

**UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA  
BOARD OF HOSPITAL TRUSTEES  
AGENDA ITEM**

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**Petitioner:** Mason Van Houweling, Chief Executive Officer

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**Recommendation:**

**Approve the Lease Agreement with AHP of Nevada, LLC for rentable space at 901 Rancho Lane, Las Vegas, Nevada 89106; or take action as deemed appropriate. (For possible action)**

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**FISCAL IMPACT:**

Fund #:	5420.000	Fund Name:	UMC Operating Fund
Fund Center:	30000739000	Funded PGM/Grant:	N/A
Amount:	\$27,196,717.20 total monthly base rent; \$1,923,916 total adjustments		
Description:	Lease Agreement – 901 Rancho Lane (Delta Point)		
Additional Comments:	Bid/RFP/CBE: n/a Term: 10 years		

**BACKGROUND:**

This request is to approve a new Lease Agreement with AHP of Nevada, Inc. for approximately 74,310 rentable square feet at the Delta Point Office Complex located at 901 Rancho Drive, Las Vegas, Nevada 89106. UMC has leased space in this complex since April 1, 2006 for various departments, including Transplant, Business Office, Ambulatory Services, Information Technology (IT), and Human Resources. Approving this lease will enable UMC to continue accommodating these functional units at this convenient location, directly across the street from UMC's main campus.

The Lease term is for ten (10) years effective on the Lease Commencement Date. UMC has a right of first offer to purchase should Landlord provide notice that the building is available for purchase.

The UMC Governing Board reviewed the Lease Agreement at its June 25, 2025 meeting and recommended its approval, as requested above by UMC's Board of Hospital Trustees.

Cleared for Agenda

**07/15/2025**

File ID#

**25-2597**