEGAS, NV 89109

**welltower**  
OWNED AND PROFESSIONALLY MANAGED

## ENTIRE THIRD FLOOR AVAILABLE

±10,518 RSF

**AVAILABLE**  
Entire Third Floor  
±10,518 RSF



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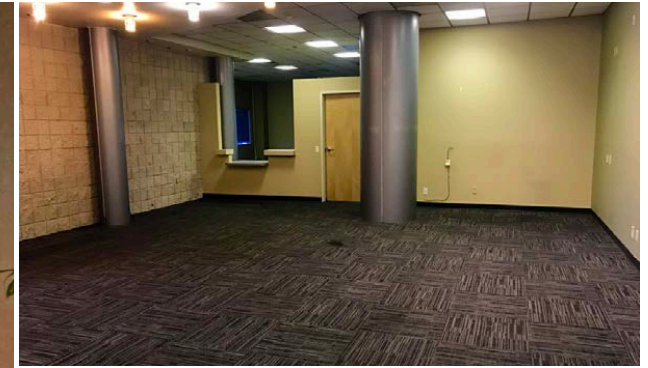
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