

Siena Pavilion

Colliers

861 Coronado Center Drive, Henderson, NV 89052

Premier Medical & Professional Office Opportunities in
Henderson's Leading Healthcare Corridor

SITE

For Lease

±2,495 RSF & ±4,316 RSF Available

Move-In Ready Medical & Professional Office Suites
Available for Immediate Occupancy

LIMITED-TIME LEASING INCENTIVES

- Year One Lease Rate Promotion
- 1% Broker Bonus for Qualified Transactions Closed by End of 2026
- Attractive Opportunity for New Medical & Professional Users

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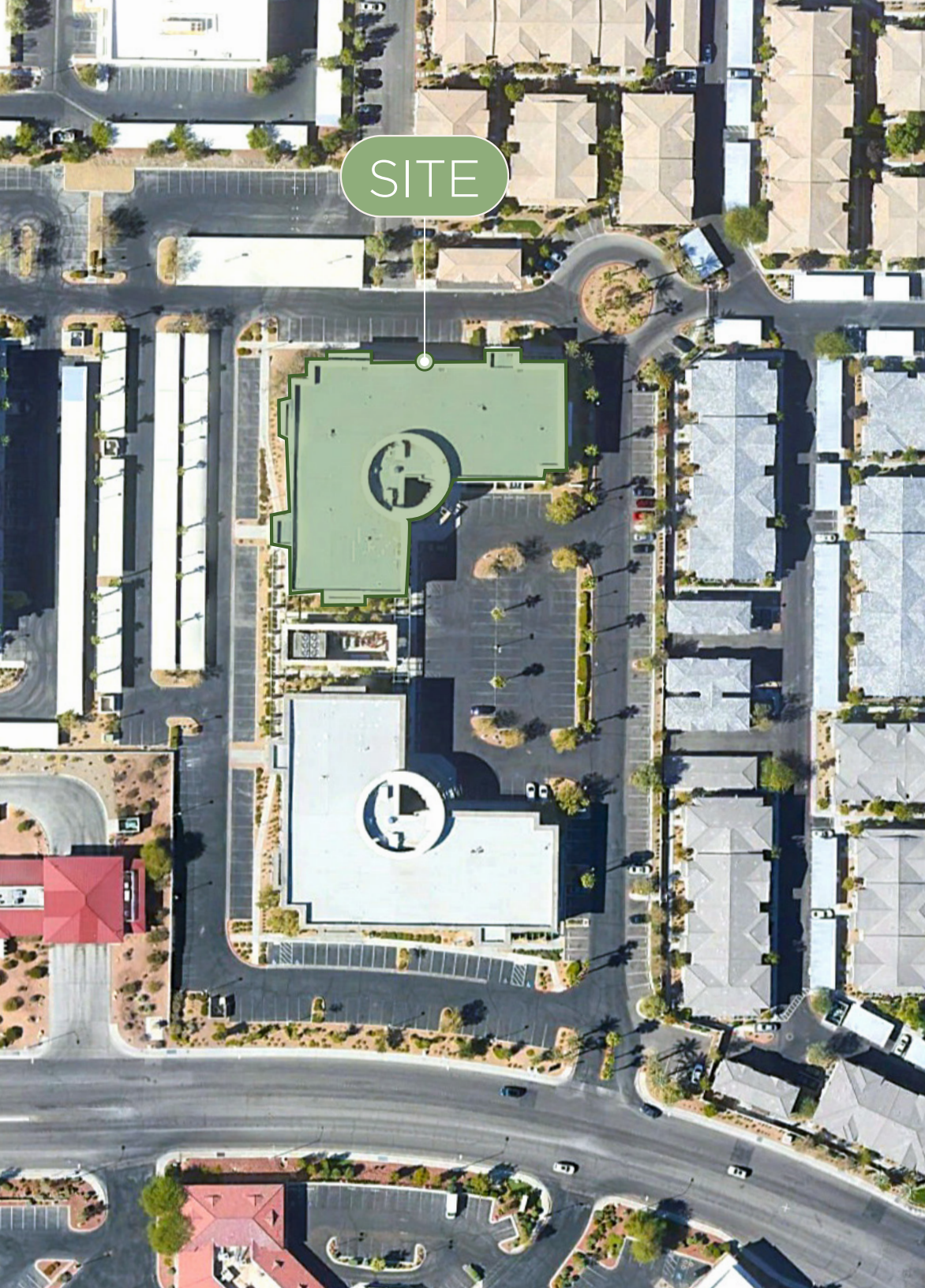
Colliers

