



**FOR SALE**

# AAAASF ACCREDITED SURGERY CENTER

**8871 West Sahara Avenue :: Las Vegas, NV 89117**





**Asking price:**  
**\$2,900,000 (\$383 PSF)**

## **±7,569 Sq. Ft., AAAASF accredited surgery center and medical office**

### **PROPERTY HIGHLIGHTS**

- Seller is currently occupying the building. Seller will vacate the building at the end of December 2017.
- Class A finishes with 20' vaulted ceiling in main reception
- Designed with three private entrances
- Located in the Lakes Business Park
- Free standing building
- Covered parking
- Close proximity to Summerlin Hospital, Spring Valley Hospital and St. Rose Dominican Hospital
- Close proximity to Downtown Summerlin, Tivoli Village and Village Square



#### **FOR MORE INFORMATION:**

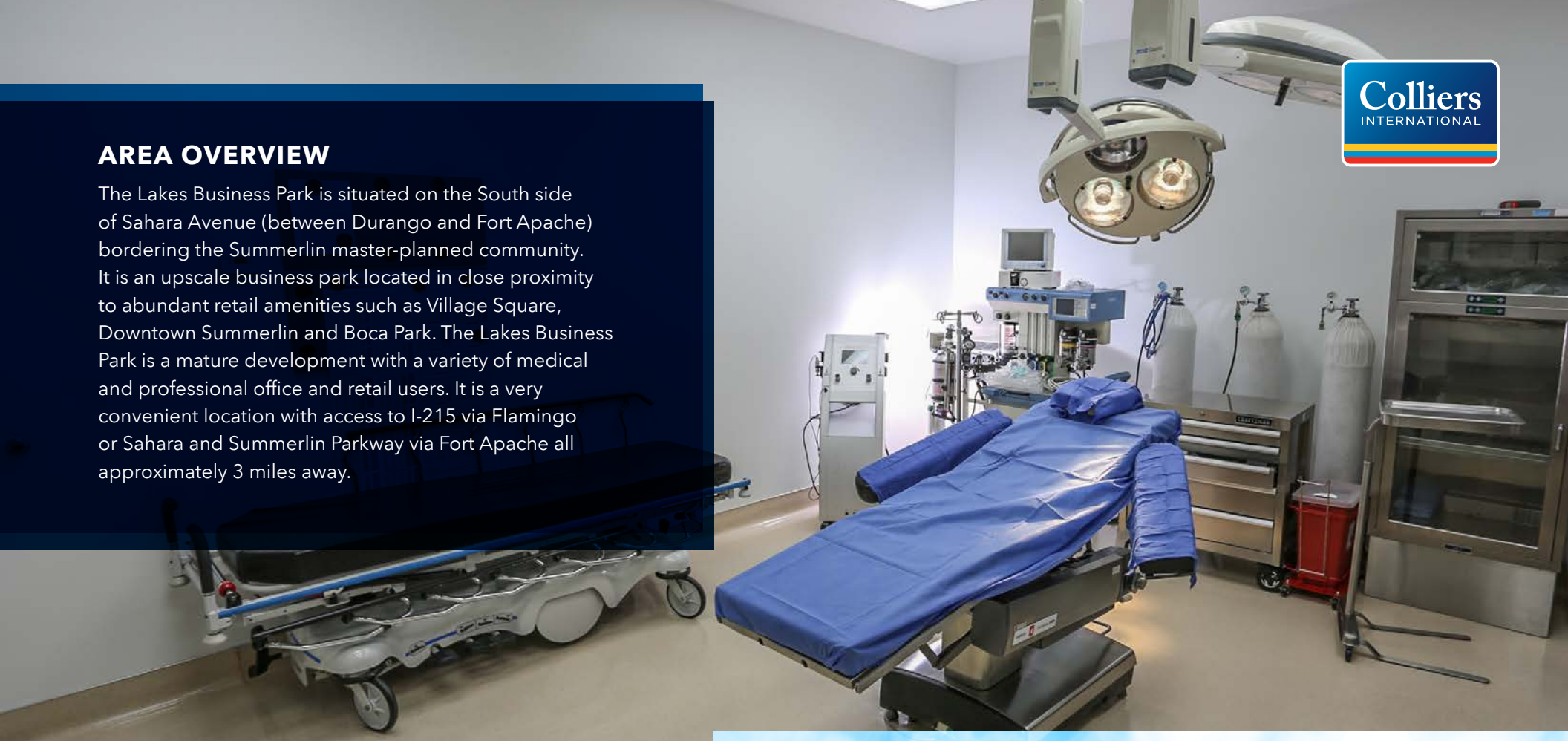
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## AREA OVERVIEW

The Lakes Business Park is situated on the South side of Sahara Avenue (between Durango and Fort Apache) bordering the Summerlin master-planned community. It is an upscale business park located in close proximity to abundant retail amenities such as Village Square, Downtown Summerlin and Boca Park. The Lakes Business Park is a mature development with a variety of medical and professional office and retail users. It is a very convenient location with access to I-215 via Flamingo or Sahara and Summerlin Parkway via Fort Apache all approximately 3 miles away.



