

ANCHOR
HEALTH PROPERTIES

CLASS A | MULTI-TENANT MEDICAL BUILDING

THE PARKWAY

7455 W. Washington Avenue
Las Vegas, NV 89128



±1,243 RSF – ±15,697 RSF AVAILABLE | FOR LEASE

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±129,019 SF MULTI-TENANT MEDICAL BUILDING

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THE PARKWAY

PROPERTY OVERVIEW

The Parkway (the "Property") is a Class A medical building located on the major arterials of Summerlin Parkway & Buffalo Drive on the Summerlin / Las Vegas boundary without any medical use restrictions. Strategically positioned at the midpoint between two major hospital campus of Summerlin Hospital and Mountain View Hospital, the Property provides convenient access for patients and employees. This ±129,019 SF multi-tenant medical building offers tenants the opportunity to lease turnkey medical spaces and Tenant Improvement Allowances up to \$100/SF for qualified tenants. The property is overparked at 6/1000 parking ratio, including a multi-level parking garage.



PROPERTY HIGHLIGHTS

Located in high-growth submarket with strong physician growth predicted for nearly all medical specialties (see physician demand growth projections page 17)

BUILDING RENOVATIONS COMPLETED 2024

Property Name:	The Parkway
Product Type:	Medical
Construction Type:	Steel Frame
Building Size:	±129,019 SF
# of Floors:	4
Zoning:	C-1 (Las Vegas)
Availability:	±15,697 SF
CAM's/2026 Est Operating Expenses:	\$0.94/SF*
TI Allowance:	Up to \$100/SF
Parking Ratio:	6/1000
Power:	208/120 Volt, 3-Phase Power
Data:	CAT 6, Fiber to Building
Building Hours:	Mon-Sat 7am-7pm, Closed Sunday

*Includes Water, Sewer, Trash (medical waste not included), Gas, Common Area Electric. Separately metered for NV Energy only.

THE PARKWAY

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SPACE AVAILABILITIES/ CONTIGUOUS OPTIONS

AVAILABILITIES	SUITES	RSF
Suite 140	140	±1,243 RSF
Suite 210	210	±2,223 RSF
Suite 270	270	±5,000 RSF*
Suite 415 - Stand Alone (Available Q1 2027)	415	±3,723 RSF
Suite 422 - Stand Alone	422	±3,508 RSF
Suite 415/422 Combined	415/422	±7,231 RSF

**Estimated RSF*

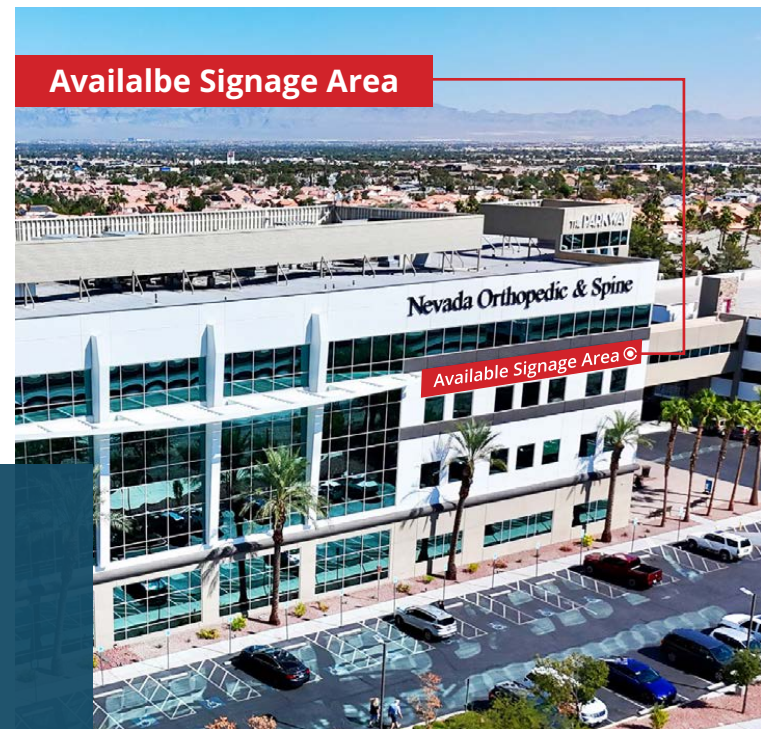
PROPERTY HIGHLIGHTS

- Fronting Summerlin Parkway and Buffalo Drive on Summerlin/Las Vegas boundary
- Strategically positioned at midpoint between Summerlin Hospital and Mountain View Hospital Campuses, within close proximity to Centennial Hospital, Southern Hills Hospital, University Medical Center, and Valley Hospital
- High physician demand projected in multiple specialties over the next 10 years
- High parking ratio 6/1000 with surface spaces & multi-level parking garage

BUILDING & PYLON SIGNAGE AVAILABLE

- Building and Parking Deck Repainted
- Wayfinding and directory signage upgrades
- Common area high-efficiency LED lighting upgrades
- Building interior artwork modernized

Strategically Positioned at Midpoint Between Summerlin Hospital & Mountain View Hospital Campuses



