

TENAYA MEDICAL CENTER

2650 N. Tenaya Way, Las Vegas, NV 89128



DOWNTOWN LAS VEGAS

LAS VEGAS STRIP

±3,065 SF AVAILABLE | FOR LEASE

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 **VIRTUAL TOUR**
COMING SOON

ANCHOR
HEALTH PROPERTIES





±68,435 SF MULTI-TENANT MEDICAL BUILDING

PROPERTY OVERVIEW

The Property is a high image medical building located on Tenaya Way in the hub of the Northwest Medical Corridor, close to MountainView Hospital, with nearby access to the US-95 Freeway.

Strategically positioned outside the Summerlin Medical radius restriction area, just South of the HCA's MountainView Hospital Campus with nearby access to the US-95 Freeway, the Property provides convenient access for patients and employees. This ±68,435 SF multi-tenant medical building offers tenants the opportunity to lease custom-designed or turnkey medical spaces.

Lease Rate: \$2.00 – \$2.25 PSF NNN

PROPERTY HIGHLIGHTS

Property Name:	Tenaya Medical Center
Product Type:	Medical
Construction Type:	Steel Frame
Building Size:	±68,435 SF
# of Floors:	3
Zoning:	Planned Business Park (C-PB) (Las Vegas)
Vacancy:	±3,065 SF
CAM Charge (2024):	\$1.10/PSF*
TI Allowance:	Up to \$100/SF
Parking Ratio:	4.8/1000
Power:	208/120 Volt, 3-Phase Power
Data:	CAT 6, Fiber to Building
Building Hours:	Mon-Fri 6:30am-7pm, Sat 7am-5pm, Closed Sunday
Load Factor:	20%
Available:	Q2 2024

*Includes Common Area Expenses, Taxes, Insurance, General Utilities (including Power, Water and Sewer), and HVAC Maintenance and Repairs. Tenant responsible for In Suite Janitorial and General Maintenance and Repairs.

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PROPERTY HIGHLIGHTS


- Located on major arterial of N. Tenaya Way in heart of the Northwest Medical Corridor
- Strategically positioned outside the Summerlin Medical radius restriction area, just South of the HCA's MountainView Hospital Campus
- Convenient freeway access at Cheyenne Avenue and the US-95
- High physician demand projected in multiple specialties over the next 10 years
- Recent lobby and elevator modernization
- Parking ratio 4.8/1000 with surface spaces and covered parking
- Affluent demographics
- Available Q2 2024

LEASE RATE:

