

*MEDICAL OFFICE
FOR LEASE AT PECOS PLAZA*

*for
LEASE*



9065

S. PECOS
ROAD

HENDERSON, NV 89074

CBRE

MARC MAGLIARDITI, SIOR, CCIM

Senior Vice President

+1 702 349 6041

marc.magliarditi@cbre.com

Lic. S.65949

MIRANDA JENNINGS

Client Services Specialist

+1 702 556 7170

miranda.jennings@cbre.com

Lic. S.192668

property **HIGHLIGHTS**

- Strategically located with direct access to CC-215 and 142,000 AADV, the property allows for easy connectivity from the greater Las Vegas Valley for employees and guests.
- Located in Green Valley, Nevada's first master-planned community, the property is surrounded by a wealth of restaurant, retail, and recreational amenities.
- Just one mile from the renowned Green Valley Ranch Resort and Casino and The District at Green Valley Ranch, a vibrant 50-acre mixed-use development featuring outdoor shopping, dining, and entertainment.
- Located approximately 7 miles to Harry Reid International Airport.
- Ideal location for a medical practice that benefits from proximity to St. Rose Dominican Hospital, Siena Campus (approximately 2 miles) and the new West Henderson Hospital (approximately 4 miles) and surrounding medical facilities.
- Reserved, covered parking available.
- Tenant Improvement allowance available.



SPACE AVAILABLE

Suite 240: **±2,388 RSF**

Suite 250: **±3,481 RSF**

* Suites are contiguous
and can be combined



OFFERING

Lease Rate:

