



# ST. ROSE DOMINICAN MEDICAL PLAZA

98 E LAKE MEAD PKWY  
HENDERSON, NV 89015

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St. Rose Dominican Medical Plaza

# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

# Property Summary



## OFFERING SUMMARY

Available SF:	1,040 - 19,482 SF
Lease Rate:	Starting @ \$1.05/SF
Year Built:	1992
Building Size:	41,676 SF
T.I. Allowance:	Negotiable
Zoning:	Mixed-Use [DX]
Parking:	211 Spaces, 5/1000
Management:	SVN   The Equity Group
Occupancy:	53%

## PROPERTY OVERVIEW

St. Rose Dominican Medical Plaza is a historical B Class Office Building strategically located on a major medical campus within a rapidly growing redevelopment community surrounded by "Opportunity Zones" on each corner. The site has an abundance of parking and high visibility on a hard corner of Lake Mead Parkway and Boulder Highway, which sees more than 60,000 cars per day. Ingress egress onto a major artery street makes for easy access and close proximity to not just freeways, but also numerous restaurants, drug stores, banks, and other retail outlets that makes this irresistible site one of the most amenity rich properties in the Henderson area for medical office users. Due to its downtown mixed-use zoning, users of all types are welcomed and encouraged.

## PREVIOUS USES OF VACANT SPACES

- Radiology w/ Linear Accelerator Room
- OB/GYN
- Laboratory
- Surgery Specialist
- Cardiologist
- Osteopathy
- Laparoscopy
- Cancer Treatment Center

# Property Summary



## PROPERTY HIGHLIGHTS

- Located on 138-bed Dignity Health Hospital Campus
- Great Traffic Counts: 60,500 +/- Cars Per Day
- Over 177,000 Residents Within 5 Mile Radius
- Avg. Household Income \$74,430
- Adjacent to "Opportunity Zones" in Redevelopment District
- Across From New Housing Development (Cadence) of 13,250 Homes
- Ample Parking: 211 Spaces
- Easy Access & Close to Freeways
- X-Ray Ready Space Available
- Linear Accelerator Ready Space Available

## LOCATION DESCRIPTION

St. Rose Dominican Medical Plaza is located within the east Henderson submarket and medical corridor located directly on the Dignity St. Rose Dominican Hospital De Lima campus. The subject property is strategically located on the hard corner of Lake Mead Pkwy and Boulder Highway and provides access to both inner-state 95 and interstate 215. There are numerous mixed-use office projects and retail amenities within close proximity.

## KEY TENANTS

Dignity Health (WIC)	2,277 SF
Nevada Health Centers	4,431 SF
Pain Center of Henderson	1,196 SF
Bamboo Sunrise:	9,772 SF
Bamboo Sunrise Corporate:	4,518 SF

# Additional Photos



# First Floor

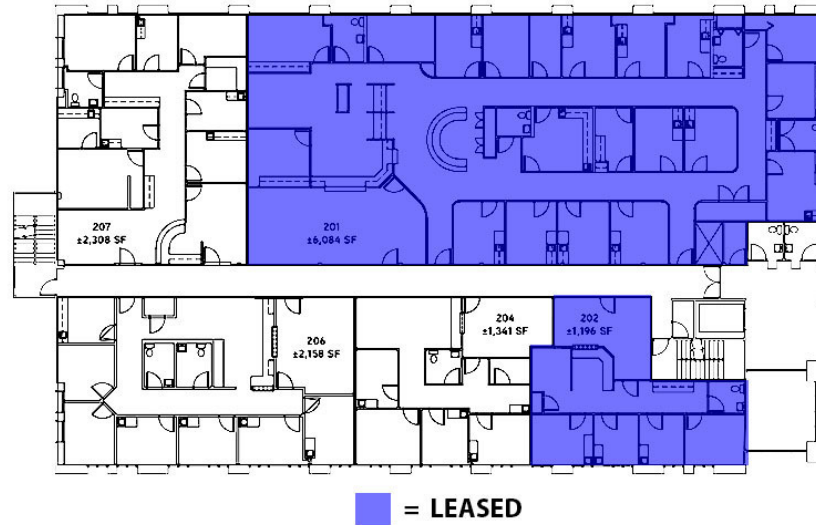
<b>LEASE TYPE</b>	NNN
<b>LEASE RATE</b>	Starting @ \$1.05/SF BR
<b>RECOVERY</b>	\$0.55/SF [CAM & OPEX]
<b>TI'S &amp; INCREASES</b>	Negotiable