Siena Pavilion offers a premier leasing opportunity within the heart of the Henderson Medical Corridor, one of Southern Nevada's most established healthcare destinations. Strategically located adjacent to major healthcare providers and surrounded by a robust network of medical specialists, Siena Pavilion provides an ideal environment for medical practices, healthcare services, and professional office users seeking visibility, accessibility, and long-term growth.

The property's modern architecture, high-image presence, and proximity to Dignity Health's St. Rose Dominican Hospital, Siena Campus foster valuable referral relationships and operational efficiencies for healthcare providers. Convenient access to Interstate 215, Eastern Avenue, and St. Rose Parkway ensures seamless connectivity for patients, employees, and visitors throughout the Las Vegas Valley.

Combined with affluent surrounding demographics, abundant parking, monument signage opportunities, and a strong healthcare ecosystem, Siena Pavilion delivers a compelling location for organizations looking to enhance their market presence in one of Henderson's most desirable business environments.





SITE

Siena Pavilion

PROPERTY HIGHLIGHTS

- Premier location within Henderson's established medical corridor
- Minutes from Dignity Health St. Rose Dominican Hospital, Siena Campus, and West Henderson Hospital
- Direct access to I-215, Eastern Avenue, and St. Rose Parkway
- Excellent parking ratio of 5.65:1,000 SF with covered parking availability
- Monument signage opportunities providing enhanced visibility
- Surrounded by affluent residential communities and strong household incomes
- Established medical and professional tenant presence
- Convenient access for patients, employees, and visitors throughout the valley

FLEXIBLE LEASING OPPORTUNITIES

Whether you are expanding an existing healthcare practice, launching a specialty medical clinic, or seeking a professional office environment in a high-demand submarket, Siena Pavilion offers efficient, move-in-ready space solutions designed to support your business objectives.

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PROPERTY DETAILS

Product Type Medical Office

Total Building Size ±50,817 SF

Lot Size ±2.94 acres

of Floors Two (2)

APN 177-25-410-012

Year Built 2002

Zoning & Jurisdiction Office Commercial (CO); Henderson

CAMs/2026 Operating Expenses \$0.67/PSF - Includes electricity

Parking Ratio 5.65:1,000 SF



BUILDING ADVANTAGES

- Covered Parking
 - Available
- Healthcare Access
 - Adjacent to St. Rose Siena Campus
- Monument Signage
 - Available
- Building Access
 - Elevator-Served, Two-Story Building

