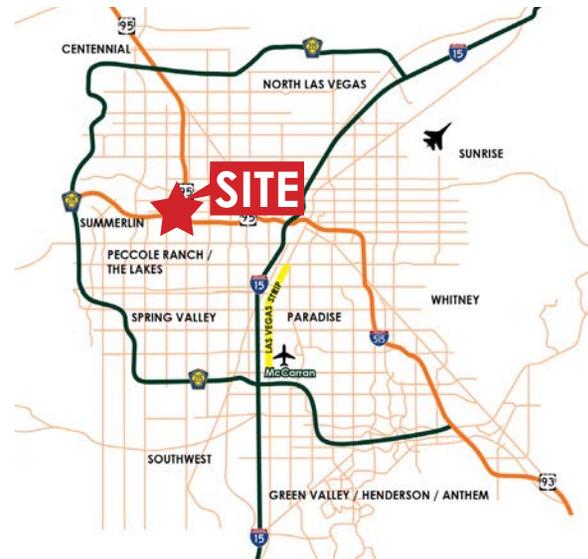




## PROPERTY HIGHLIGHTS

**The Parkway** is a classy four-story Class A medical and professional building situated in one of the most prominent locations in the Northwest Las Vegas Valley. With freeway frontage directly on Summerlin Parkway, just west of U.S. 95, this property provides excellent visibility and prominence. With direct access via the Buffalo Drive freeway off-ramp, this location is accessible to both east and west bound travelers on Summerlin Parkway.

**The Parkway** sits just outside the Summerlin Medical Restriction while able to service the Summerlin community, with both Summerlin Hospital and Mountain View Hospital within a 5-minute drive. The property is home to well known regional as well as national tenants. With a total of 1,156 parking spaces, the center offers a very generous parking ratio of over 8:1000 with a four-story parking garage connected to the building via a fully enclosed breezeway offering protection from the weather.



## DEMOGRAPHICS

	2020	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>				
Estimated Population		25,810	182,174	452,162
Estimated Households		10,095	68,635	172,621
<b>INCOME</b>				
Est. Median HH Income	\$50,829	\$50,986	\$54,954	
Est. Average HH Income	\$65,462	\$74,917	\$79,289	

Source: STDB

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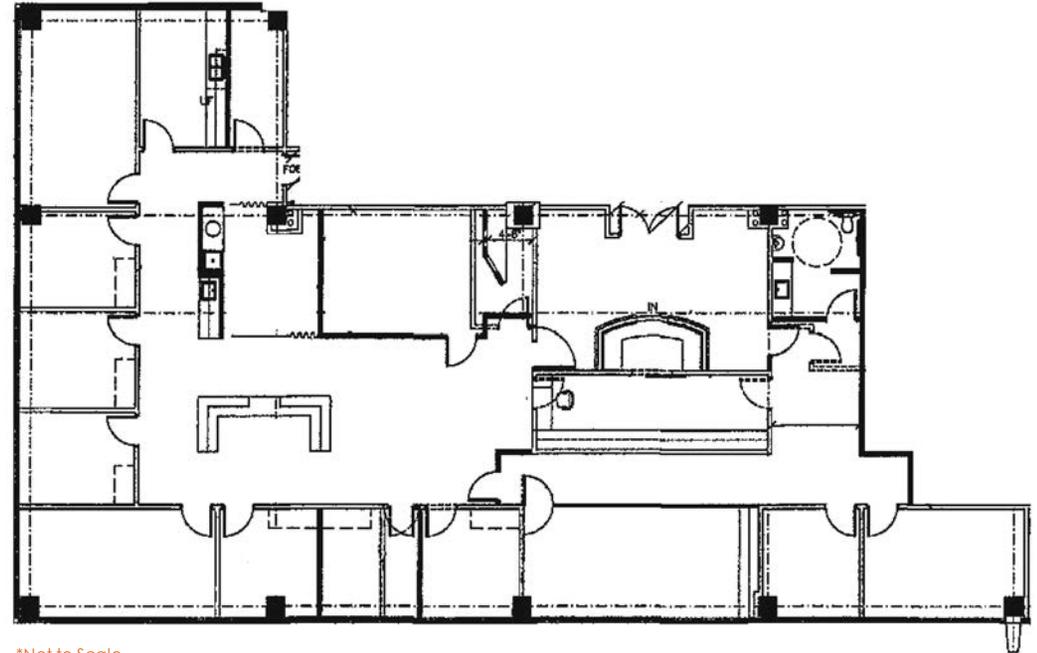
Exclusively listed by Sun Commercial Real Estate, Inc.

# 7455 W. Washington Avenue | Suite 460

±5,315 Rentable Square Feet



This is an opportunity to sub-lease a plug-and-play ready, highly upgraded medical space on the fourth floor of the Parkway Medical Center. The suite features a large, elegant reception/waiting room with a built-in counter, 5 exam rooms, 1 procedure room, 3 offices, a central hygiene station with a sink, x-ray, a large conference room, a great central room with a nurse's station, a break room, a storage room, a document prep/file storage room, and one restroom. This suite comes with corner offices and great views of the valley. Upgraded materials and finishes, as well as floor to ceiling glass.



\*Not to Scale

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