

ST. ROSE PROFESSIONAL PARK

2843 St. Rose Pkwy. Ste 110. Henderson, NV 89052

AVAILABLE
For Sublease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

POINT OF CONTACT

Andrew Trujillo
Associate
Lic#: S.0205115
702.388.1800
dtrujillo@mdlgroup.com

Buck Hujabre
Senior Vice President
Lic#: BS.1002453 LLC
225.284.0985
bhujabre@mdlgroup.com

ST. ROSE PROFESSIONAL PARK

2843 St. Rose Pkwy. Ste 110. Henderson, NV 89052

For Sublease



Sublease Term: Through May 31, 2030

Property Highlights

- ±2,216 SF fully built-out medical/office suite with Class A finishes
- Six exam rooms with plumbing, nurse's station, private offices, and two private restrooms
- Private reception/waiting area, conference room, and break room
- Prime location along St. Rose Parkway near Dignity Health - St. Rose Dominican Hospital and Dignity Health Rehabilitation Hospital
- Excellent accessibility with nearby I-215 freeway access, ±104,000 VPD at St. Rose Pkwy & S. Eastern Ave, and proximity to restaurants, banks, and other medical/professional users

Property Overview

MDL Group is pleased to present a ±2,216-square-foot fully built-out medical/office suite at St. Rose Professional Park. Featuring Class A finishes, the suite includes a private reception and waiting area, six plumbed exam rooms, a nurse's station, private offices, two restrooms, conference room, and break room. Available for sub-sublease through May 31, 2030, the property is ideally positioned along the St. Rose Parkway medical corridor near Dignity Health - St. Rose Dominican Hospital. With immediate access to I-215, proximity to Seven Hills and Anthem, and approximately ±104,000 vehicles per day at St. Rose Parkway and S. Eastern Avenue, the location offers excellent visibility and accessibility.

Listing Snapshot



\$3.40 PSF NNN
Sublease Rate



\$0.83 PSF
CAM Charges



±2,216 SF
Available Space



Henderson
Submarket

Key Demographics (within a 3-mile radius)



±157,656
Population Size



\$137,810
Ave. Household Income

APN 177-25-216-004

Zoning Neighborhood Commercial (CN)