THE PARKWAY

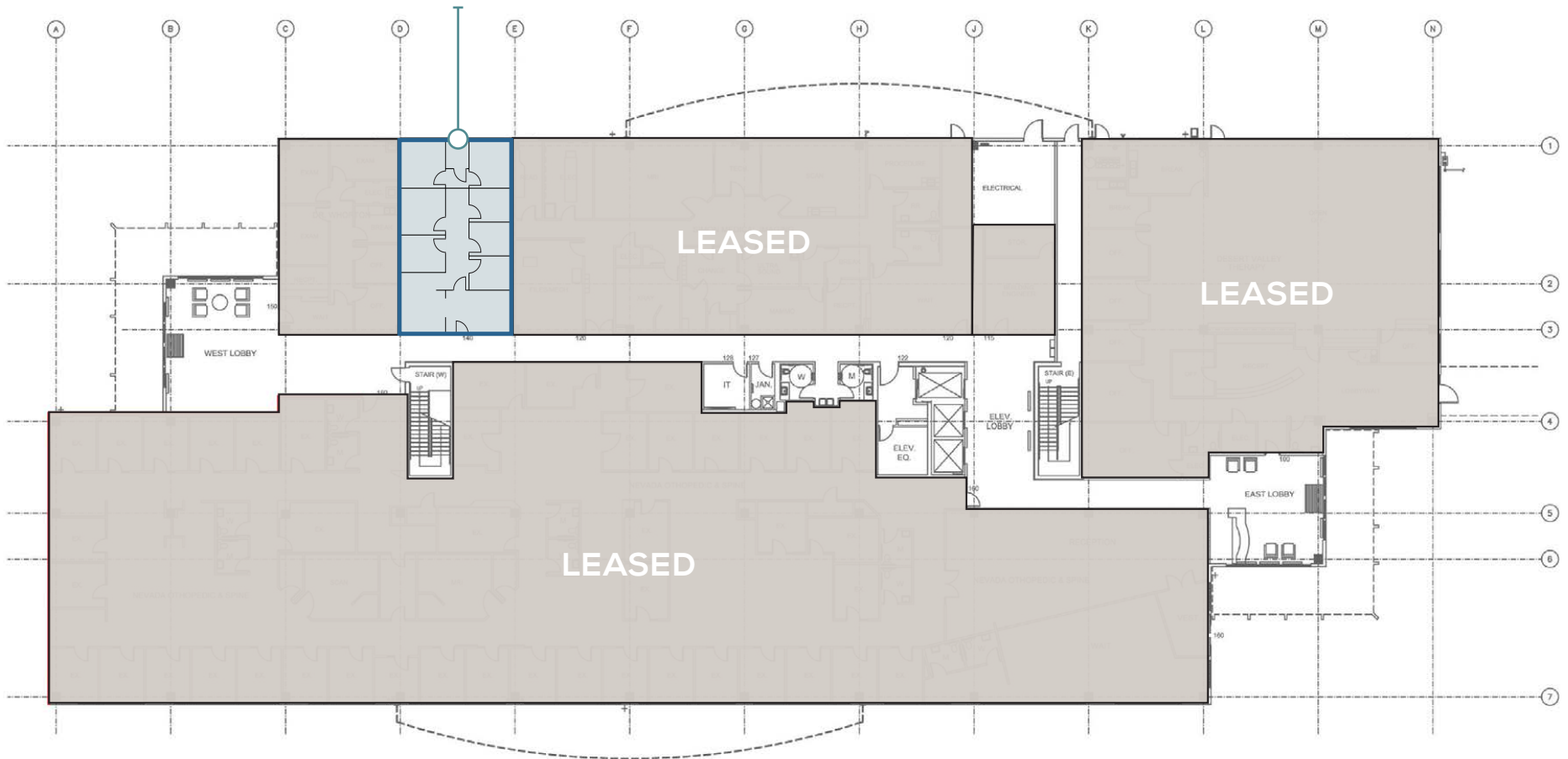
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FIRST FLOOR
Up to ±1,243 RSF Available



Not To Scale. For Illustration Purposes Only. 

SUITE 140
±1,243 RSF



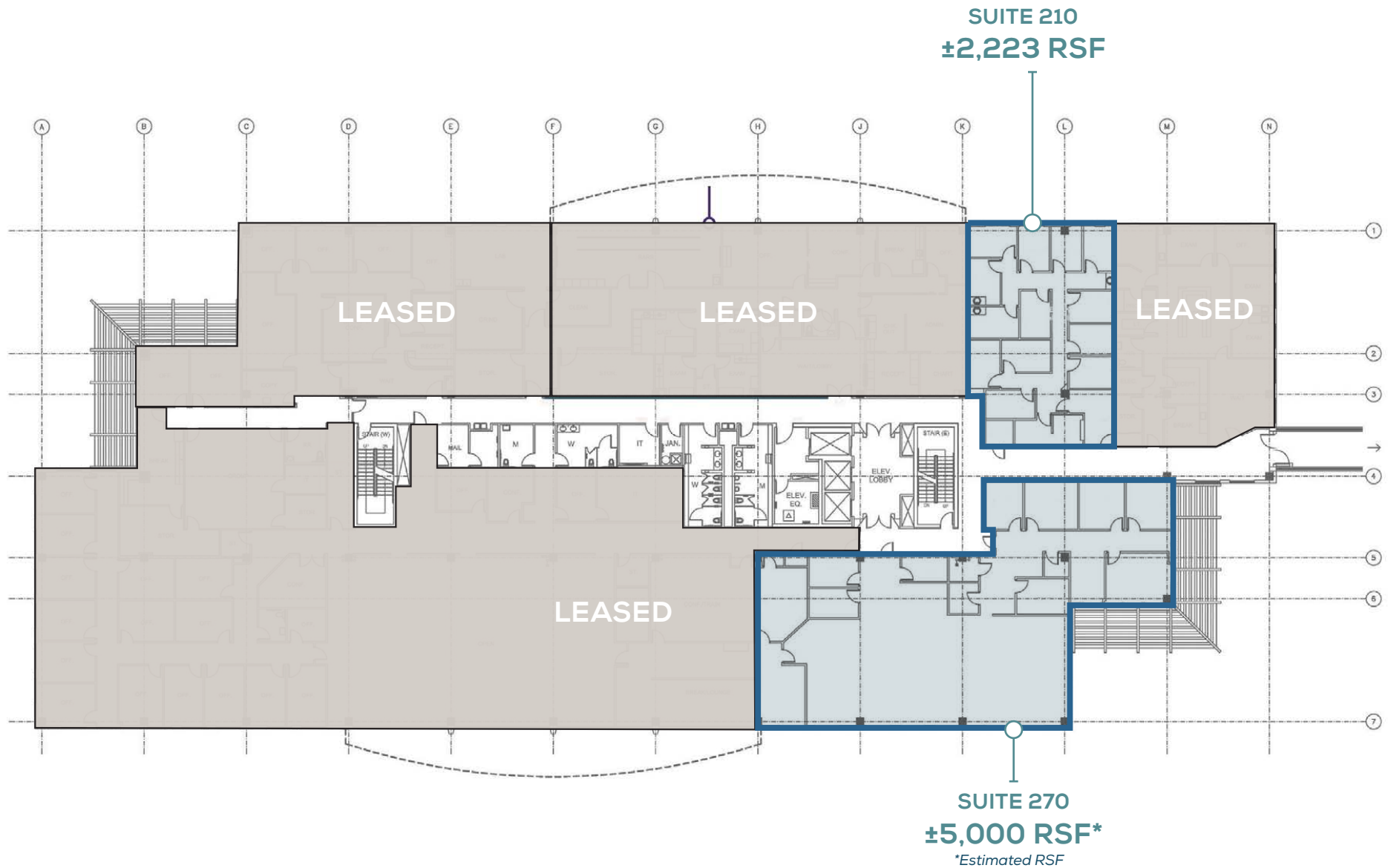
THE PARKWAY

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SECOND FLOOR
Up to ±7,223 RSF Available