AVAILABLE SUITES

Year One Lease Rate Promotion*

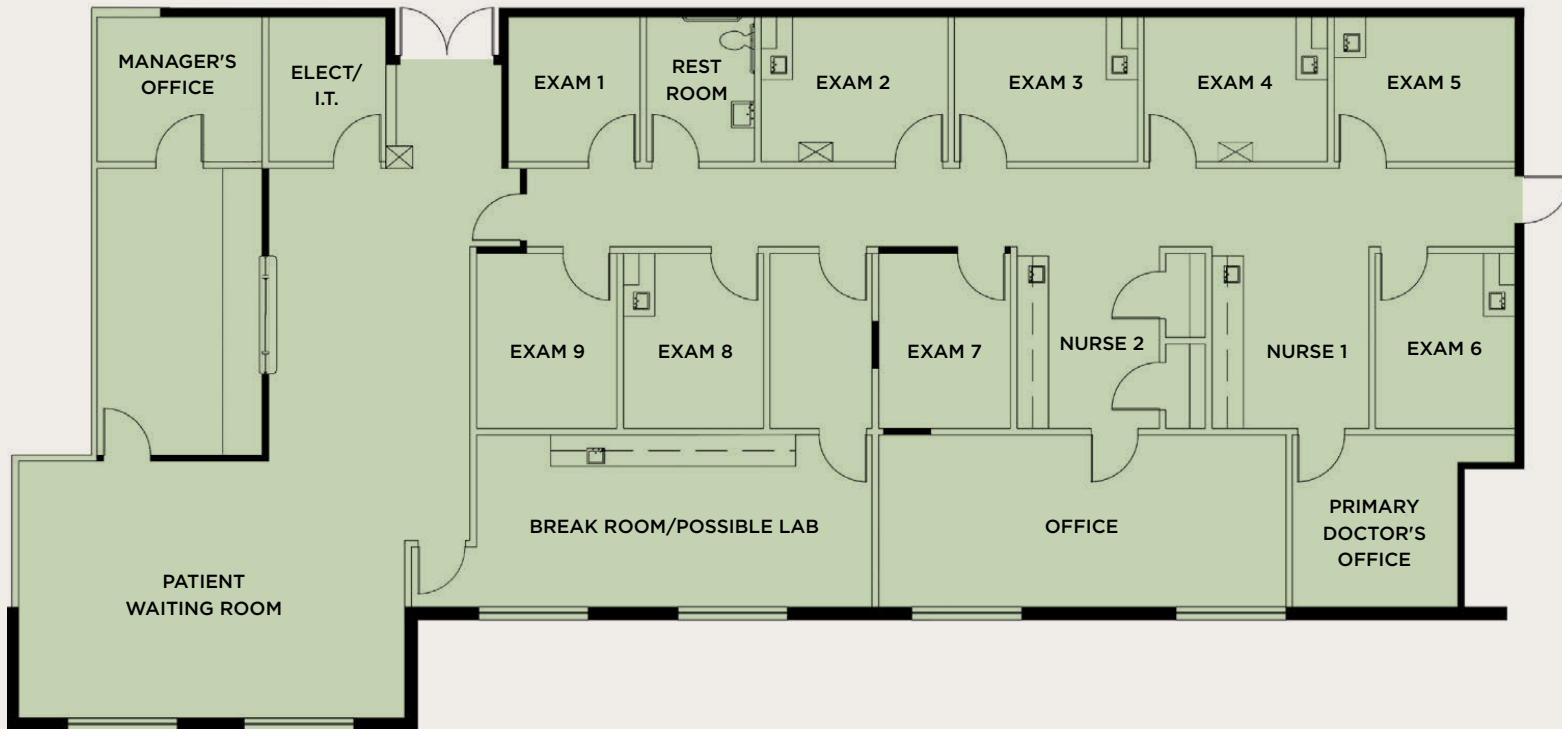
SUITE	RSF	CONDITION	LEASE RATE
120	±4,316 RSF	2 nd Gen Medical Office	\$2.20 PSF/ Month NNN
231	±2,495 RSF	2 nd Gen Professional Office	\$2.00 PSF/ Month NNN

*Based on new three year term or greater

Suite 120 | ±4,316 RSF

Fully Improved Medical Office Opportunity | First Floor

 For illustration purposes only. Not to scale.