Year Built 2005

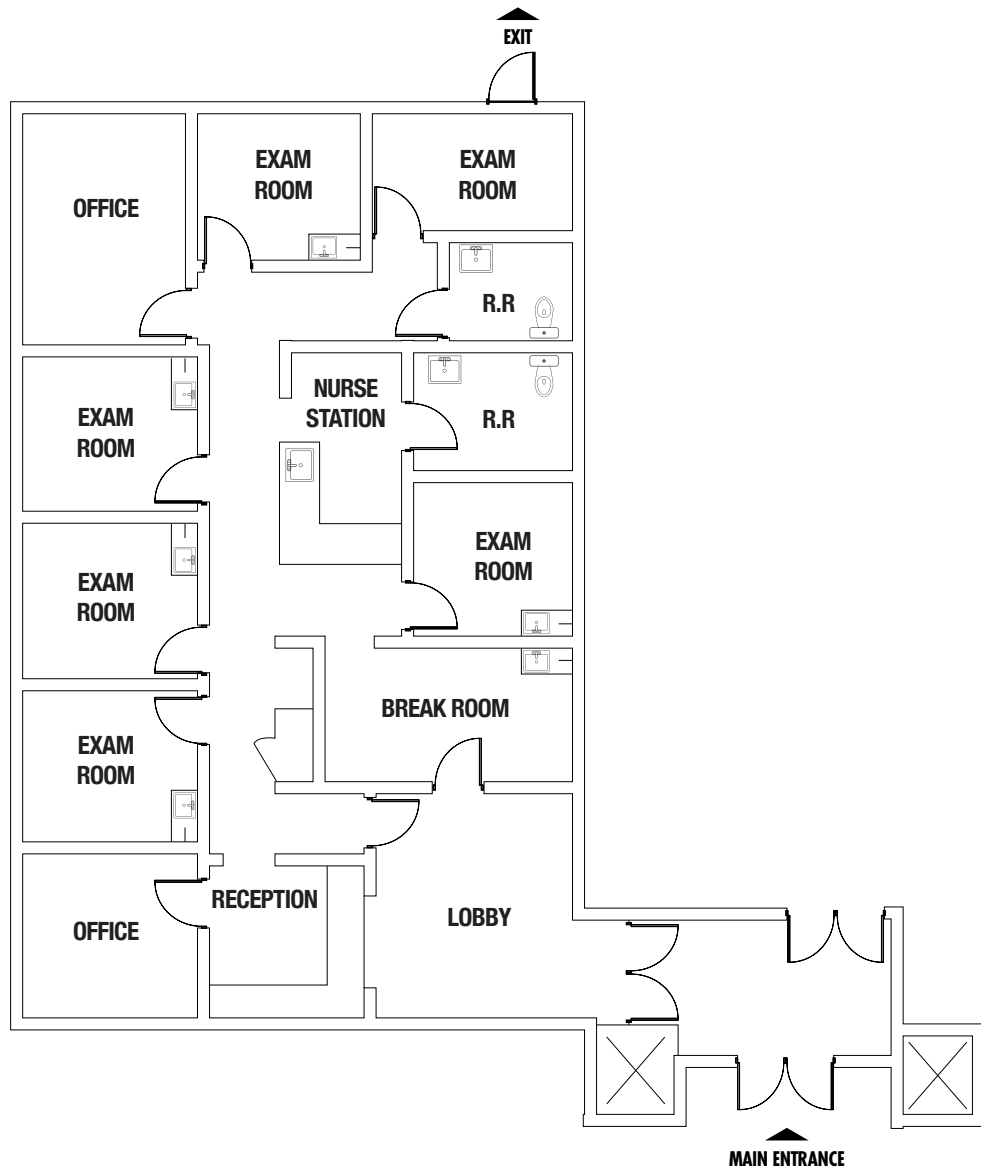
Parking Ratio 72 spaces

Lot Size ±0.53 AC



Service you deserve. People you trust.