\$2.00 – \$2.25 SF NNN

TI Allowances Up To \$100/SF

AVAILABLE SUITES

SUITE	RSF	CONDITION	
208	±3,065 RSF	2 nd Gen Medical	 VIRTUAL TOUR COMING SOON

TENAYA MEDICAL CENTER

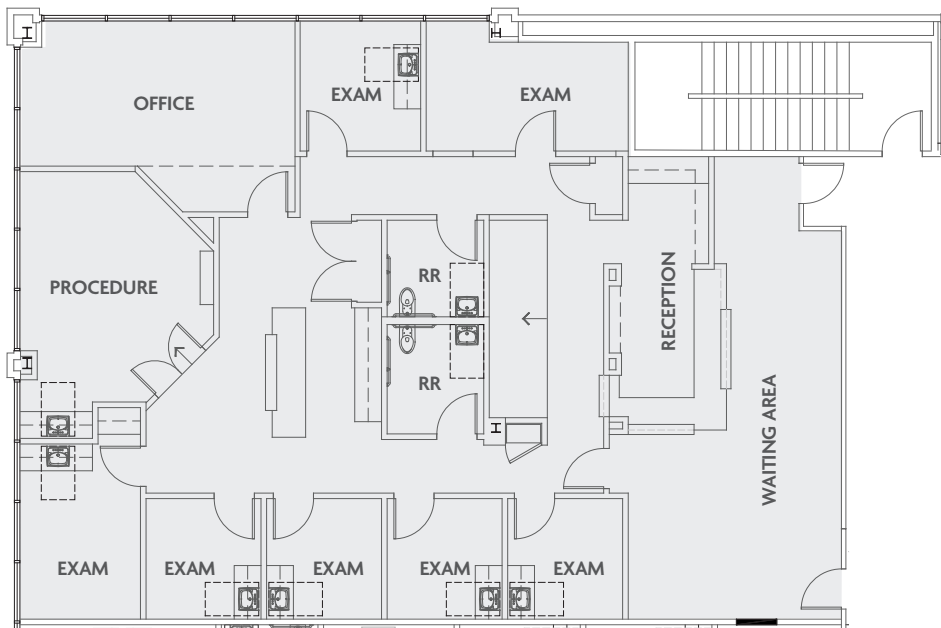


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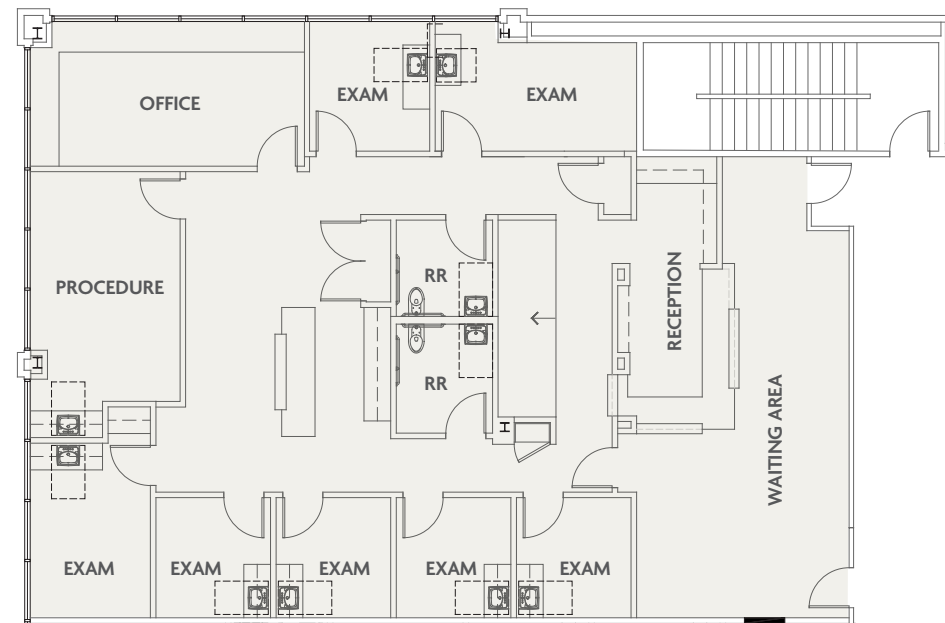
Not To Scale. For Illustration Purposes Only. 

