

TARKANIAN

PROFESSIONAL CENTER



FOR LEASE | MEDICAL & PROFESSIONAL OFFICE

7220 S Cimarron Road, Las Vegas, NV 89113



PROPERTY HIGHLIGHTS

Discover an exceptional medical and professional office opportunity in Southwest Las Vegas. This premier building benefits from a strategic healthcare corridor location, situated directly adjacent to St. Rose Dominican Hospital's San Martin Campus—a state-of-the-art, 147-bed facility featuring all private rooms, managed by Dignity Health. The property also enjoys proximity to Southern Hills Hospital and Medical Center, a comprehensive 265-bed facility operated by HCA's Sunrise Healthcare System, located just 3 miles away.

Tarkanian Professional Center provides unparalleled convenience with direct access to diverse retail amenities and an extensive selection of dining options, from quick-service establishments to upscale restaurants. The building's prime location offers seamless connectivity to CC-215, providing effortless access throughout the Las Vegas Valley.

SPACE AVAILABLE



Suite 230: 1,568 RSF (sublease)
Suite 305: 15,741 RSF
Suite 310: 8,800 RSF



Sublease Rate: \$2.15/RSF NNN
Lease Rate: \$2.30/RSF NNN



Adjacent to Dignity Health St. Rose Dominican Hospital, San Martin Campus and 3 miles to Southern Hills Hospital & Medical Center



Ample nearby amenities, including a variety of restaurant and retail outlets



Approximately 1¼ miles to CC-215 access, utilizing either the Buffalo Drive or Durango Drive interchange