For more information, please contact:

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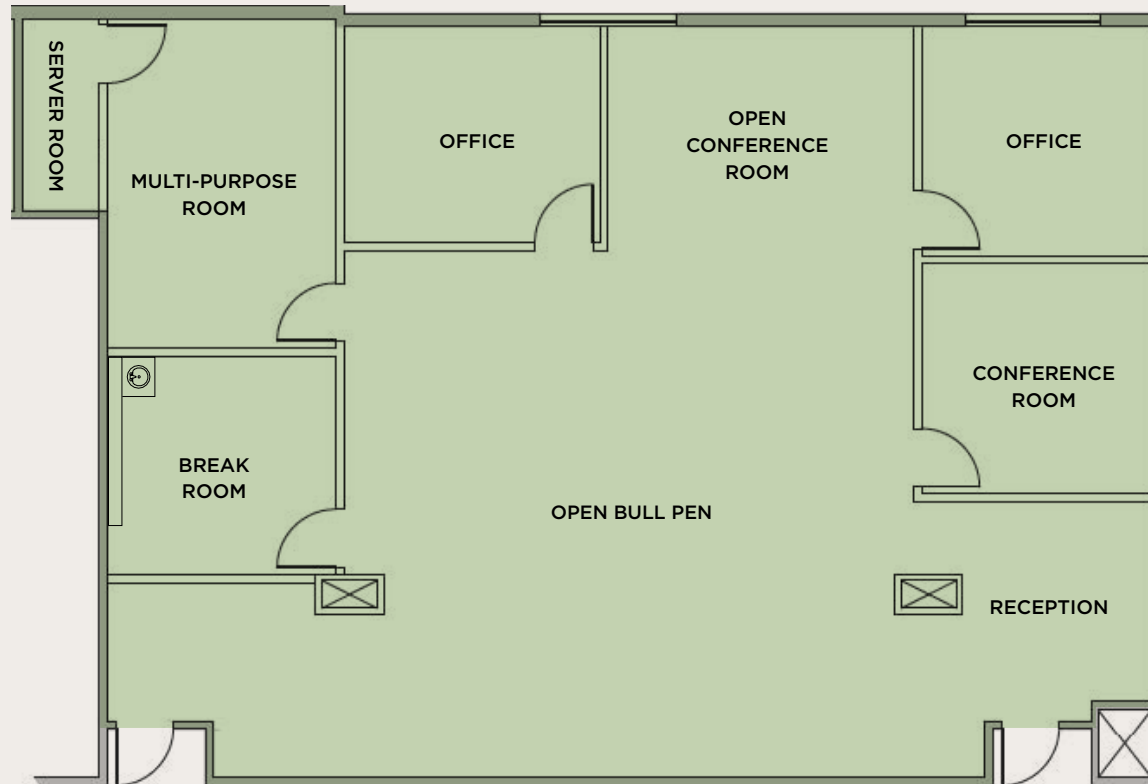
Lease Rate*
\$2.20 PSF/SF NNN

*Year One Pricing Per Promotional Rate

Suite 231 | ±2,495 RSF

Professional Office Suite with Flexible Layout | Second Floor

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Lease Rate*

\$2.00 PSF/SF NNN

*Year One Pricing Per Promotional Rate

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Central Access to Healthcare, Retail, and Affluent Residential Communities

Siena Pavilion benefits from exceptional regional connectivity, placing tenants minutes from major hospitals, executive housing communities, retail destinations, and Interstate 215. This strategic positioning supports patient convenience, employee recruitment, and long-term business growth.