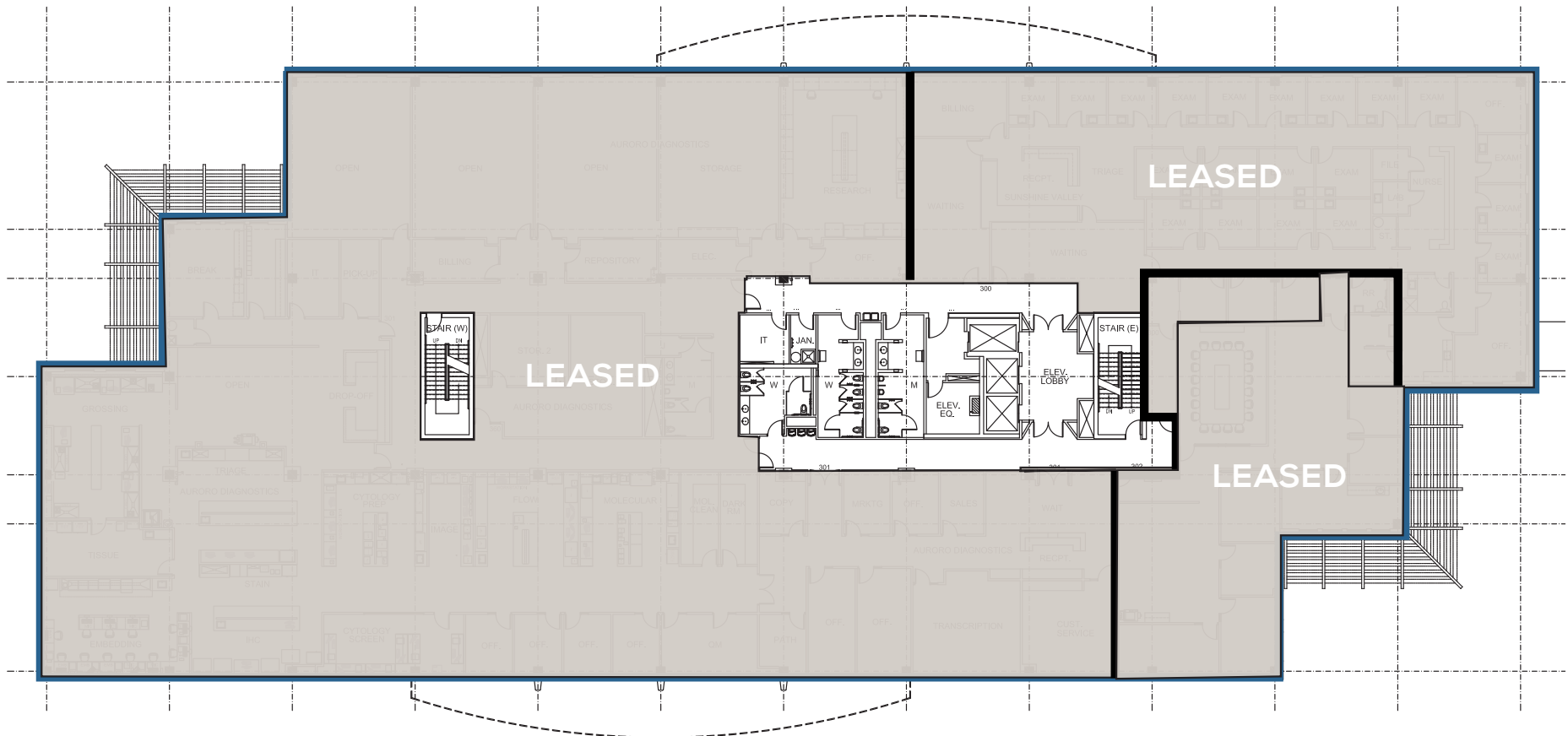
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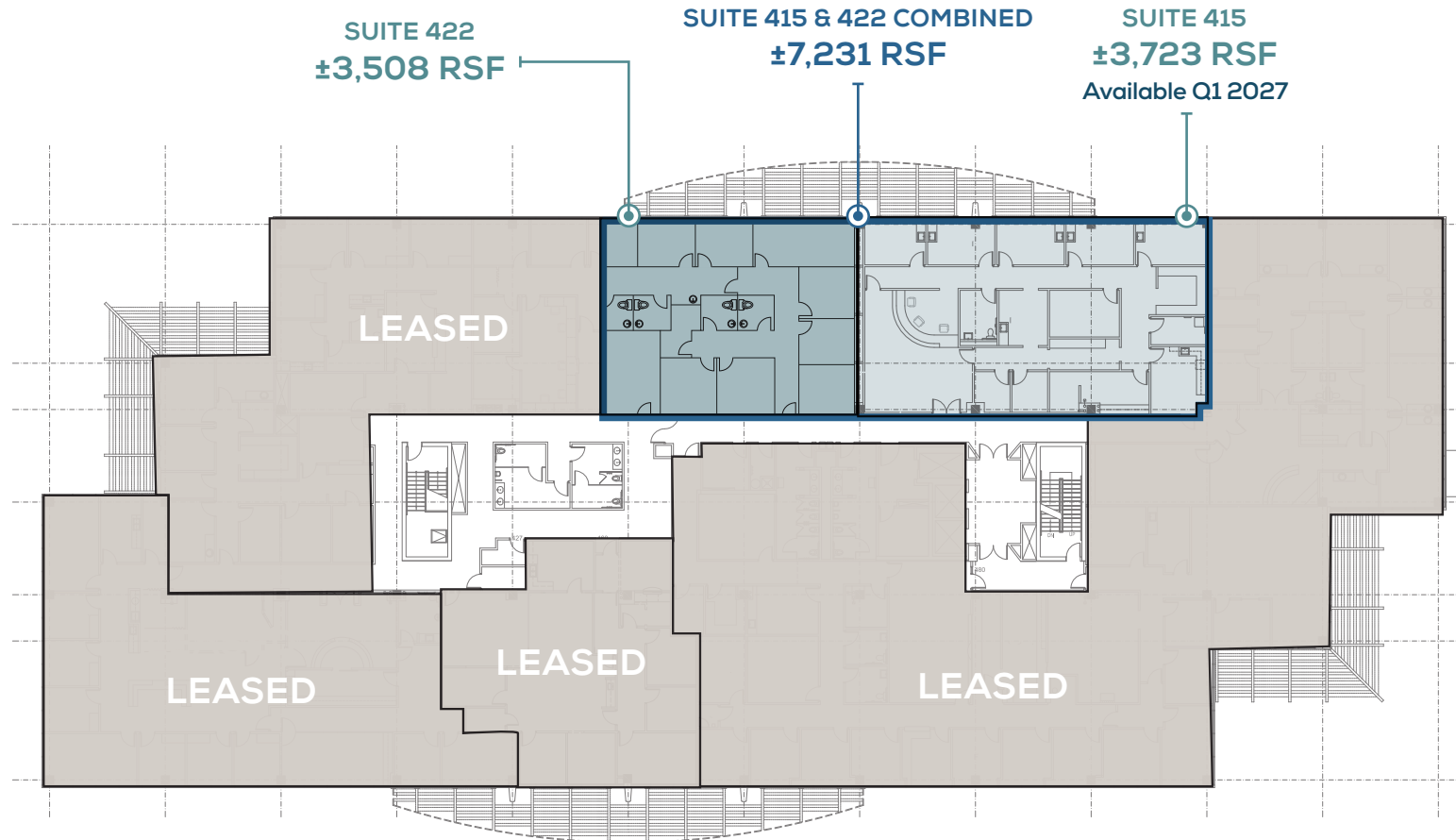
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FOURTH FLOOR
Up to **±7,231 RSF Available**