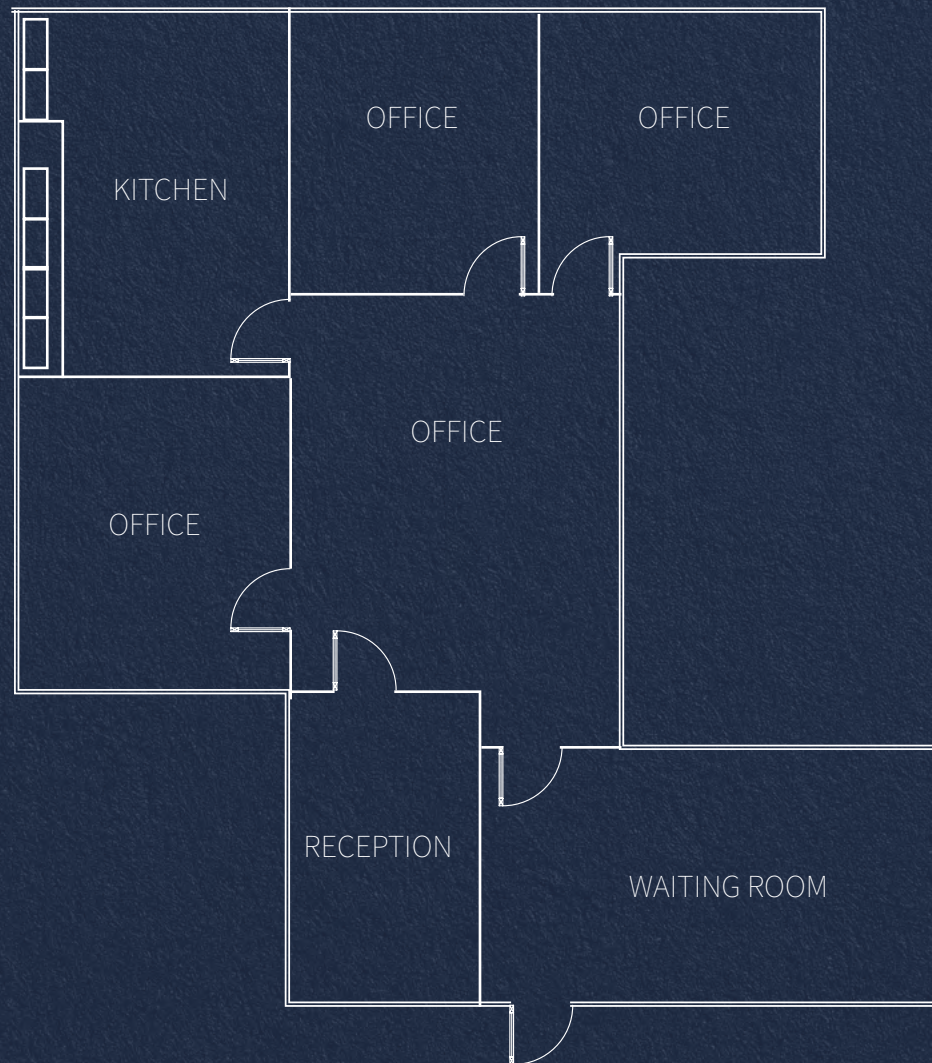


Covered Parking Available



FLOOR PLAN

