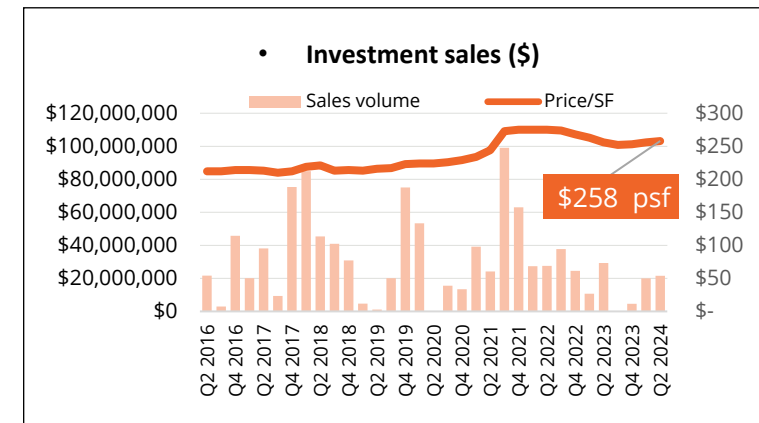
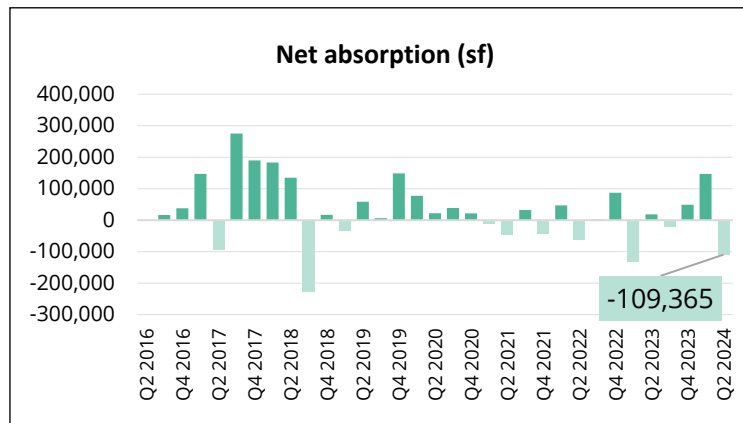
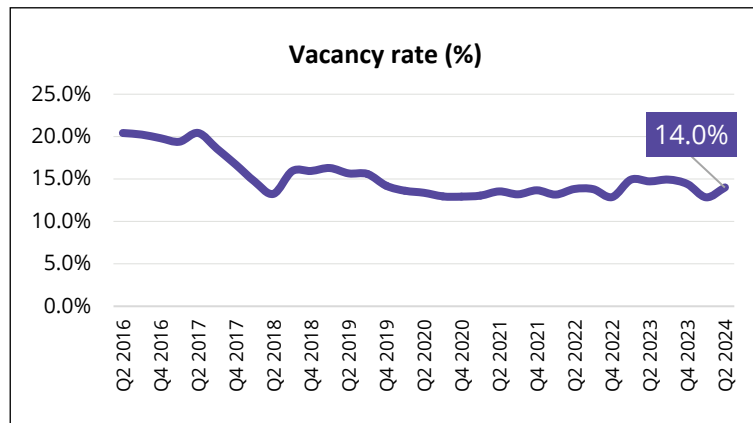


Las Vegas

Medical office market snapshot | Q2 2024



Q2 2024 – Top leasing activity

| Tenant | Address | Size (sf) | Transaction type | Lease type |
|---------------------------------------|------------------------|-----------|------------------|------------|
| Unknown | 3802-3842 Meadows Ln | 28,954 | New Lease | Direct |
| Intermountain Medical Holdings Nevada | 4275 S Burnham Ave | 7,356 | New Lease | Direct |
| Valley Oaks Medical Group | 861 Coronado Center Dr | 6,737 | New Lease | Direct |
| Intermountain Health Care | 5320 S Rainbow Blvd | 5,801 | Renewal | Direct |

Q2 2024 – Top investment sales activity

| Buyer | Address | Sale price | Sale price psf | Seller |
|-----------------------------------|-------------------------|------------|----------------|--------------------|
| Montecito Medical Real Estate | 7250 Cathedral Rock Dr | \$18.48M | \$575.08 | Hammes Partners |
| Golden Harvest 3365 LLC | 3365 E Flamingo Dr | \$3.95M | \$235.76 | Dino Plaza LLC |
| Silver State Realty & Investments | 1725 Village Center Cir | \$3.7M | \$586.74 | Dr. Alexander & Co |
| Victor and Stephanie Magсарili | 7656 W Sahara Ave | \$1.58 M | \$295.61 | William J. Engle |

- Note: This data stands alone. Medical office data was not factored into other insights in this report.
- Source: AVANT by AY, Costar. Survey criteria: Non-owner user medical office properties greater than 20k sf.