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SUITE 422 IMAGERY



THE PARKWAY

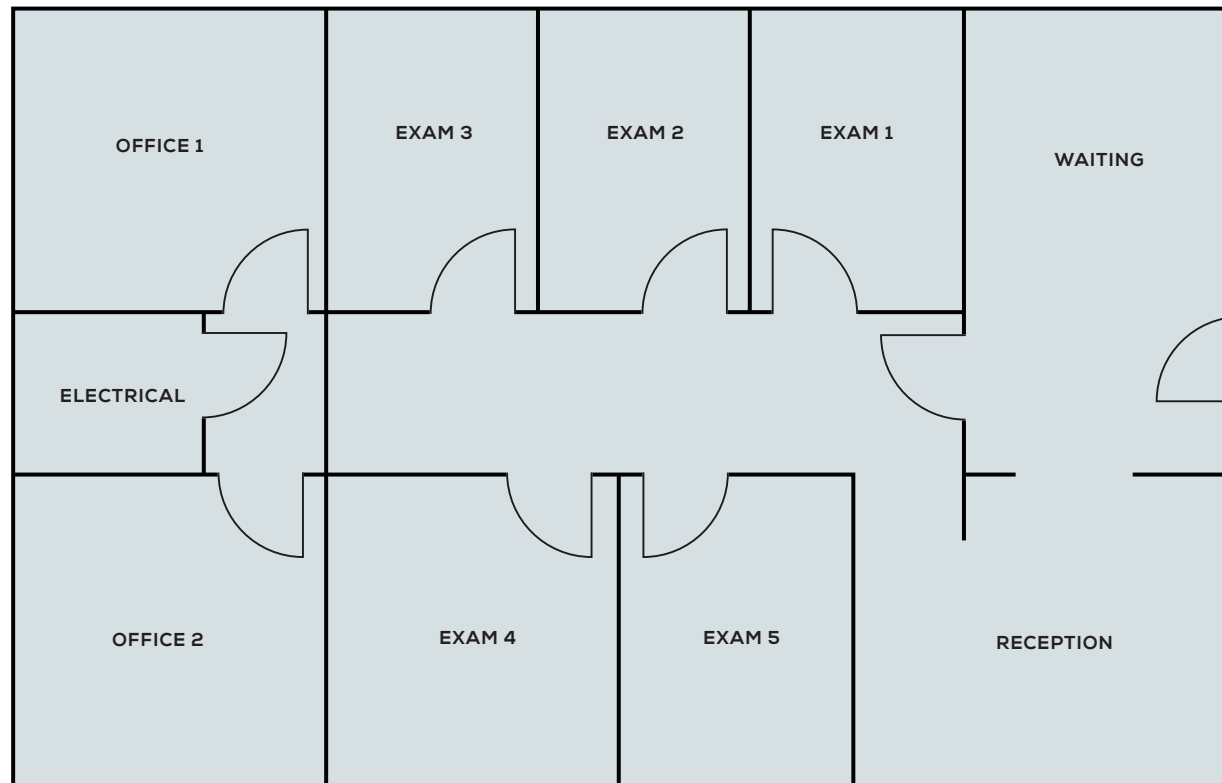
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±129,019 SF MULTI-TENANT MEDICAL BUILDING