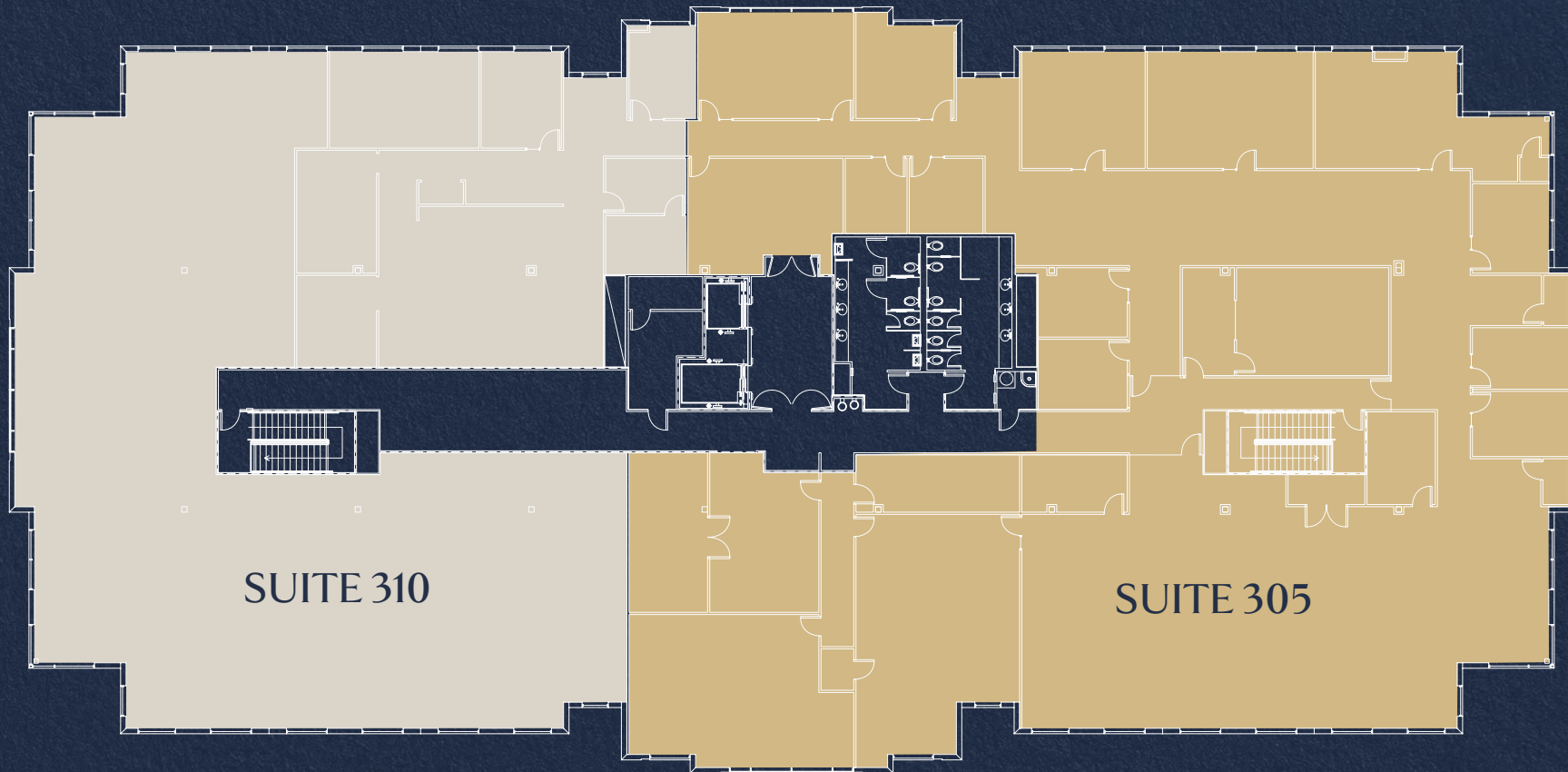
SUITE 230 | ±1,568 RSF
SUBLEASE THROUGH 06/01/2027



