



PROPERTY HIGHLIGHTS

Seven Hills Plaza is located in the heart of the Henderson medical corridor, at the prominent intersection of St Rose Parkway and Seven Hills Drive. The campus consists of four multi-story class A office buildings on over 10 acres, with an abundance of parking between. The location provides excellent access to St Rose Siena Hospital and the St Rose medical corridor.

Constructed between 2012 and 2018, the campus offers some of the newest buildings in the valley, with modern finishes and fresh landscaping. Access is excellent with St Rose Parkway terminating at the I-15 intersection, and the 215 freeway within two miles.

The property is part of an amenity rich area featuring several shopping centers, an abundance of medical services, a number of major retail, food, and home improvement brands, as well as numerous local service establishments.



DEMOGRAPHICS

	2020	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		25,557	146,818	296,367
Estimated Households		10,321	57,272	117,509
INCOME				
Est. Median HH Income		\$66,539	\$75,167	\$77,008
Est. Average HH Income		\$80,967	\$97,642	\$101,995

Source: STDB

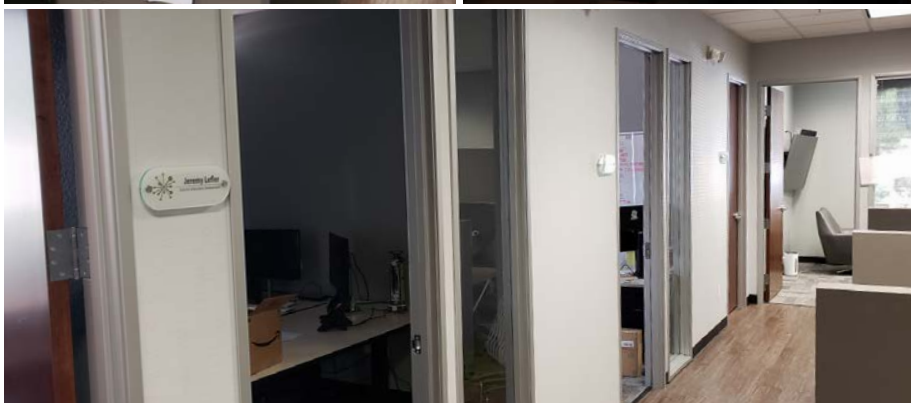
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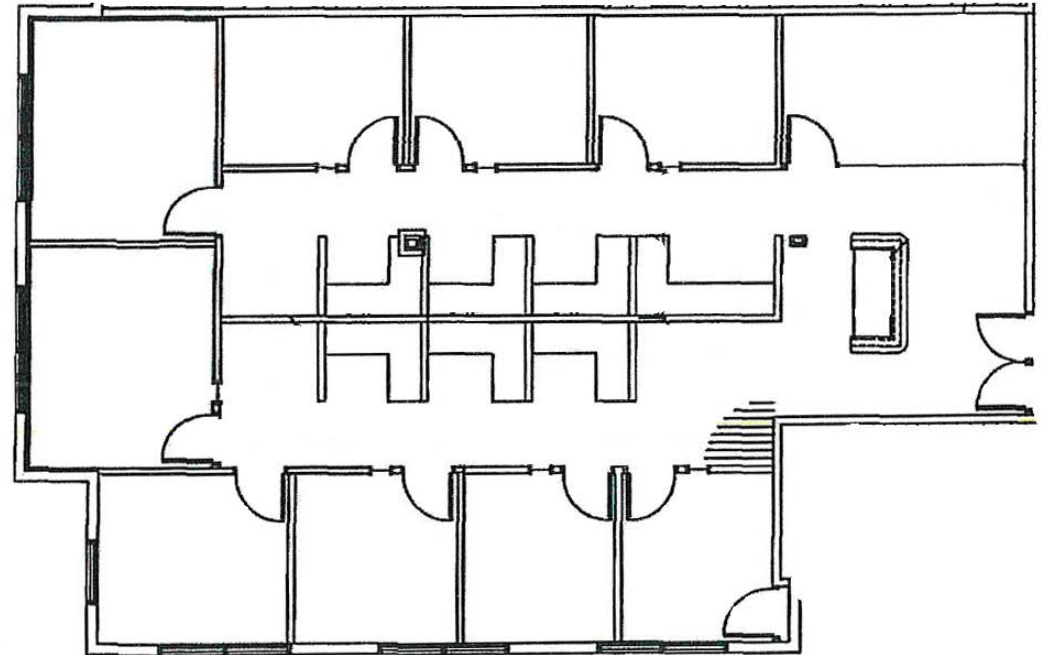
Exclusively listed by Sun Commercial Real Estate, Inc.

