



PERRY GUEST  
COMPANIES

FOR LEASE  
MEDICAL & PROFESSIONAL SPACE  
SEVEN HILLS MEDICAL & PROFESSIONAL CENTER II  
3005 HORIZON RIDGE PARKWAY | HENDERSON, NEVADA

**Jason T. Lesley, ccim**  
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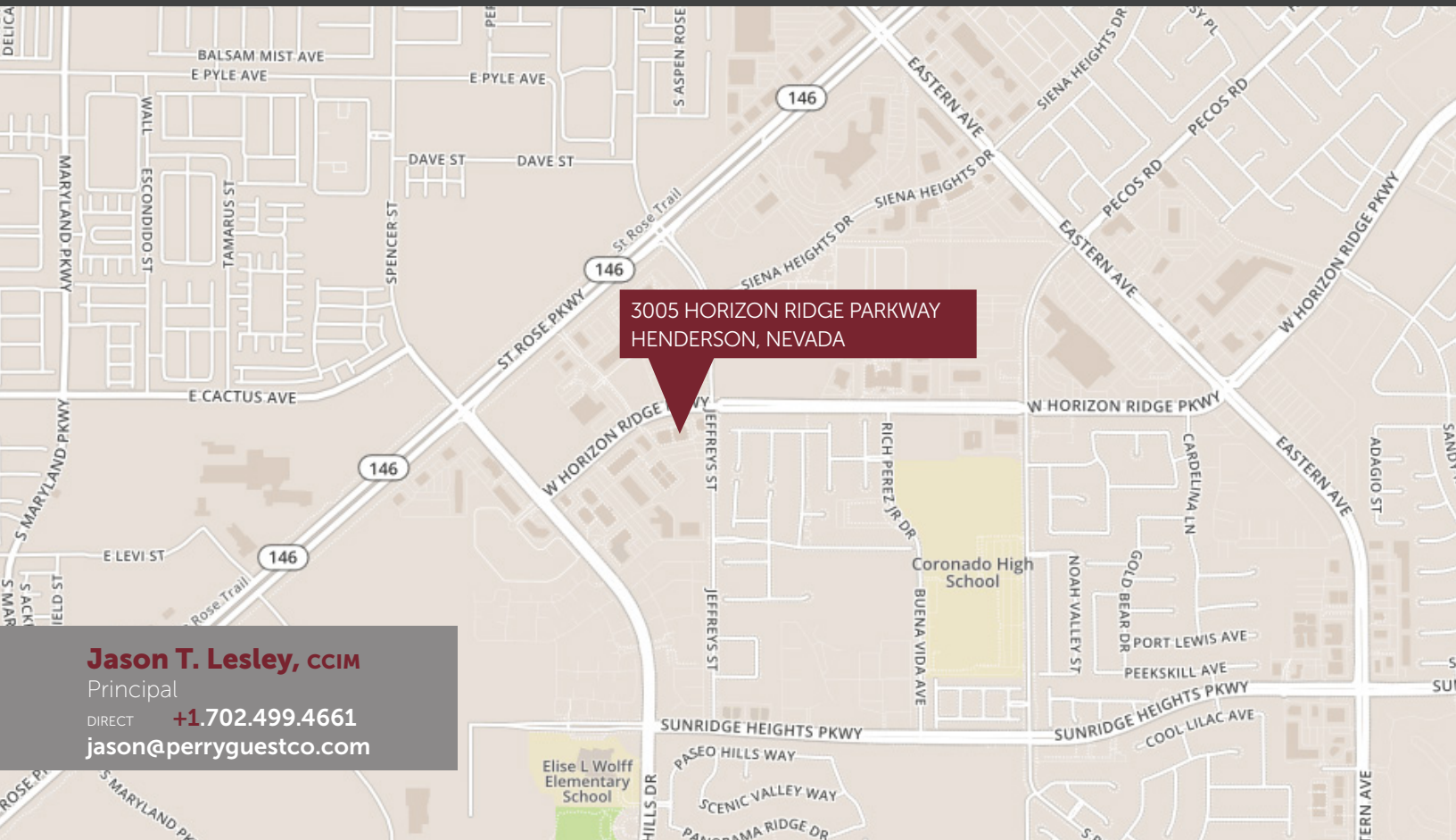


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## SEVEN HILLS MEDICAL & PROFESSIONAL CENTER II 3005 HORIZON RIDGE PARKWAY | HENDERSON, NEVADA