FLOOR PLAN

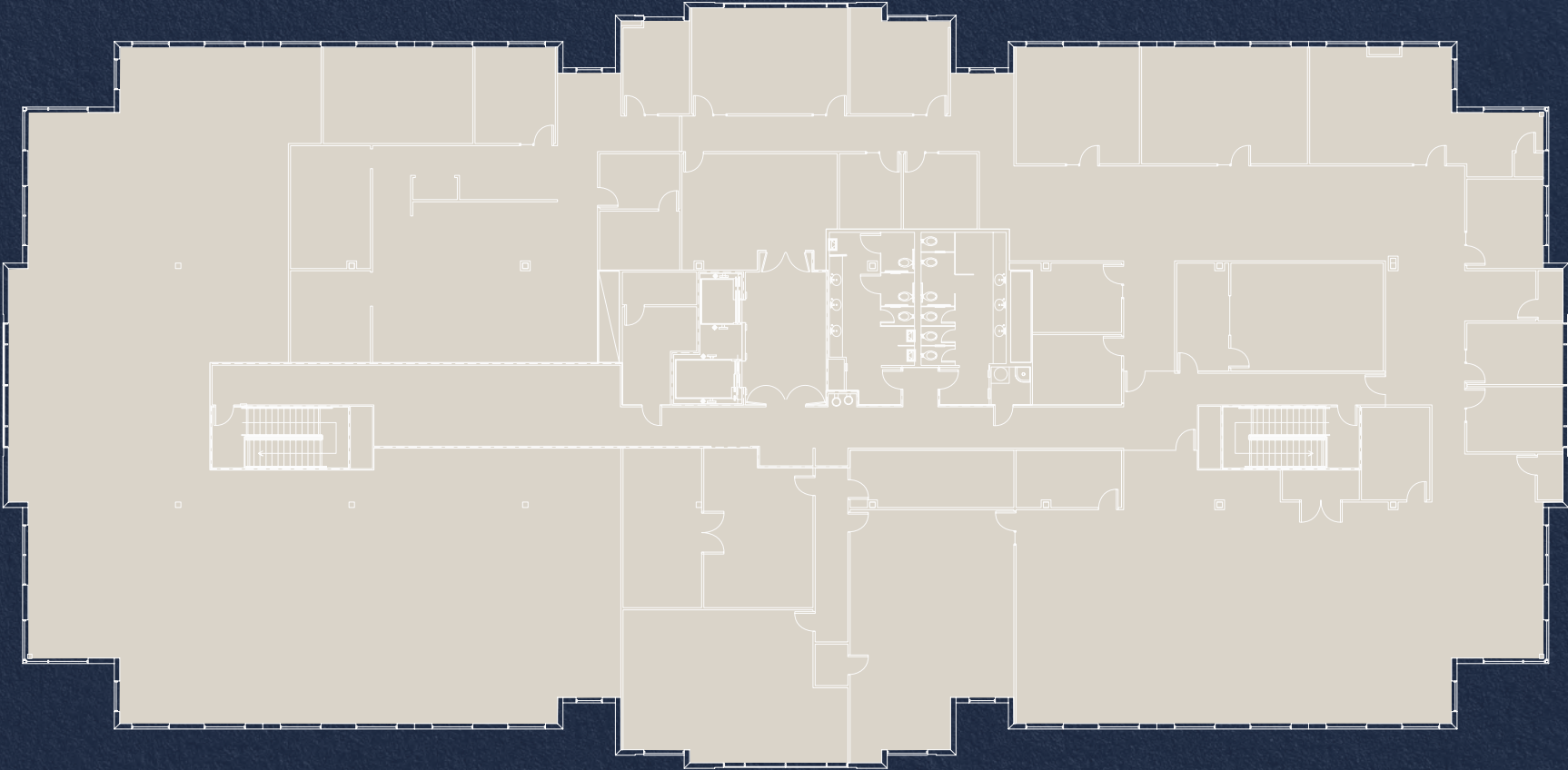
SUITE 305 | ±15,741 RSF

SUITE 310 | ±8,800 RSF



FLOOR PLAN

3RD FLOOR | ±24,541 RSF





SURROUNDING AMENITIES

● RESTAURANTS

BB.Q Chicken	Chop Stop	Jack in the Box	McDonald's US	Sonic
BJ's Restaurants	Church's Chicken	Jason's Deli	Panera Bread	Subway
Bonchon	Crazy Pita	Jersey Mike's	Pizza Guys	Taco Bell
Buffalo Wild Wings- Burger King	Dairy Queen	Jinya Ramen Bar	Pizza Hut	Teriyaki Madness
Cafe Rio	Del Taco	Jollibee US	Popeyes Louisiana Kitchen	The Great Greek
Café Zupas	Denny's	KFC US	Port of Subs	Mediterranean Grill
California Fish Grill	Domino's Pizza	L&L Hawaiian Barbecue	Portbelly Sandwich Works	The Habit Burger Grill
Capriotti's Sandwich Shop	Earl of Sandwich	Lee's Sandwiches	Rubio's Restaurants	Togo's Eateries
Carl's Jr.	El Pollo Loco	Lettuce Entertain You (LEYE)	Qdoba Mexican Grill	Wendy's
Charleys Philly Steaks	Farmer Boys	Little Caesars	Rachel's Kitchen	Wingstop
Cheba Hut	Firehouse Subs	Los Cucos Mexican Cafe	Raising Cane's	Zippys
Chili's Grill & Bar	Grimaldi's Pizzeria	Marco's Pizza	Rock N Roll Sushi	
Chipotle Mexican Grill	IHOP		Skinny FATS	
	In-N-Out Burger			

● COFFEE, TEA & JUICE

7 Leaves Café	Einstein Brothers	Jamba Juice	Starbucks US	Cafe
Dunkin' Donuts	Feng Cha	Kung Fu Tea	Teaspoon	
Dutch Bros Coffee	It's Boba Time	Royal Coffee Roasting	Tropical Smoothie	

● BANKS & FINANCIAL

America First Credit Union	Bank of America	Navy Federal	Wells Fargo
	Chase	U.S. Bank	Ria Money Transfer

● DRUG STORES & PHARMACIES

CVS	Walgreens
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● GROCERY

Albertsons	Seafood City	Smith's Food & Drug Stores	Market	Walmart
Sam's Club	Smith's Food & Drug Stores	Sprouts Farmers	Vons	