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SUITE 140 | ±1,243 SF



1ST FLOOR



VIRTUAL TOUR COMING SOON

FLOOR PLAN

THE PARKWAY

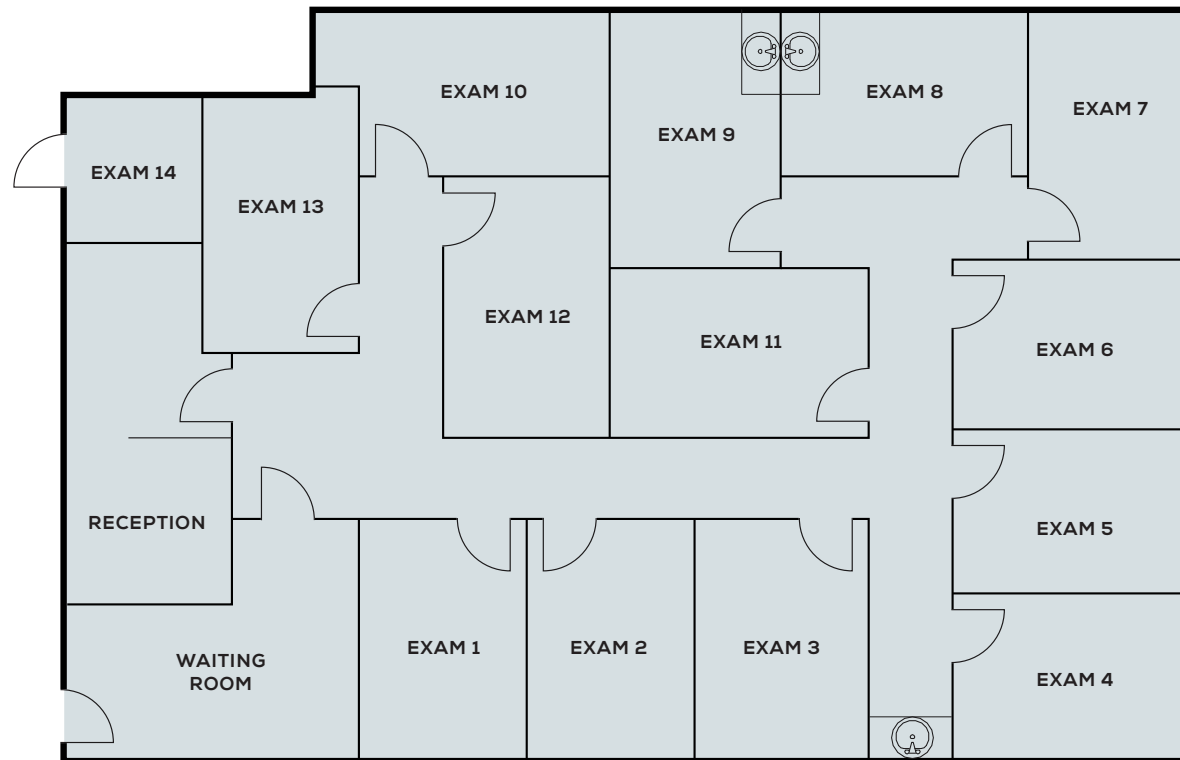
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±129,019 SF MULTI-TENANT MEDICAL BUILDING

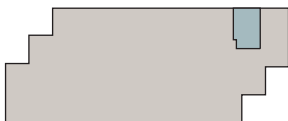


Not To Scale. For Illustration Purposes Only. 

SUITE 210 | ±2,223 SF



2ND FLOOR



VIRTUAL TOUR COMING SOON

FLOOR PLAN

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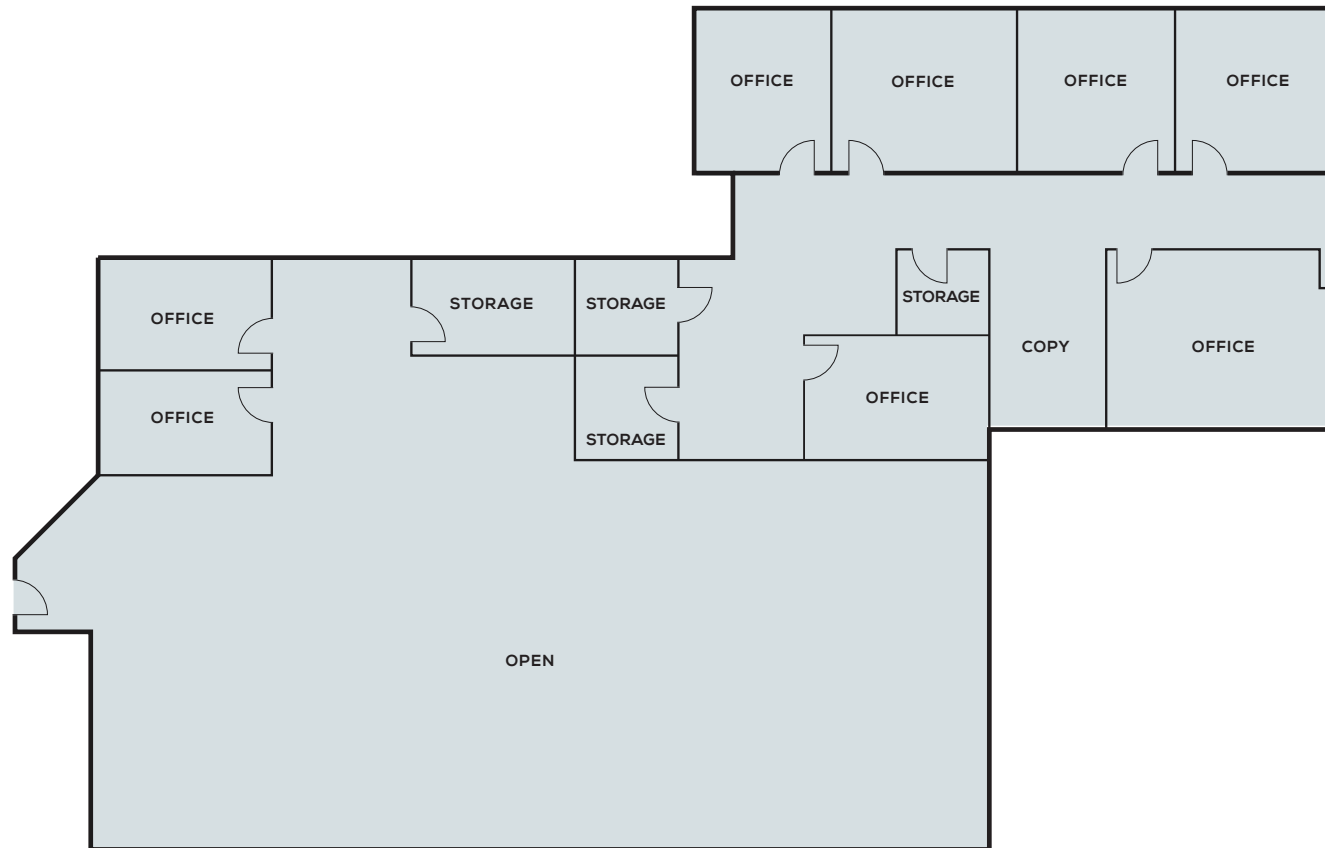
±129,019 SF MULTI-TENANT MEDICAL BUILDING