SUITE 208 | ±3,065 RSF

Current Floor Plan



Proposed Floor Plan



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TRADE AREA MAP



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AERIAL MAP



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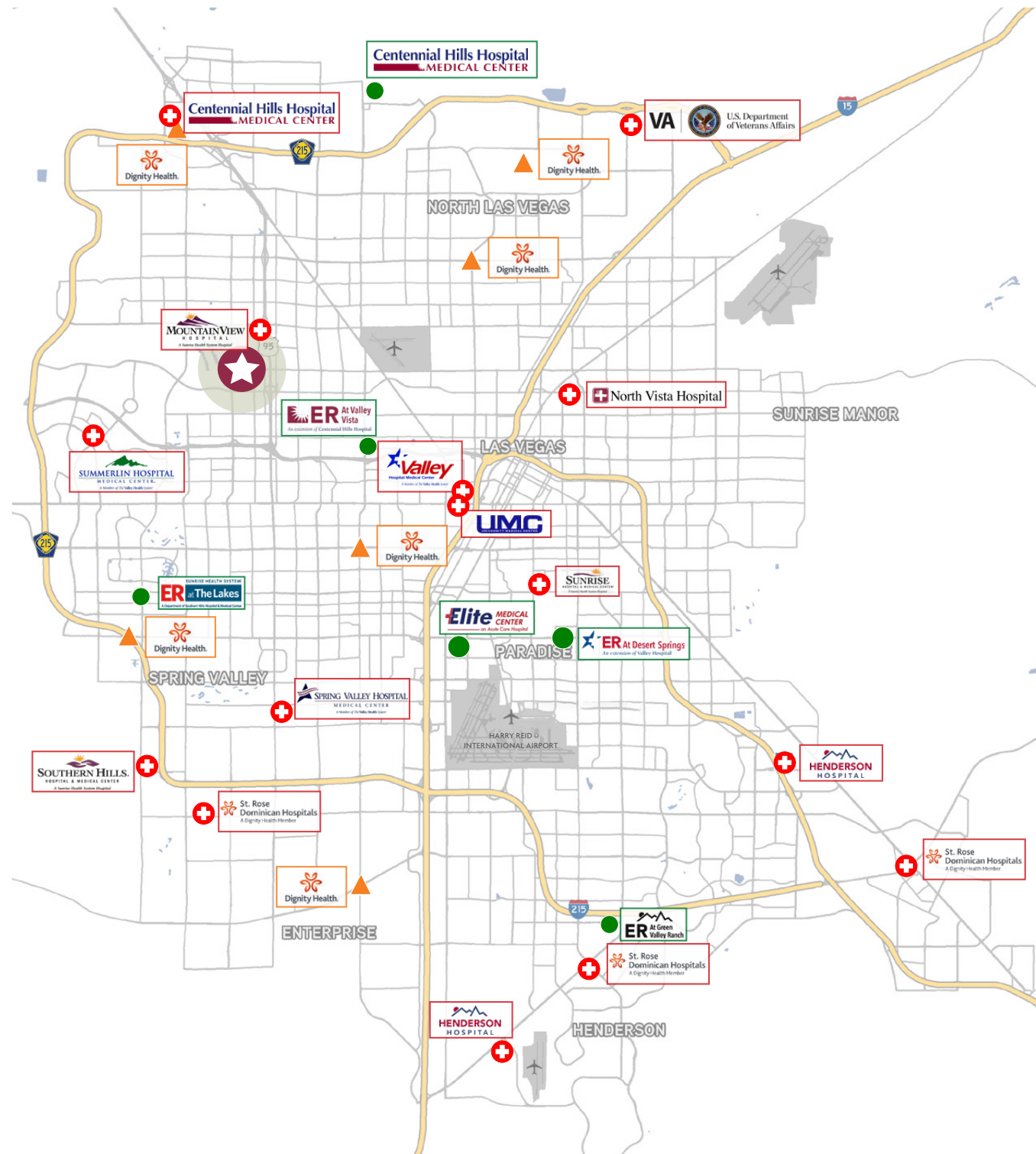
MEDICAL PROXIMITY

Strategically positioned just South of MountainView Hospital with nearby access to the US-95 Freeway

★ = SITE

HOSPITAL LOCATIONS

- + Existing Hospitals (15)
- Freestanding ER (6)
- ▲ Micro-Hospitals (6)



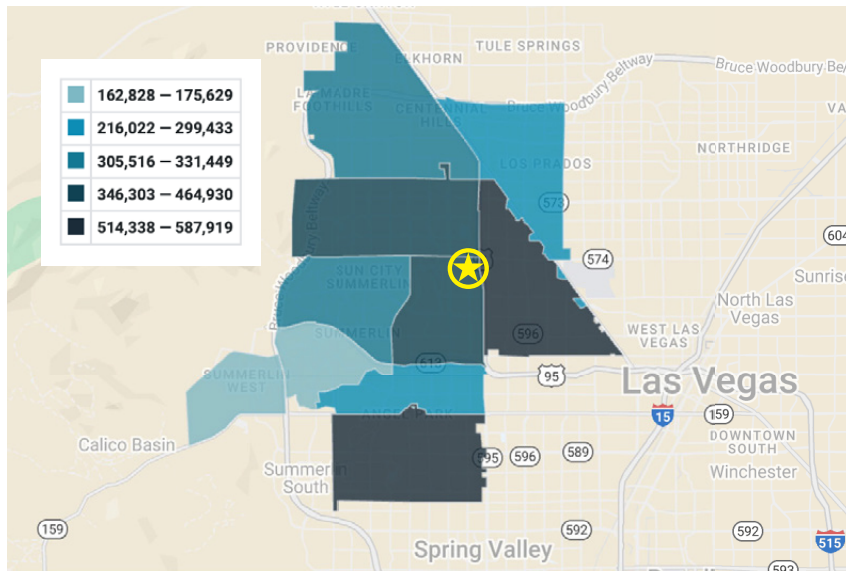
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PROJECTED OUTPATIENT PHYSICIAN DEMAND FOR 89128 ZIPCODE