Listing Snapshot



\$3.40 PSF NNN
Sublease Rate



\$0.83 PSF
CAM Charges



±2,216 SF
Available Space



\$9,373.68
Monthly Rent



Immediately
Availability

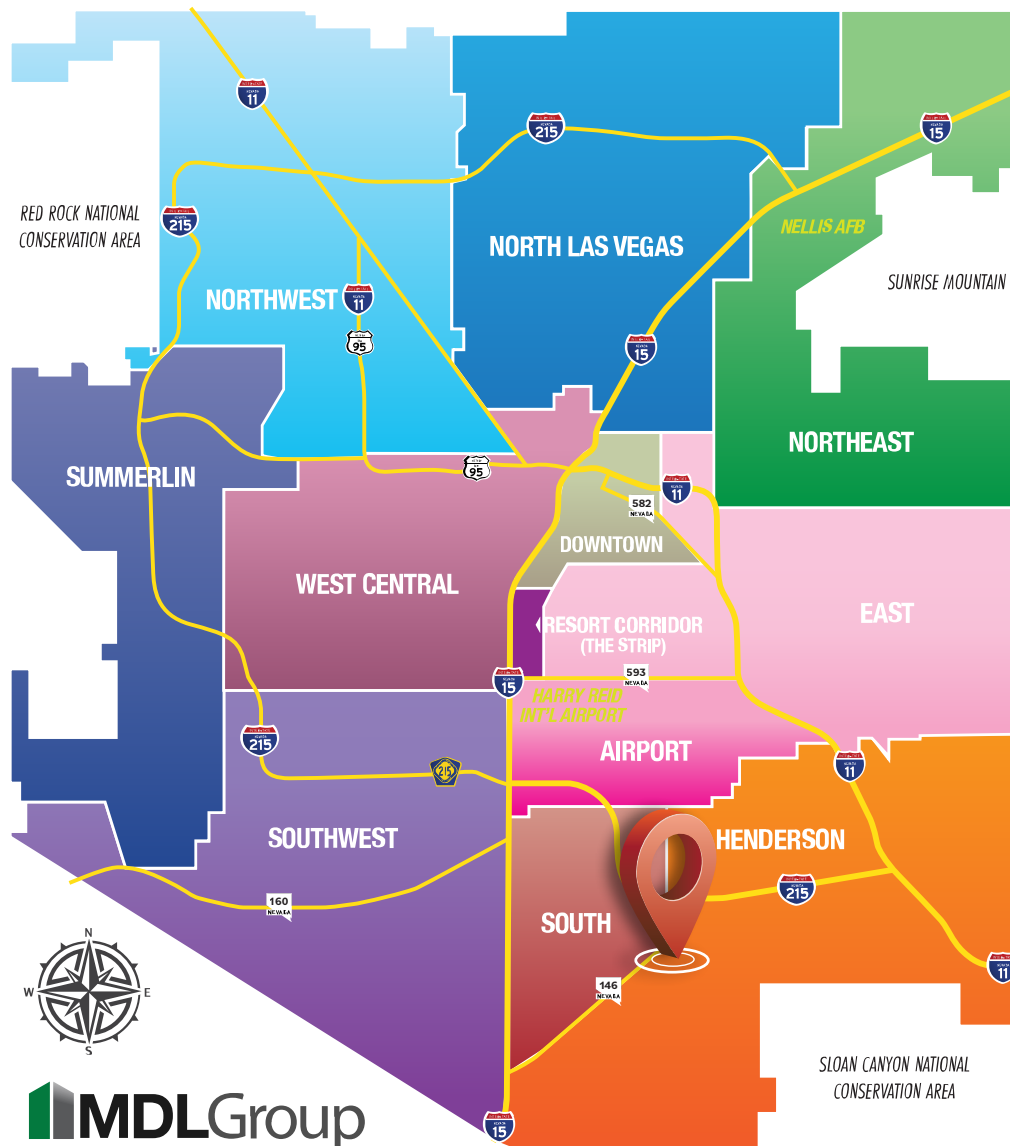
Suite Specs

Total SF ±2,216

Private Office	2
Exam Room	6
Reception	1
Break Room	1
Restrooms	2

Property Photos





Distance to Landmarks

- I-215 Freeway: ± 1.0 mile
- I-15 Freeway: ± 4.5 miles
- Harry Reid International Airport: ± 8.5 miles
- Henderson Executive Airport: ± 4 miles

Nearby Amenities

- **Healthcare:** Positioned within a major medical corridor near Dignity Health – St. Rose Dominican Hospital, Siena Campus and Dignity Health Rehabilitation Hospital, with numerous medical practices and specialty providers surrounding the property. This concentration makes the area particularly well suited for medical and professional office users.
- **Retail & Shopping:** Conveniently located near the extensive retail concentration along St. Rose Pkwy and Eastern Ave, providing easy access to grocery stores, neighborhood services, shopping centers, and national retailers for both employees and patients.
- **Dining:** The St. Rose corridor offers a broad mix of nearby dining options, including Scrambled, Soru Ramen & Asian Cuisine, Broken Yolk Cafe, and Texas Roadhouse, creating convenient choices for breakfast, lunch, business meals, and after-work dining.

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ± 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Henderson

Quick Facts

 **359,000**

Est. Population
(as of 2025)

 **2,984**

Pop. Density
(per square mile)

Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam, and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping. Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

In 2024, Henderson was awarded the prestigious Malcom Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.



Service you deserve. People you trust.



Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

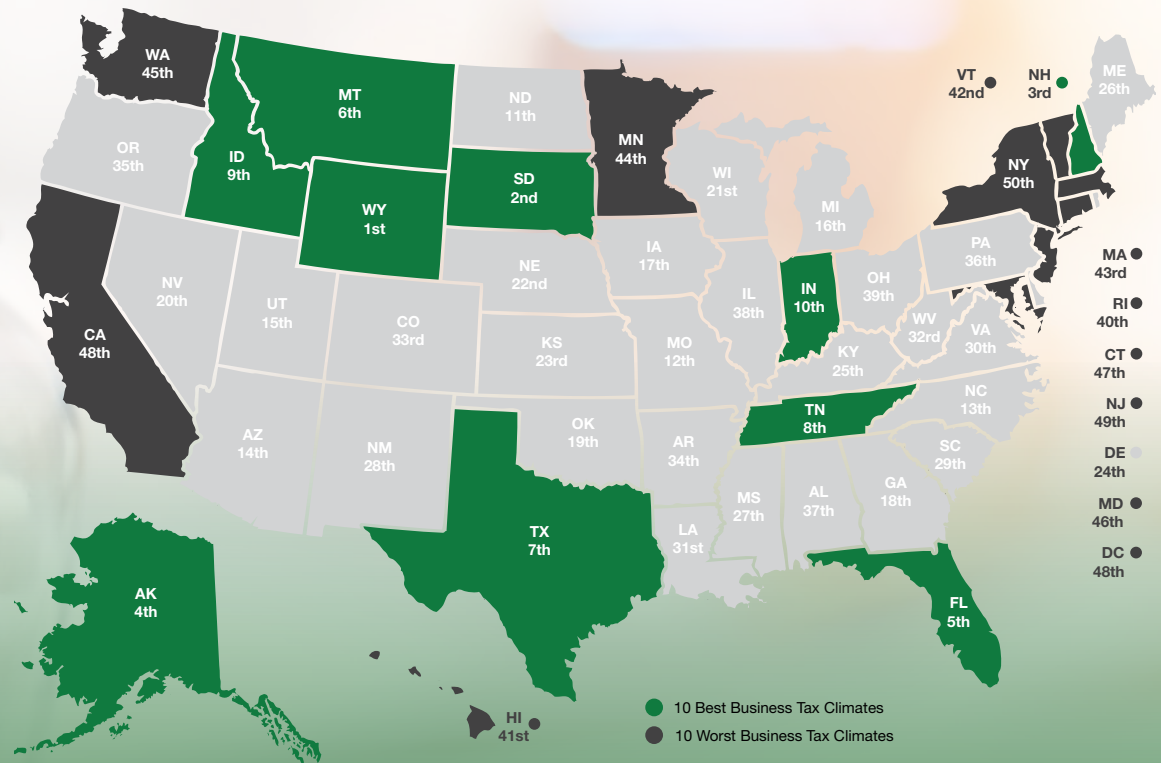
Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Service you deserve. People you trust.