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SUITE 270 | ±5,000 SF*

*Estimated RSF



2ND FLOOR



VIRTUAL TOUR COMING SOON

FLOOR PLAN

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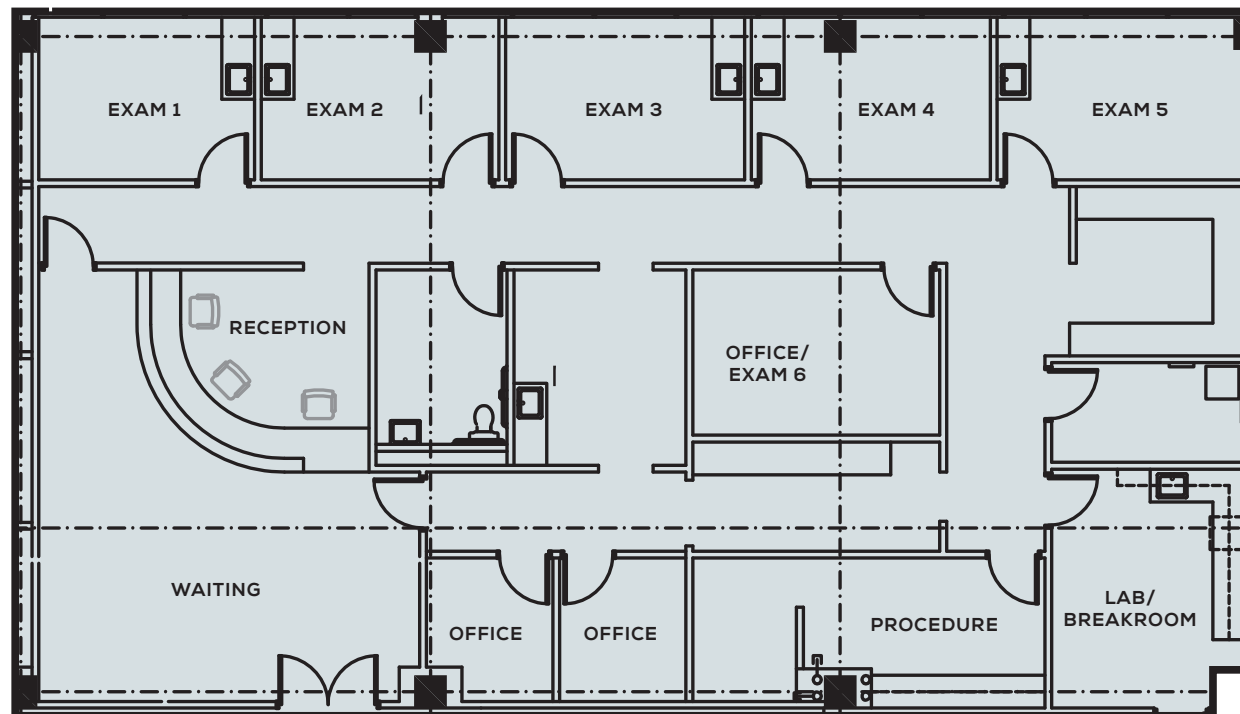
±129,019 SF MULTI-TENANT MEDICAL BUILDING



Not To Scale. For Illustration Purposes Only. 

SUITE 415 | ±3,723 SF

Available Q1 2027



4TH FLOOR



VIRTUAL TOUR COMING SOON

FLOOR PLAN

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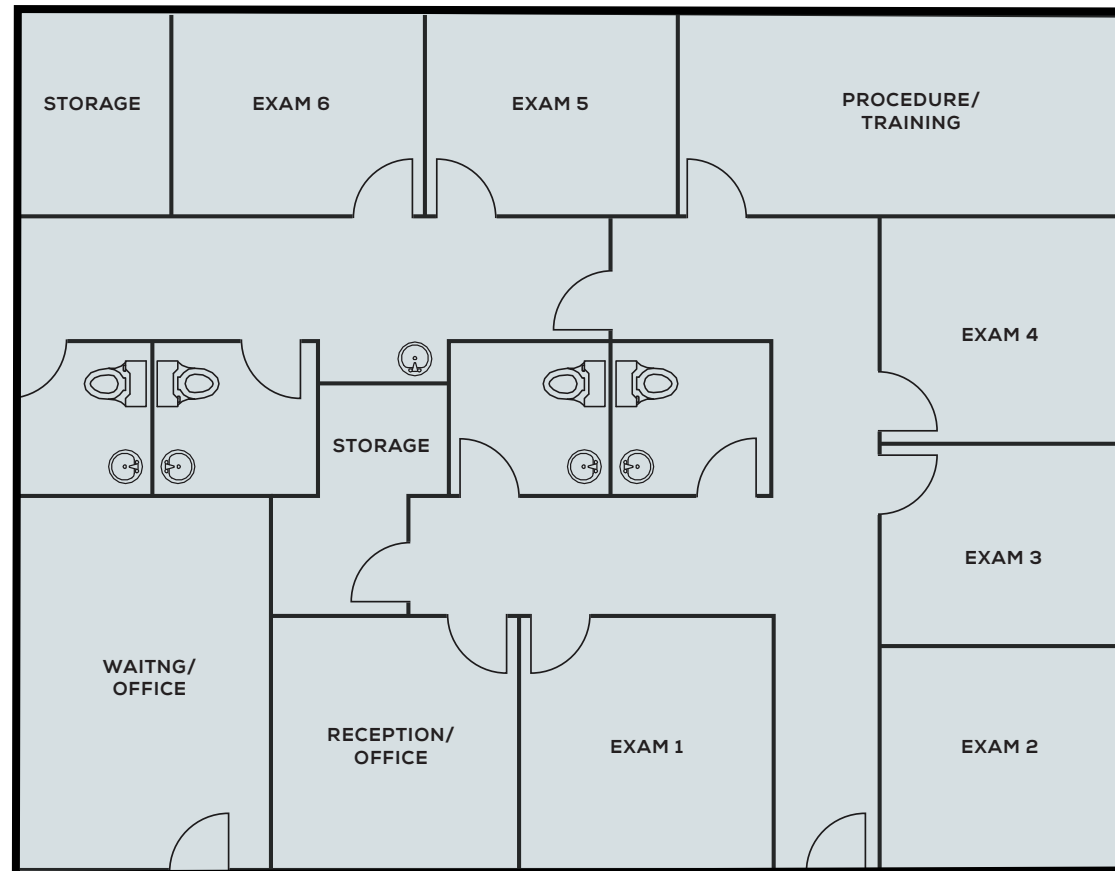
±129,019 SF MULTI-TENANT MEDICAL BUILDING



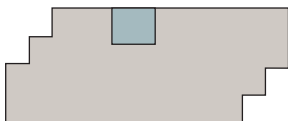
Not To Scale. For Illustration Purposes Only.