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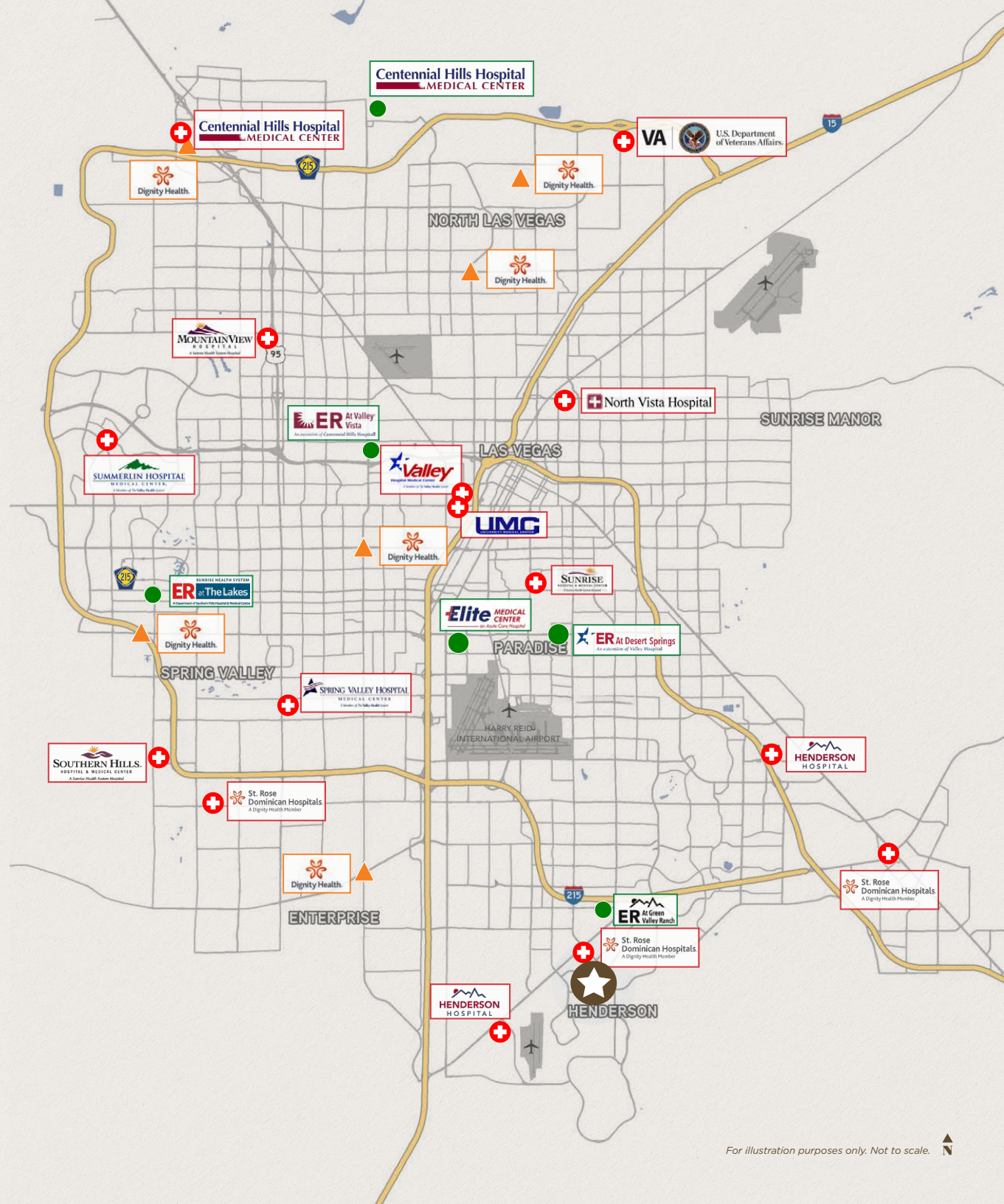
MEDICAL PROXIMITY

Healthcare providers benefit from immediate access to one of Southern Nevada's most concentrated healthcare networks. Siena Pavilion is strategically positioned near Dignity Health's St. Rose Dominican Hospital, Siena Campus and within close proximity to West Henderson Hospital and numerous specialty healthcare providers, creating a highly desirable environment for referral-driven practices and patient-centered care.

★ = SITE

HOSPITAL LOCATIONS

- ⊕ Existing Hospitals (15)
- Freestanding ER (6)
- ▲ Micro-Hospitals (6)



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Property Photos

861 Coronado Center Drive, Henderson, NV 89052



Henderson

MARKET OVERVIEW

The city of Henderson was named one of the country's best places to live by Money Magazine in 2012, 2008, and 2006, and the #3 safest city in America among 297 others according to MoneyGeek.com.