2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

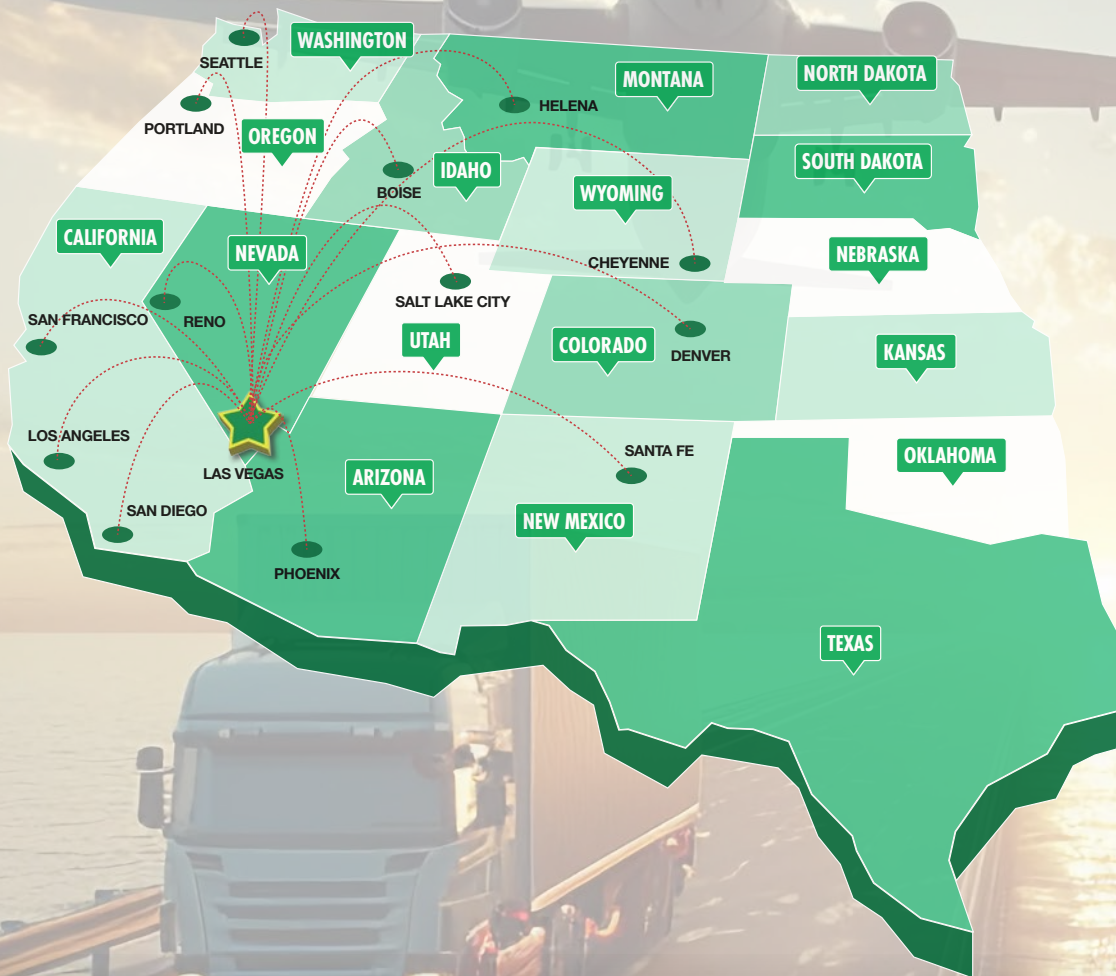
- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

5960 S. Jones Boulevard, Las Vegas, Nevada 89118

(702) 388-1800 MAIN • (702) 388-1010 FAX

www.mdlgroup.com

Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

--



Service you deserve. People you trust.



LAS VEGAS, NEVADA



SALT LAKE CITY, UTAH



WWW.MDLGROUP.COM