CURRENT OUTPATIENT PROCEDURE VOLUME FOR NORTHWEST SUBMARKET



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The above data is representative of the Helios Health & Wellness Development, which include 89030, 89031, 89032, 89081, 89084, 89085, 89106, 89101, 89115, 89130, and 89131. For more info on the Advisory Board, visit www.advisory.com

OUTPATIENT PHYSICIAN DEMAND BY MEDICAL SPECIALTY

Medical Specialty	Current Volume	2026 Volume	2031 Volume	5-Year Growth	10-Year Growth
Cardiology	12,197	13,602	14,782	11.5%	21.2%
Cosmetic Procedures	982	1,029	1,078	4.8%	9.8%
Dermatology	5,458	5,751	6,044	5.4%	10.7%
Endocrinology	249	289	320	16.2%	28.5%
ENT	3,845	4,251	4,461	10.6%	16.0%
Evaluation and Management	125,105	135,246	147,779	8.1%	18.1%
Gastroenterology	3,043	3,258	3,438	7.1%	13.0%
General Surgery	755	783	827	3.8%	9.6%
Gynecology	1,178	1,231	1,248	4.5%	5.9%
Lab	54,147	59,396	65,383	9.7%	20.8%
Miscellaneous Services	25,810	28,546	31,344	10.6%	21.4%
Nephrology	652	721	774	10.6%	18.8%
Neurology	2,047	2,171	2,334	6.0%	14.0%
Neurosurgery	111	118	126	6.6%	13.8%
Obstetrics	503	439	395	-12.7%	-21.5%
Oncology	1,928	2,046	2,184	6.1%	13.3%
Ophthalmology	11,154	12,549	13,783	12.5%	23.6%
Orthopedics	3,634	4,089	4,560	12.5%	25.5%
Pain Management	1,422	1,573	1,711	10.6%	20.3%
Physical Therapy/Rehabilitation	30,705	34,243	39,741	11.5%	29.4%
Podiatry	2,099	2,358	2,679	12.4%	27.7%
Psychiatry	15,570	18,669	19,786	19.9%	27.1%
Pulmonology	1,736	1,865	1,824	7.5%	5.1%
Radiology	37,391	39,803	42,353	6.4%	13.3%
Spine	244	277	311	13.4%	27.3%
Thoracic Surgery	68	73	76	7.3%	12.4%
Trauma	940	993	1,030	5.7%	9.6%
Urology	1,264	1,330	1,388	5.2%	9.8%
Vascular	2,068	2,380	2,691	15.1%	30.1%

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

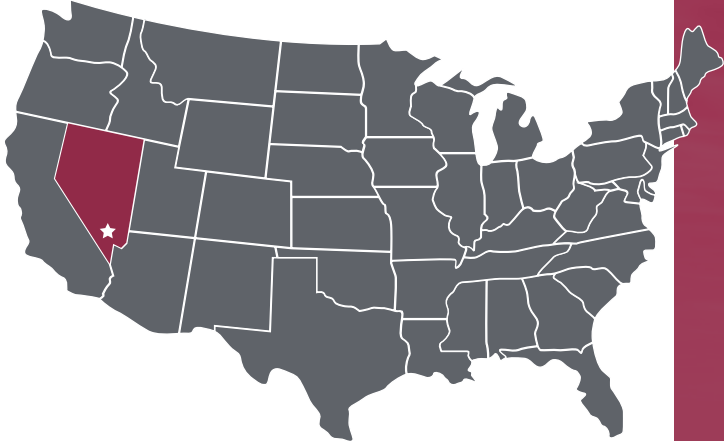
- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax

Market Overview

LAS VEGAS

**#1 TRADE SHOW DESTINATION
FOR 25 CONSECUTIVE YEARS**

-Trade Show News Network



CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2018, Las Vegas held over 21,000 conventions and hosted over 6.5 million convention delegates.

LAS VEGAS ALSO HOSTED 3 OF THE TOP 10 AND 6 OF THE TOP FIFTEEN LARGEST CONVENTIONS/TRADE SHOWS HELD IN THE U.S.



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Colliers

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