3195 St. Rose Parkway | Suite 130

±2,964 Rentable Square Feet



This fresh and elegant suite features a reception area with a counter, six windowed offices, three non-windowed offices, seven cubicles, and a conference room.



SEVEN HILLS PLAZA
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HENDERSON, NV 89052

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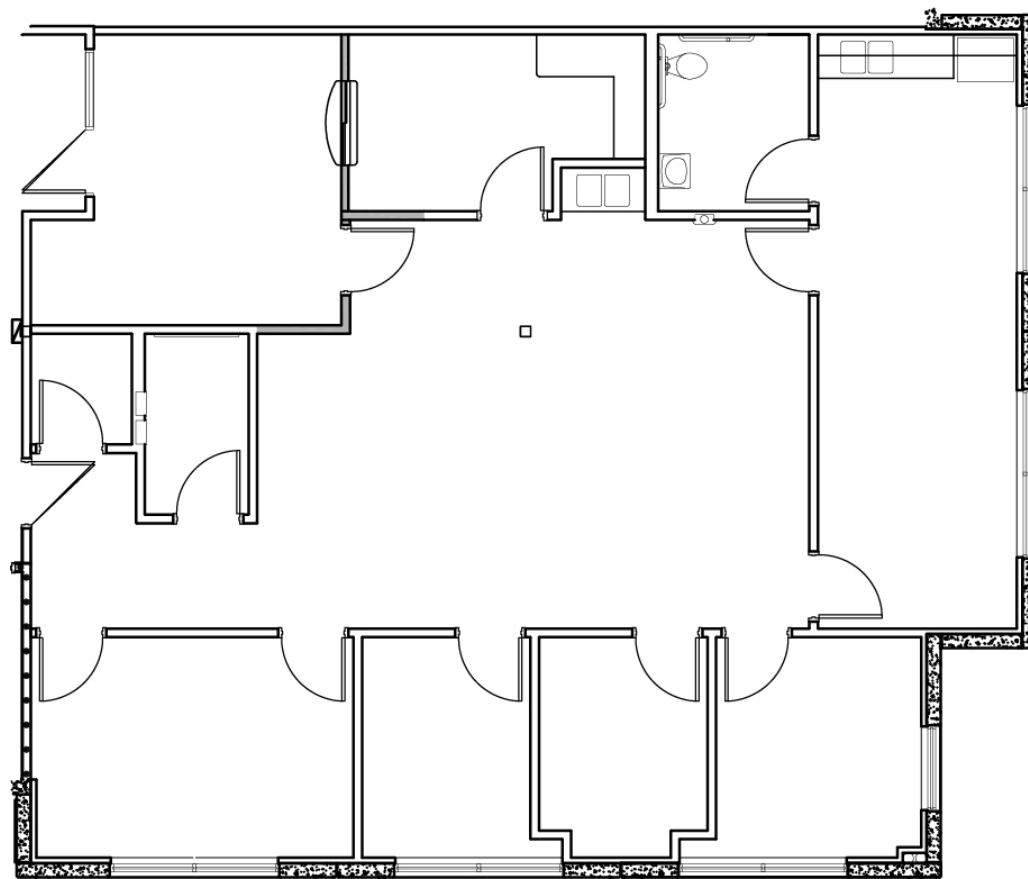
The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

3195 St. Rose Parkway | Suite 201

±2,306 Rentable Square Feet



This elegant suite features a waiting room, reception, four (4) private offices, a large open work area, one (1) restroom, and a large break area with a sink.



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