### AREA OVERVIEW

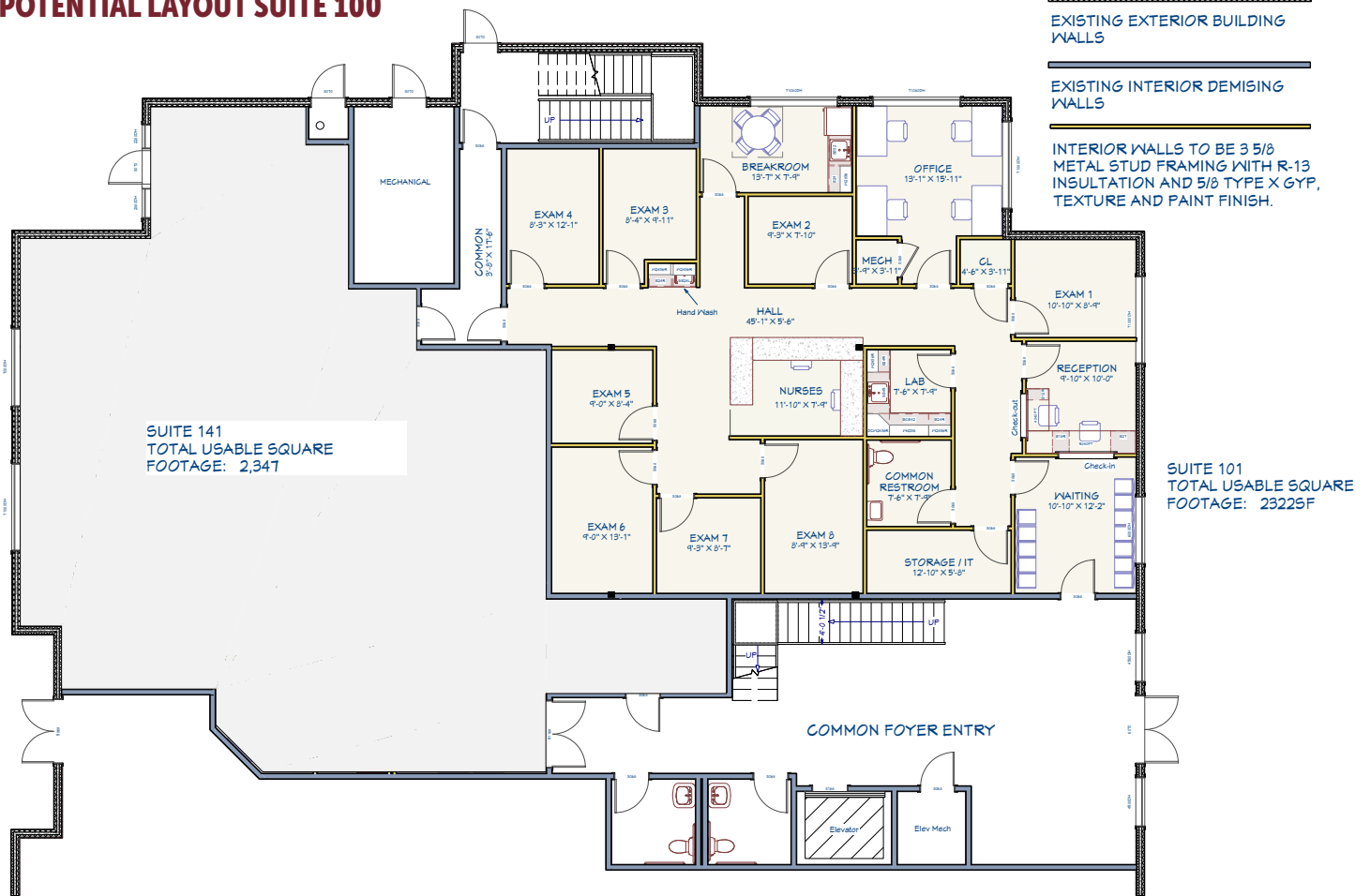
Seven Hills Medical & Professional Center II is situated within a preferred Henderson location, strategically located on the SEC of Seven Hills & Horizon Ridge, just south of St. Rose Parkway, and conveniently located at the entrance to Seven Hills offering Las Vegas Strip Views. The site offers close and easy access to the I-215 Beltway (via Eastern Avenue) as well as the I-15 Interstate (via St. Rose Parkway). A myriad of new master-planned and mixed use communities complement the areas' established neighborhoods, with hundreds of acres devoted to open spaces, parks and trails. Seven Hills Medical & Professional Center offers close proximity to St. Rose Hospital, MacDonald Ranch, Seven Hills, Anthem, and Silverado Ranch, and many more Henderson landmarks. Henderson offers a unique selection of local, and a multitude of shopping and cultural events, nearby recreational facilities, medical facilities, and golf courses.