SUITE	TENANT	SIZE (SF)	TI'S & INCREASES
98 East Lake Mead Parkway #101	Available	3,339 - 4,390 SF	Negotiable
98 East Lake Mead Parkway #102	Available	1,044 - 2,165 SF	Negotiable
98 East Lake Mead Parkway #104	Available	1,121 - 2,165 SF	Negotiable
98 East Lake Mead Parkway #105	Available	3,022 - 4,062 SF	Negotiable
98 East Lake Mead Parkway #106	Available	1,040 - 4,062 SF	Negotiable

# Second Floor

<b>LEASE TYPE</b>	NNN
<b>LEASE RATE</b>	Starting @ \$1.05/SF BR
<b>RECOVERY</b>	\$0.55/SF [CAM & OPEX]
<b>TI'S &amp; INCREASES</b>	Negotiable



SUITE	TENANT	SIZE (SF)	TI'S & INCREASES
98 East Lake Mead Parkway #204	Available	1,341 - 3,499 SF	Negotiable
98 East Lake Mead Parkway #206	Available	2,158 - 3,499 SF	Negotiable
98 East Lake Mead Parkway #207	Available	2,308 SF	Negotiable

# Third Floor

<b>LEASE TYPE</b>	NNN
<b>LEASE RATE</b>	Starting @ \$1.05/SF BR
<b>RECOVERY</b>	\$0.55/SF [CAM & OPEX]
<b>TI'S &amp; INCREASES</b>	Negotiable



SUITE	TENANT	SIZE (SF)	TI'S & INCREASES
98 East Lake Mead Parkway #303	Available	1,059 - 3,336 SF	Negotiable
98 East Lake Mead Parkway #305	Available	1,999 SF	Negotiable



