



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SUBLEASE

**3201 Maryland Parkway**  
Suite 400, Las Vegas, NV 89109



Available for Sublease is Suite 400 in Sunrise Tower 1 (3201 Maryland Parkway) a Medical Office Building directly across the street from the Sunrise Hospital. The suite is 5,060 SF and has a great layout consisting of a large waiting area with check in and check out, 8 wet exam rooms, restrooms in the suite, three offices, break and storage rooms. Sunrise Tower is located directly across the street from Sunrise Hospital Campus on one of the leading hospitals in Las Vegas.

### Property Highlights

- Medical Office Suite for Sublease.
- Located at directly across the street from Sunrise Hospital in the MOB campus.
- Sublease expires 8/31/18, longer term deal available directly through landlord.

**Bob Hawkins**  
+1 702 688 6959  
bhawkins@comre.com

**Dan Palmeri, SIOR**  
+1 702 688 6909  
dpalmeri@comre.com

**Natalie Wainwright**  
+1 702 688 6939  
nwainwright@comre.com

3773 Howard Hughes Pkwy.,  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

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