\$2.10/RSF NNN



pecos
PLAZA



suite 240 and 250
FLOOR PLAN

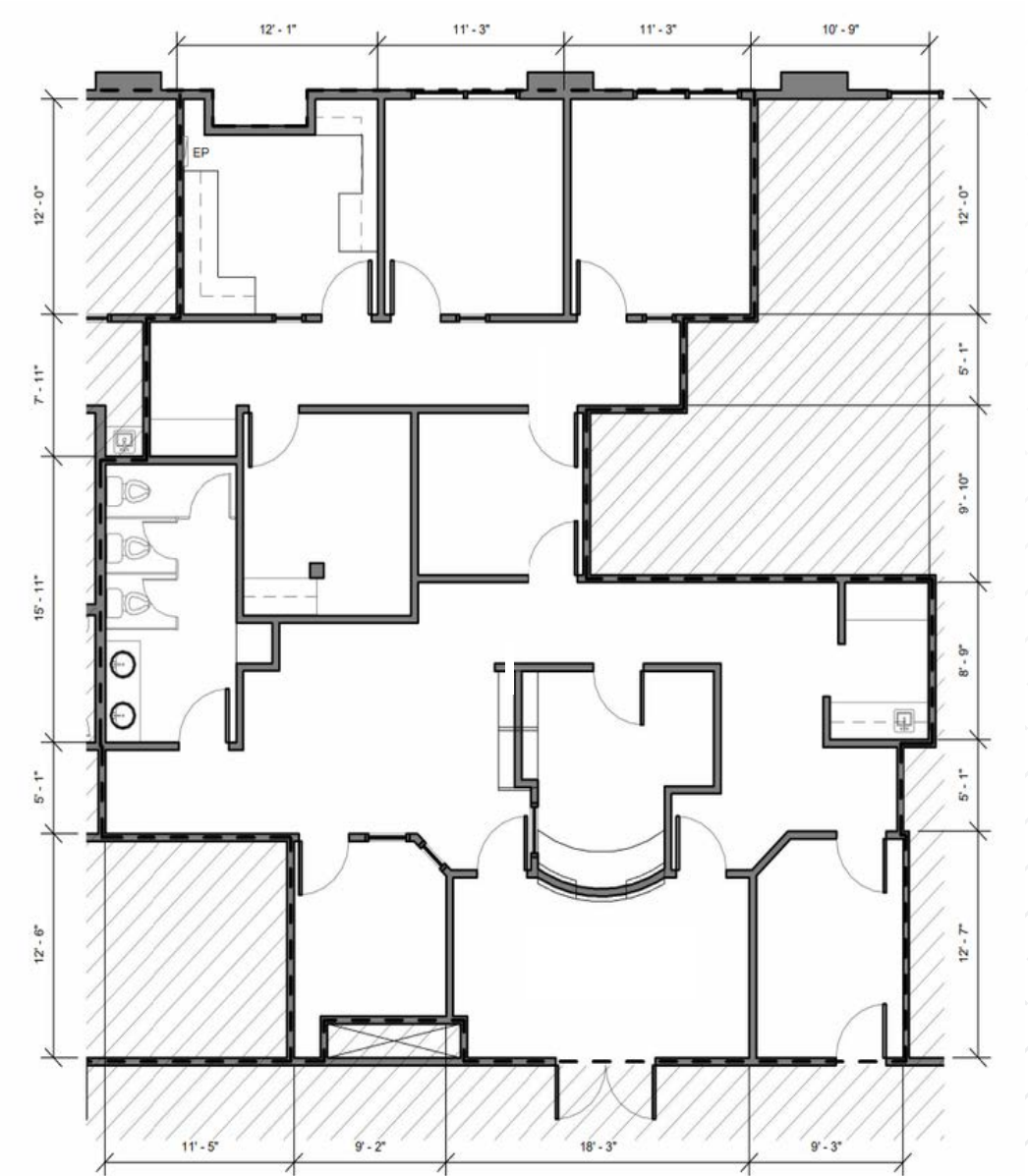
±5,868 RSF



suite 240

FLOOR PLAN

±2,388 RSF



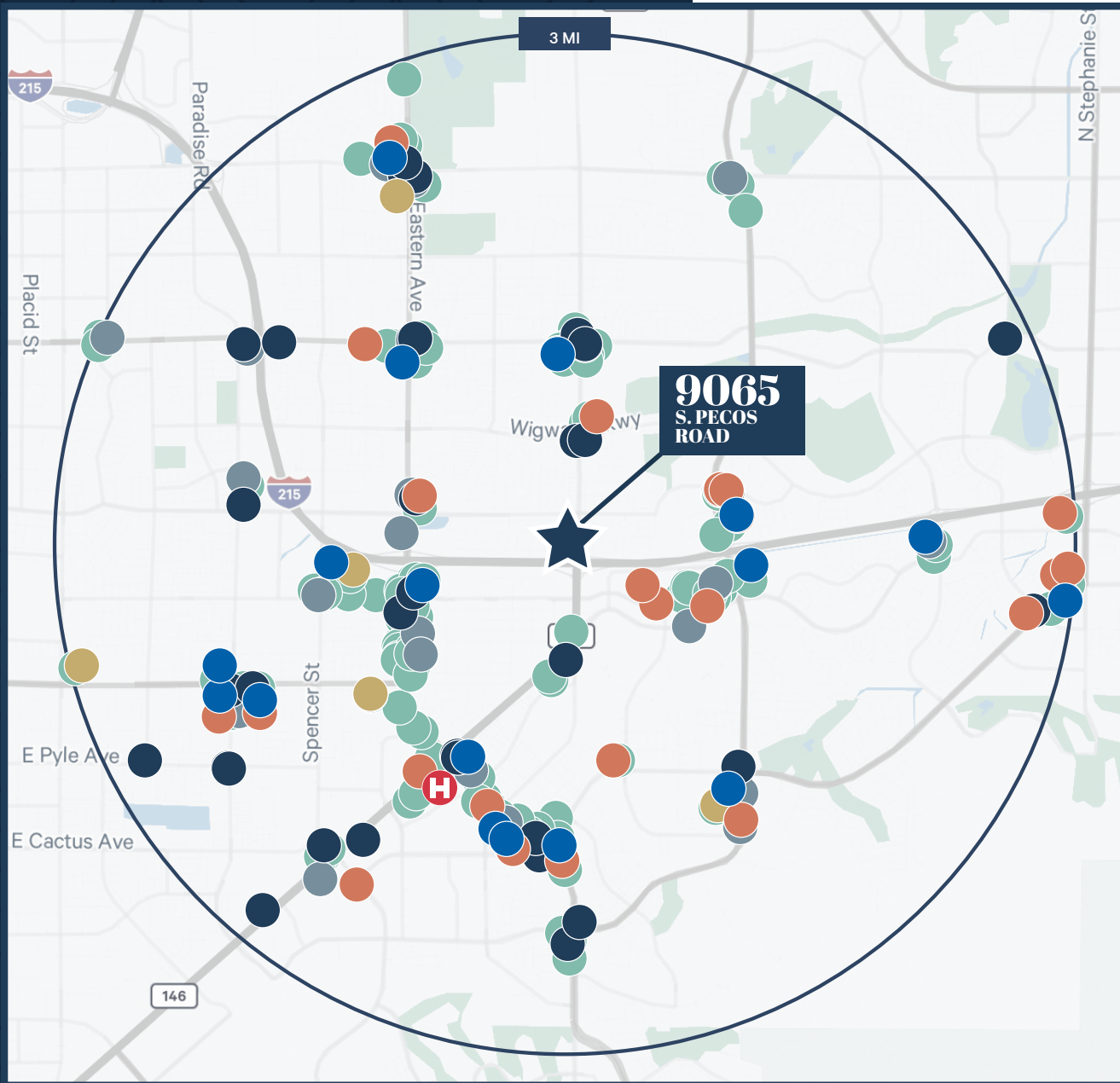
suite 250

FLOOR PLAN


±3,481 RSF



AMENITIES



LEGEND

-  Restaurants
-  Coffee / Tea
-  Gas Stations
-  Retail
-  Gyms + Fitness
-  Grocery Stores



For additional medical leasing opportunities see our additional listings that are owned and managed by affiliates of Woodside Health:



866 SEVEN HILLS DRIVE
HENDERSON, NV 89052



870 SEVEN HILLS DRIVE
HENDERSON, NV 89052



851 S. RAMPART BLVD
LAS VEGAS, NV 89145



9029 S. PECOS ROAD
HENDERSON, NV 89074



9065 S. PECOS ROAD
HENDERSON, NV 89074

Since 2008, Woodside Health has grown to become one of the premier healthcare real estate private equity firms. Our primary focus is acquiring and managing healthcare buildings, recognizing the critical role that real estate plays in delivering high-quality healthcare services.

We personalize the real estate experience to optimize outcomes for our partners and tenants. We do this through an active, integrated approach to acquisitions, asset management, and investor relations. Our approach as 'hands on operators' has led to consistently strong portfolio performance and positive outcomes.



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Client Services Specialist
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Lic. S.192668

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