## SPACE DETAIL

- Surgical suites includes 1 operating room, 1 procedure room, 2 recovery areas with 2 beds plus 1 step down chair and on-suite bathroom, 1 pre-op room w/private bathroom, 1 exam room, clean room, dirty room, laundry room, storage/supply room, gas room, separate reception area and wheel chair accessible entrance/exit. VIP "private exit" with parking adjacent.
- Medical office(s) include 2 reception rooms, 12 exam rooms, 3 private restrooms, 1 private shower, 1 executive office, 2 staff lounges, 3 offices, 3 storage rooms, 1 laundry room and 2 back office areas.





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



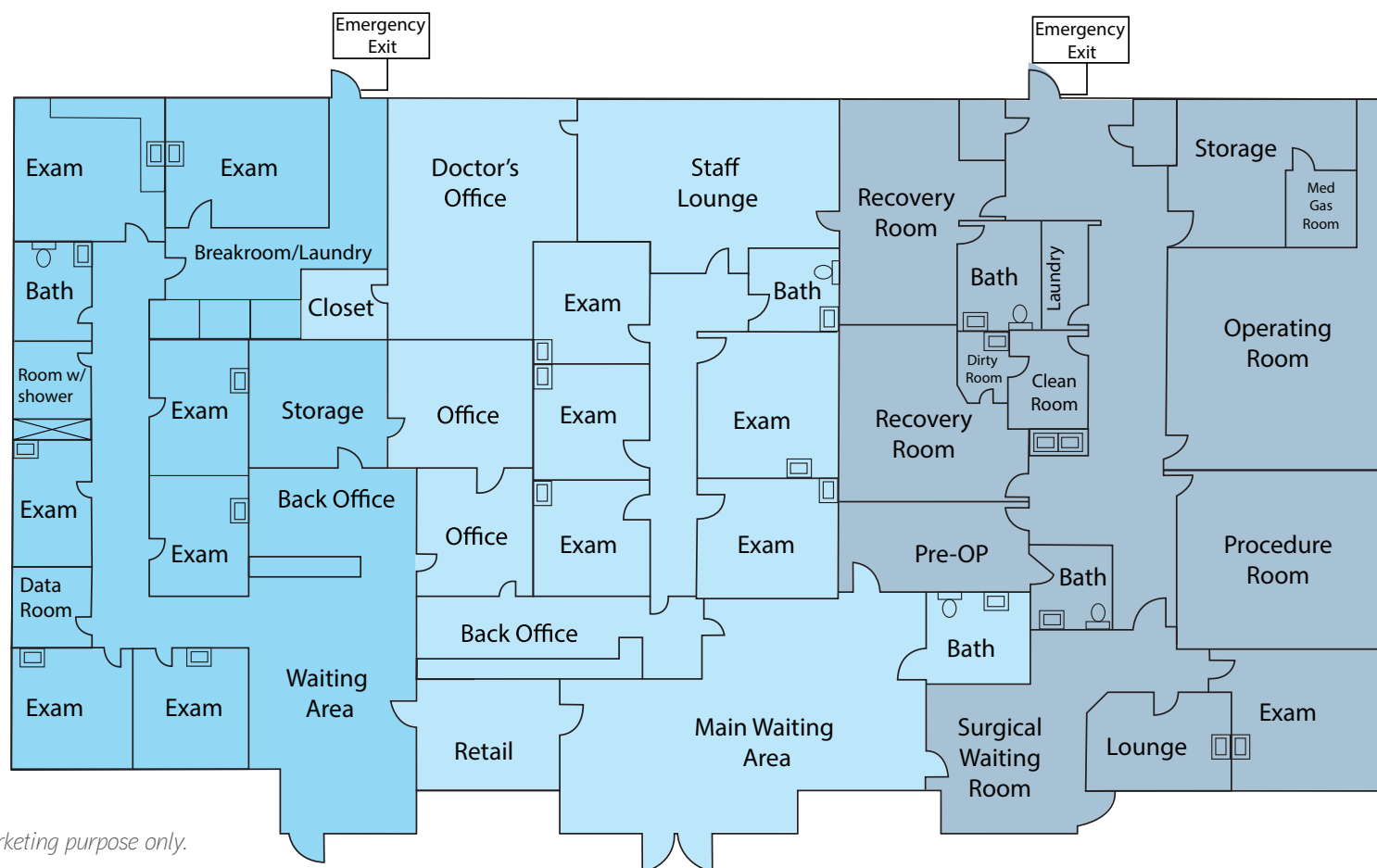


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-  = Reception/Medical Exam Room
-  = Reception/Medical Exam Room
-  = Surgery Center



*\*Not to scale. For marketing purpose only.*

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