HENDERSON IS PRO-BUSINESS

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.

- Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability.
- Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.

RANKED TOP 10 IN THE NATION

Henderson, Nevada, is the second largest city in Nevada, with a population of over 337,000. Henderson, NV ranked 3rd on the 15 Safest Large Cities list in 2023. The city is considered to be one of the best places to live in Nevada and ranked among the top 50 Best Places to Live in America by Money Magazine (2021).

HENDERSON SCHOOLS AMONG THE BEST

Henderson schools consistently rank near the top in the state of Nevada for elementary through high school, offering families an array of choices that best suit their children's needs. Henderson public schools outperform the national averages in reading, math and graduation rates according to a report by research firm Applied Analysis. The results also show that Henderson's collective graduation rates are higher than both the national and state averages.

DEMOGRAPHICS



POPULATION SUMMARY

	2026 Total Population	2031 Estimated Total Population	2026-2031 Population Change
1 Mile	21,074	22,226	5.5%
3 Miles	142,932	149,601	4.7%
5 Miles	326,915	341,470	4.5%

HOUSEHOLD SUMMARY

	2026 Total Population	2031 Estimated Total Population	2026-2031 Population Change
1 Mile	9,043	9,650	6.7%
3 Miles	58,815	62,197	5.8%
5 Miles	135,234	142,462	5.3%

2026 HOUSEHOLD INCOME SUMMARY

	Average Household Income	Median Household Income
1 Mile	\$137,086	\$97,392
3 Miles	\$138,827	\$100,816
5 Miles	\$142,100	\$104,497

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Market Overview

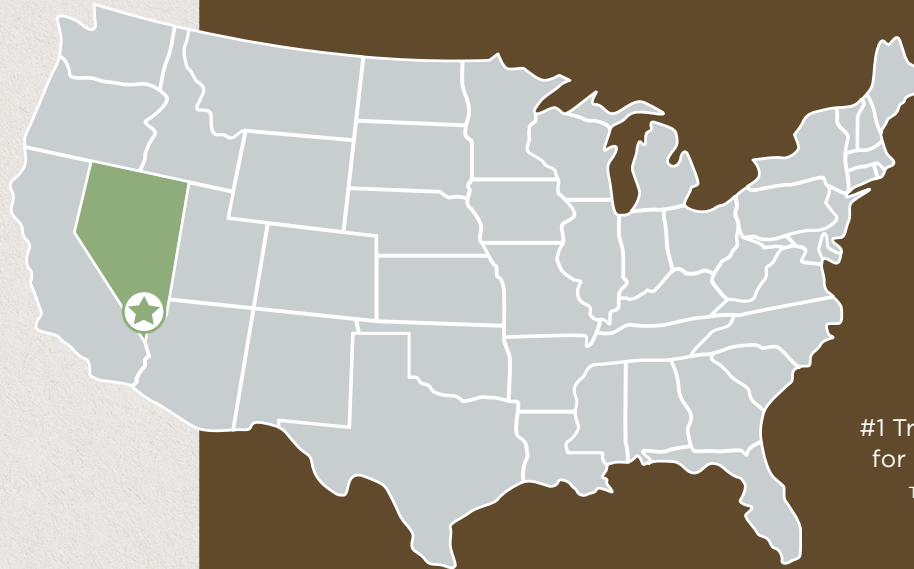
CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates.

TOP TRADE SHOWS IN LAS VEGAS



Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.



#1 Trade Show Destination
for 29 consecutive years
Trade Show News Network

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



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Position Your Practice in Henderson's Leading Medical Destination

Whether serving a growing patient base, expanding your healthcare platform, or relocating your professional office, Siena Pavilion delivers the location, accessibility, and image necessary to support long-term success.

**Schedule a tour today to explore these
exceptional leasing opportunities.**

EXCLUSIVE LISTING AGENTS

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