



FOR SUBLEASE

670 S. Green Valley Parkway, Suite #145

±2,800 SF Performance & Recovery Facility

Medical Opportunity | Strength Center

Taber Thill, SIOR

Mobile: +1 702 245 0865

Direct: +1 702 836 3796

taber.thill@colliers.com

License # NV-S.0051684

Property Overview

Turnkey Physical Therapy opportunity within Strength Center, a ±2,800 SF performance and recovery facility serving a high-income, health-conscious clientele. Designed for an experienced PT or PT group seeking to establish or expand within a revenue-ready environment.



Access to ±2,800 SF performance and recovery facility



Three (3) fully built-out private treatment rooms



Positioned within a premium, active demographic



Located within Coronado Canyons medical complex



Only physical therapy provider in the complex

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Medical Opportunity & Strength Center

Ideal Tenant & Key Advantages

- Physical Therapist (5+ years) or PT team
- Entrepreneurial operator aligned with performance and longevity care
- Existing practice seeking satellite or relocation
- Independent contractor / tenant model (not employment)
- Built-in referral flow from established client base
- Immediate start with no build-out or startup delay
- Positioned within a premium, active demographic

Floor Plan



 For illustration purposes only. Not to scale.

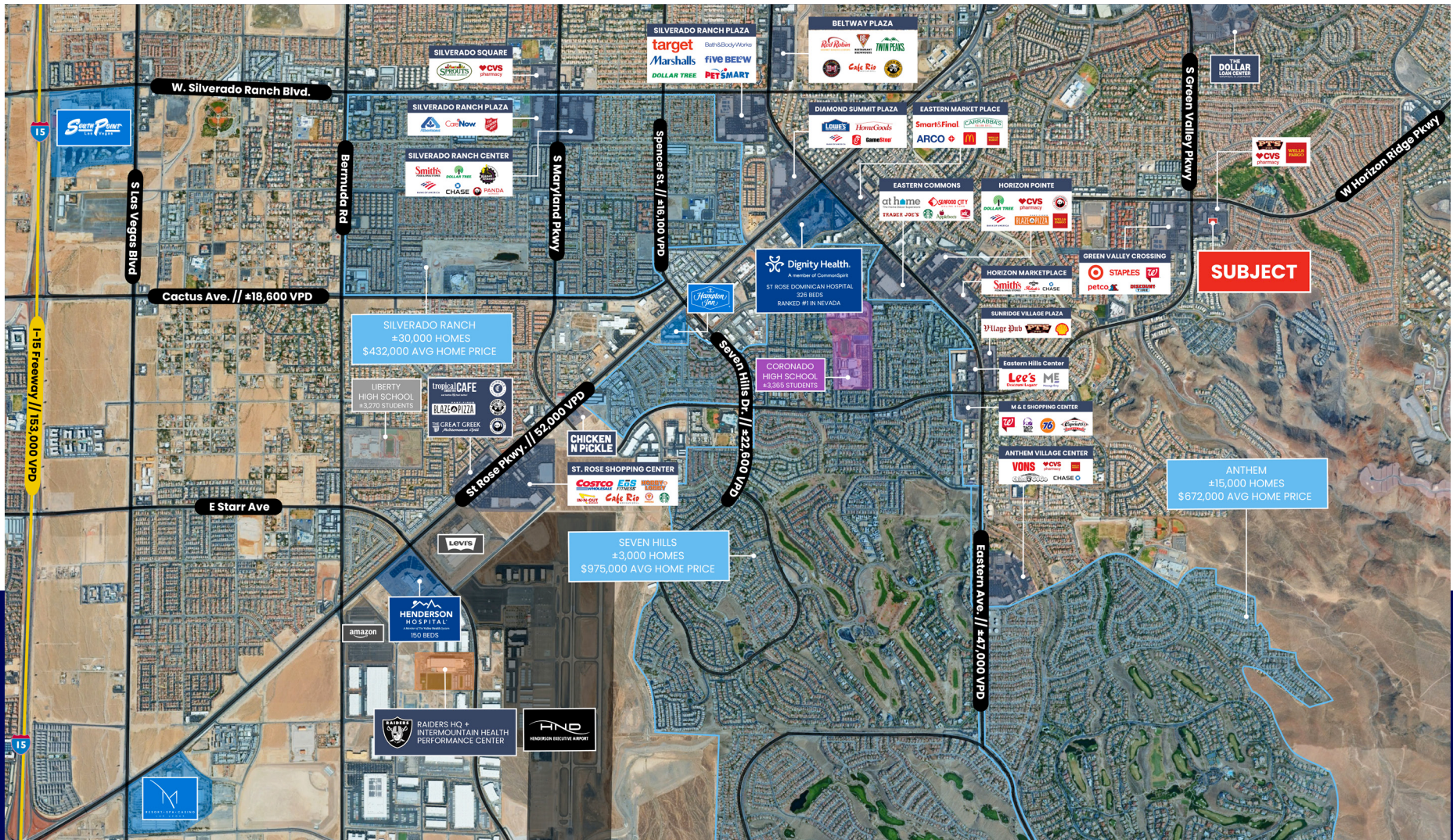


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Location Map

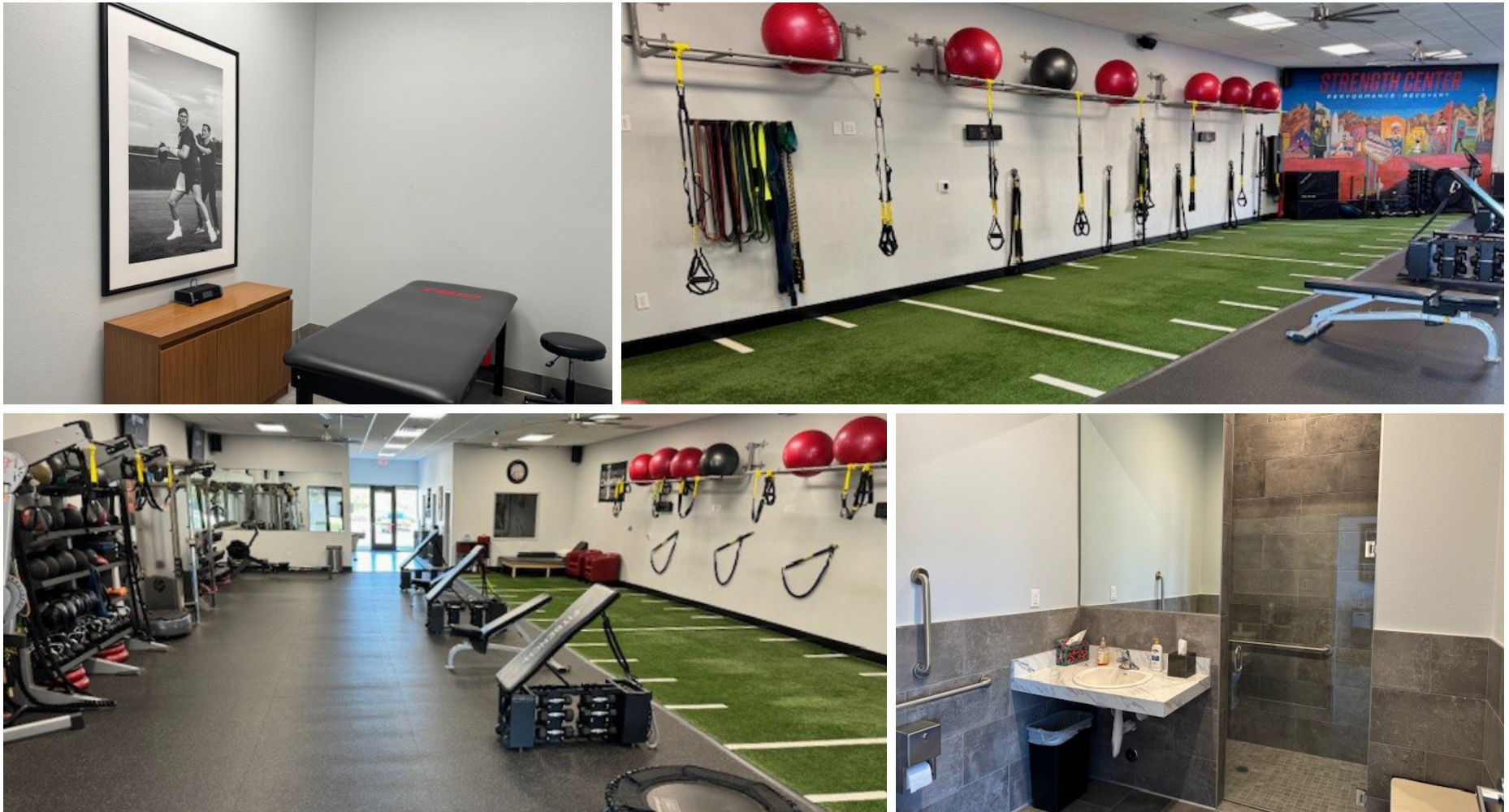
Located in the Green Valley Ranch high-income submarket near Sun City MacDonald Ranch, with a strong demand from active adult and performance-focused clientele.

▲ For illustration purposes only. Not to scale.



Property Images

A unique opportunity to place a healthcare client into a plug-and-play PT environment with embedded demand and referral infrastructure.



CONTACT ME

ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals

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