# Neighborhood Map



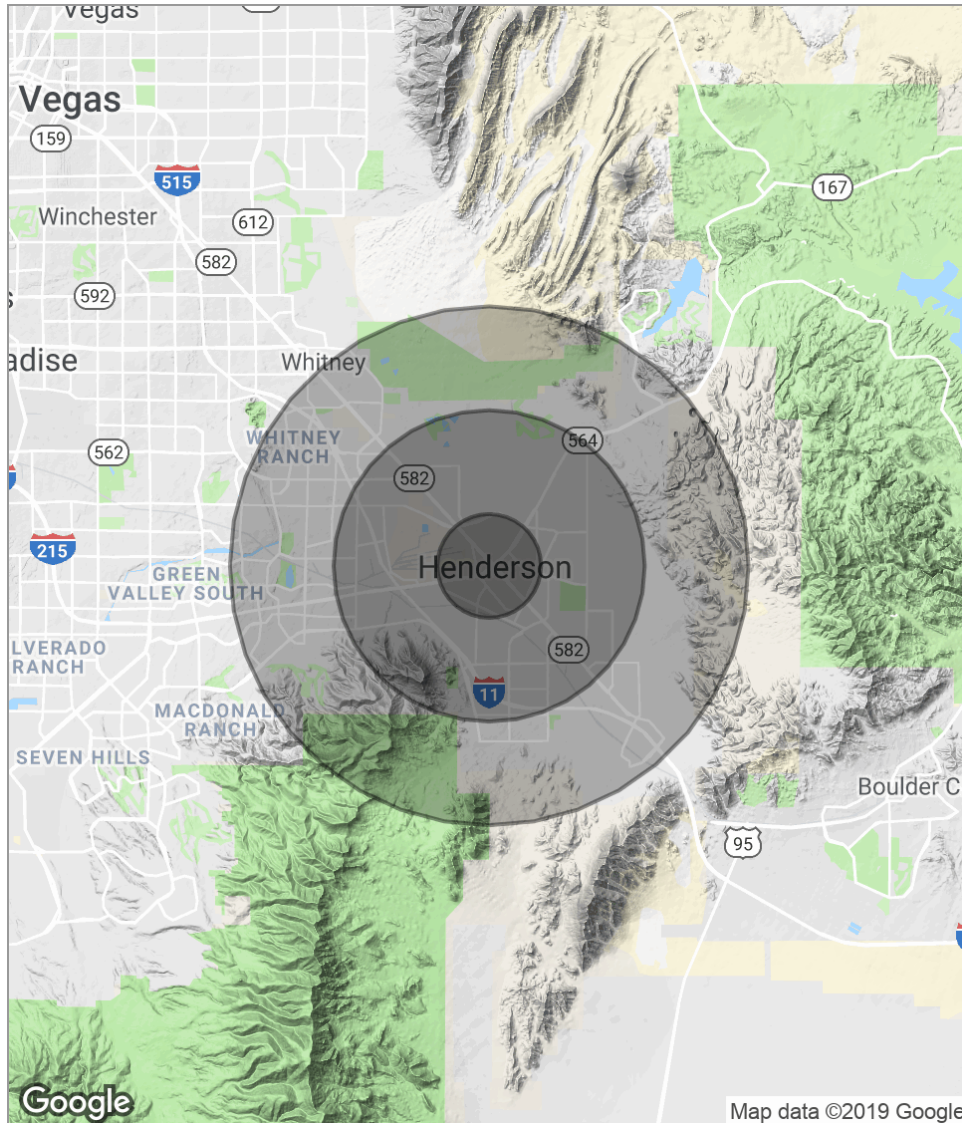
# Location Map



# Aerial Map



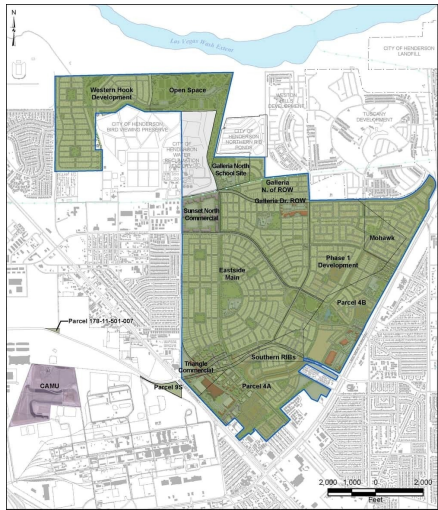
# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	10,247	73,457	146,529
Median age	35.9	36.1	36.2
Median age (Male)	33.6	35.2	35.7
Median age (Female)	40.6	37.8	37.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,981	27,686	54,627
# of persons per HH	2.6	2.7	2.7
Average HH income	\$49,590	\$66,835	\$74,316
Average house value	\$177,886	\$253,997	\$270,423
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	24.2%	20.0%	18.9%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	77.7%	78.5%	78.3%
Black	8.1%	6.3%	5.7%
Asian	2.4%	4.1%	5.7%
Hawaiian	0.1%	0.3%	0.5%
American Indian	1.2%	0.7%	0.5%
Other	6.8%	6.3%	5.4%

\* Demographic data derived from 2010 US Census

# Proximity To Cadence



## WHY IS CADENCE SO IMPORTANT TO THIS PROPERTY?

A massive flock of consumers rapidly growing right across the street. That's why.

Cadence is beautiful and one of the most ambitious development projects in Henderson to date. Year after year it has been ranked one of the top selling master planned communities in the nation as it sits on 2,200 acres which is set to produce approximately 13,250 residential units, a neighborhood casino, as well as 1.1 million square feet of commercial/retail, 450 acres of open space to the public which will include: 4 multi-purpose fields, 30 acres of linear trails, 3 elementary schools, 1 middle school, 1 private school, 1 public charter school, and a new fire station.

For more information about Cadence visit: [cadencenv.com](http://cadencenv.com)