● GAS

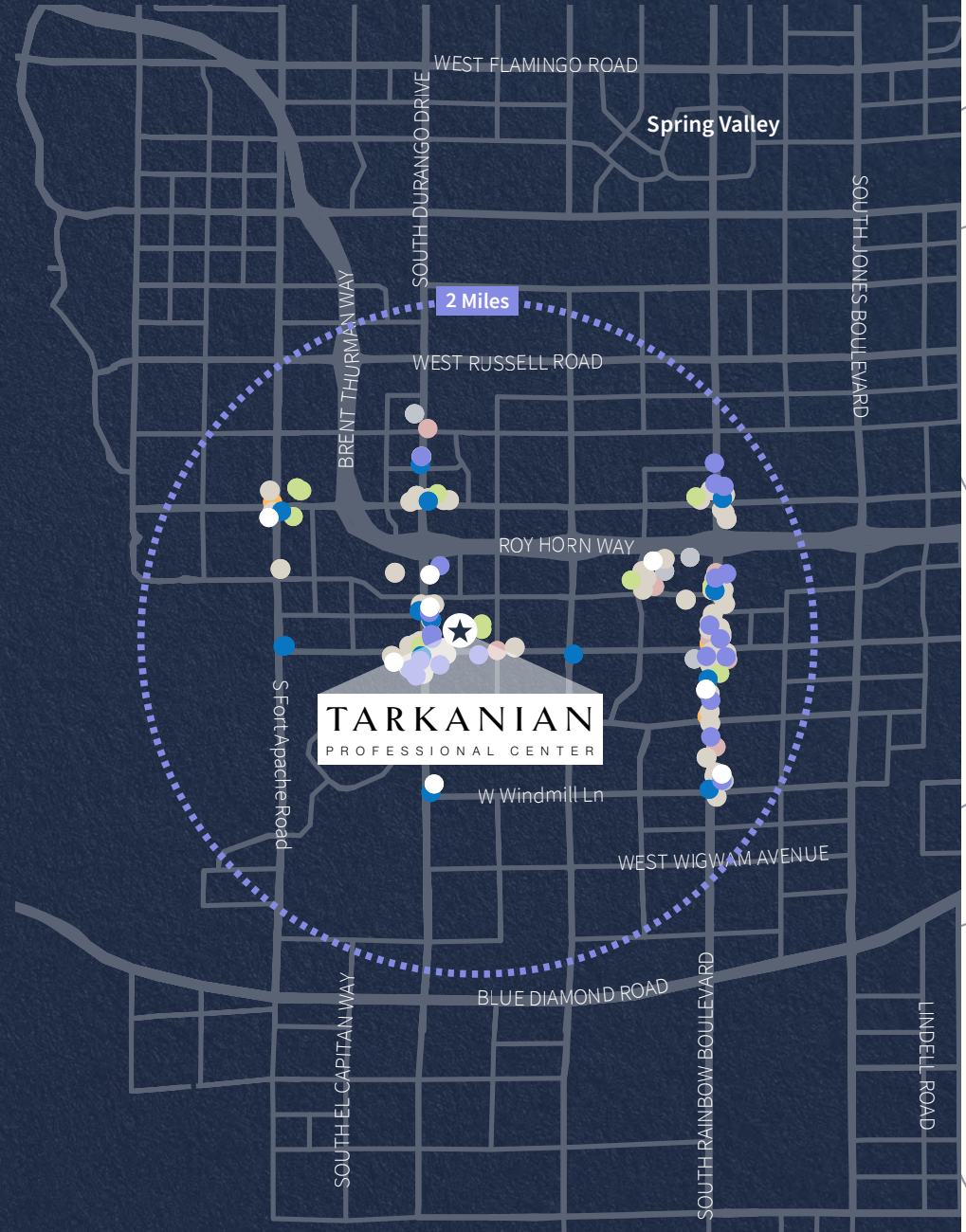
76	Chevron	Mavenik	Shell Oil	Sinclair Oil
ARCO	Marathon Petroleum	Safeway Fuel Stations	Sinclair Oil	Vons Fuel Station

● GYMS & FITNESS

Anytime Fitness	EOS Fitness	Jazzercise	Fitness
Burn Boot Camp	HOTWORX	Mayweather Boxing +	Planet Fitness

● HOSPITALS, URGENT CARE & DOCTORS

CareFirst Urgent Care	Convenient Care Association	America	LabCorp	SimonMed Imaging
CareNow Urgent Care	DaVita	HCA (Hospital Corporation of America)	MinuteClinic	Sono Bello
CareNow Urgent Care	Fresenius Medical Care North	Healogics	Pediatric	Universal Health Services UHS
			Pediatric	US Oncology Network





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