SUITE 422 | ±3,508 SF



4TH FLOOR



FLOOR PLAN

THE PARKWAY

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PROPERTY IMAGES



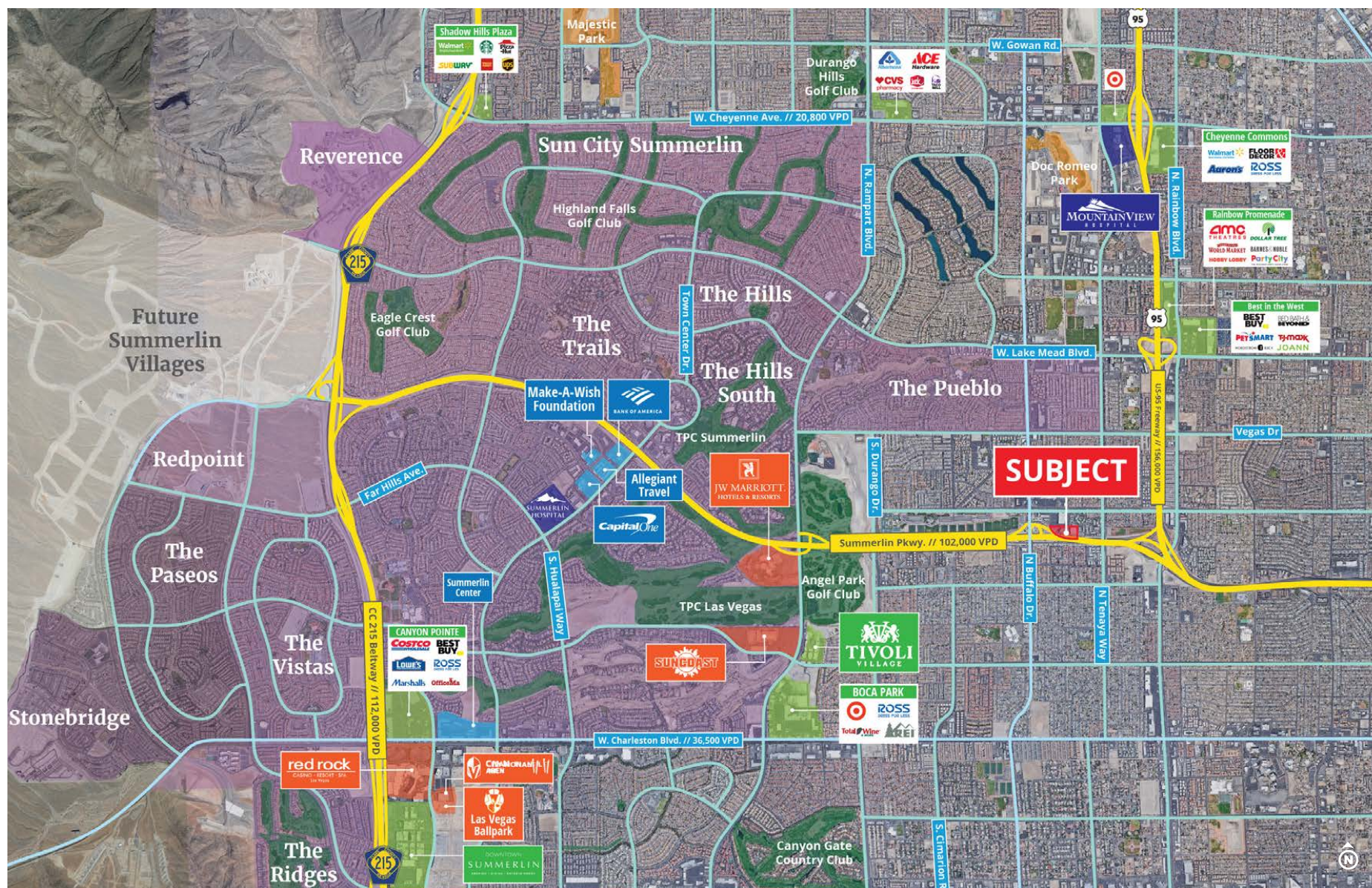
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TRADE AREA MAP



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AERIAL MAP – CLOSE UP



±129,019 SF MULTI-TENANT MEDICAL BUILDING

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MEDICAL PROXIMITY

Strategically positioned at the midpoint between two major hospital campus of Summerlin Hospital and Mountain View Hospital, the Property provides convenient access for patients and employees.