# Grant Money Available



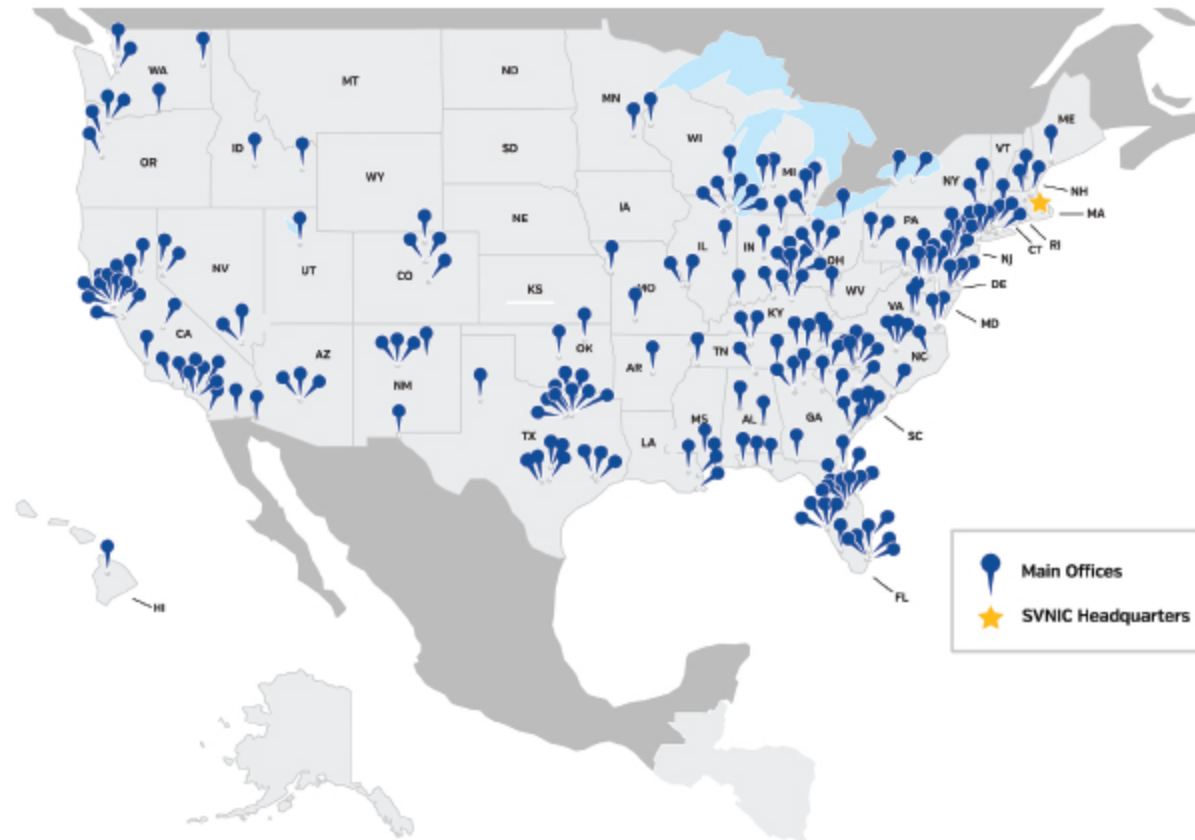
## HOW YOU MAY OBTAIN GRANT MONEY AT THIS LOCATION

Henderson has a program which provides funds to assist any tenants who are interested in upgrading or expanding their business located within the boundaries of the Redevelopment Area. St. Rose Dominican Medical Plaza just happens to be directly in the center of a redevelopment district. Therefore, any tenant occupying space at this location may qualify for grant money for tenant improvements whom: [a] encourage the creation of new business, [b] create jobs for nearby residents, [c] increase local revenues, [d] increase levels of human activity in the neighborhood of a redevelopment area, [e] possess unique attributes, [f] require trained labor for the construction, [g] demonstrate social or financial benefits to the community.

For more information about how to obtain grant money for additional tenant improvements, visit: [cityofhenderson.com](http://cityofhenderson.com)

# SVN International Corp. Overview

**THE SVN® ORGANIZATION** is comprised of over 1,600 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographical coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.



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1,600+ Advisors and Staff

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\$11.1 Billion Total Value of Sales and Lease Transactions

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200 Offices Nationwide

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2017 Volume  
63% Sales | 37% Leasing\*

\*Leasing includes both Landlord and Tenant Representation.

\*\*DATA BASED ON US SALES

\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.

# David Houle | Sr. Advisor



## DAVID HOULE

Senior Advisor

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### PROFESSIONAL BACKGROUND

David Houle embarked on his corporate real estate career in 2009 working for a Prudential Real Estate franchisee based in the Las Vegas valley. During the first year he grew the organization's sales volume by twenty two million dollars. He later went on to become Vice President of KW Commercial where he conducted business from 2013 - 2018. He has been featured in publications such as the Las Vegas Review Journal and currently specializes in medical and general office sales and leasing. Today he works as a Senior Advisor for SVN The Equity Group, founded in 1980, which manages approximately 7million square-feet of commercial real estate in southern Nevada.

#### SVN | THE EQUITY GROUP

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