= SITE

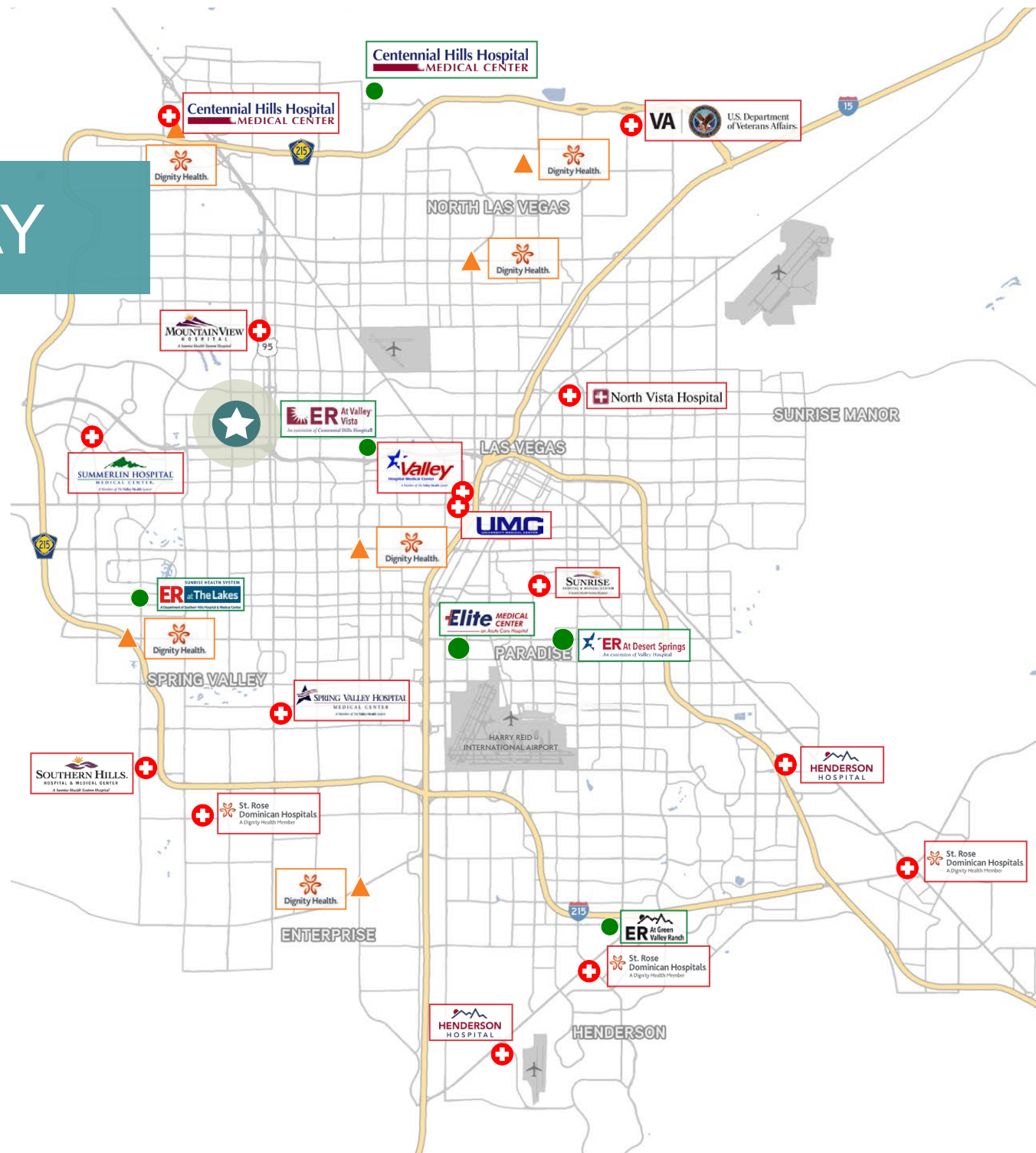
HOSPITAL LOCATIONS

Existing Hospitals (15)

Freestanding ER (6)

Micro-Hospitals (6)

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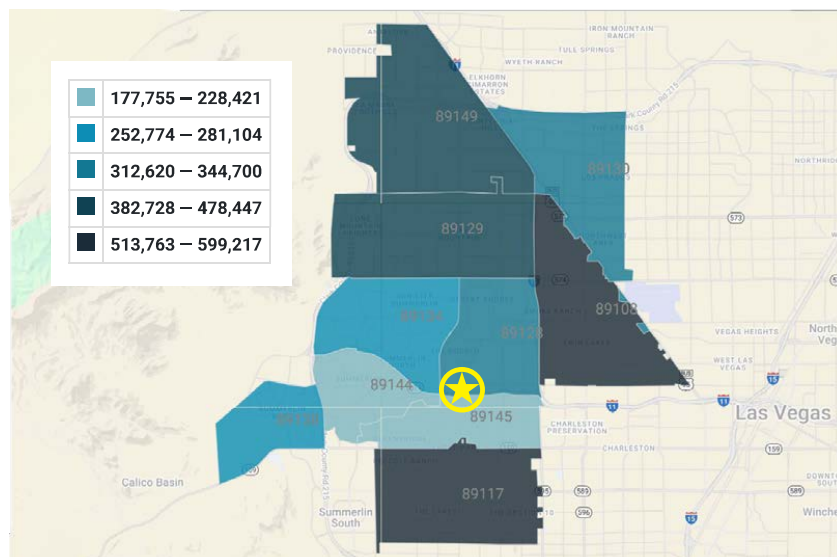
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PROJECTED OUTPATIENT PROCEDURE VOLUME FOR NORTHWEST SUBMARKET

Current Volume Estimate



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

PHYSICIAN SPECIALTY DEMAND FOR 89128

Out-patient Demand

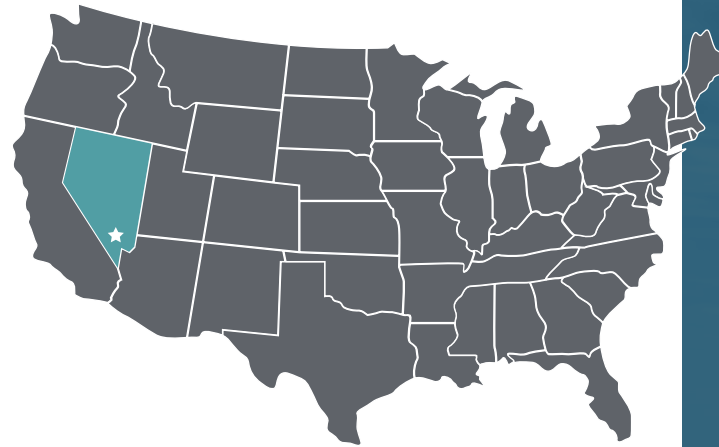
Medical Specialty	Current Procedure Volume	5-Year Growth	10-Year Growth
Cardiology	12,235	5.2%	9.3%
Cosmetic Procedures	926	0.3%	-5.3%
Dermatology	5,217	-0.9%	-2.7%
Endocrinology	262	18.9%	24.9%
ENT	3,664	4.4%	7.3%
Evaluation and Management	126,758	0.8%	-2.3%
Gastroenterology	2,956	-3.0%	-7.2%
General Surgery	715	-2.3%	-4.9%
Gynecology	1,129	-9.5%	-16.7%
Lab	53,989	3.0%	4.5%
Miscellaneous Services	24,605	4.4%	7.0%
Nephrology	649	0.9%	-0.4%
Neurology	1,928	1.2%	1.2%
Neurosurgery	108	-1.2%	1.4%
Obstetrics	470	-11.4%	-19.8%
Oncology	1,863	1.8%	2.8%
Ophthalmology	11,230	3.5%	4.7%
Orthopedics	3,701	2.8%	6.8%
Pain Management	1,424	2.6%	3.1%
Physical Therapy/ Rehabilitation	30,843	9.8%	17.0%
Podiatry	2,108	3.2%	4.9%
Psychiatry	15,857	11.2%	11.7%
Pulmonology	1,604	-9.9%	-20.8%
Radiology	35,929	-0.6%	-1.7%
Spine	248	7.3%	8.6%
Thoracic Surgery	80	-1.8%	-3.4%
Trauma	904	0.8%	0.3%
Urology	1,195	-4.9%	-7.7%
Vascular	2,106	4.5%	7.5%

Market Overview

LAS VEGAS

**#1 TRADE SHOW DESTINATION
FOR 29 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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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



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