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## POTENTIAL LAYOUT SUITE 100



**PERRY GUEST**  
COMPANIES

**TOTAL USEABLE SF: ±2,322 SF**  
**POTENTIAL LAYOUT #1**

### PROPERTY OVERVIEW

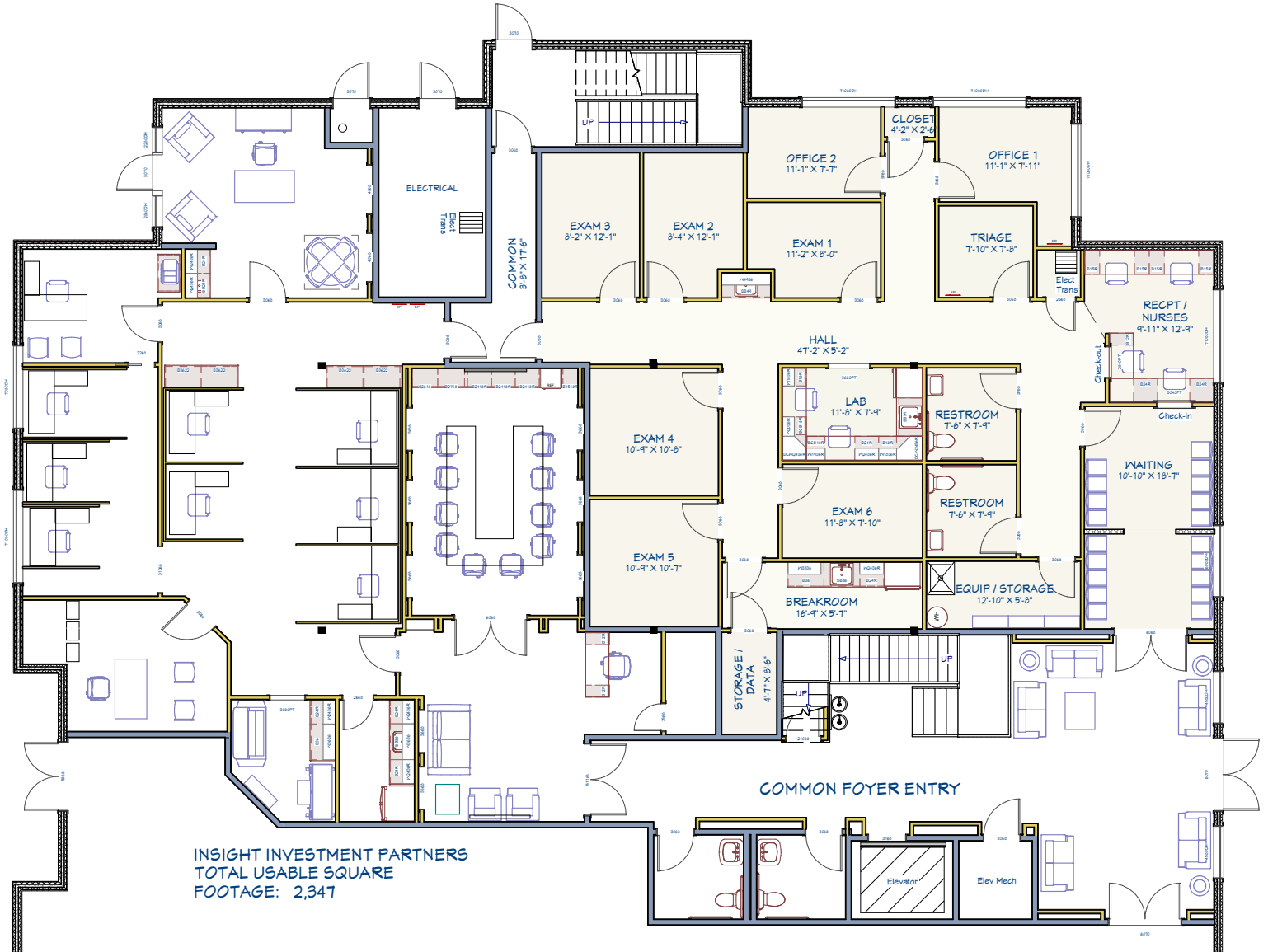
Seven Hills Medical & Professional Center II is an outstanding office park adjacent to Seven Hills Surgery Center. This center is meticulously landscaped, offers an upscale image with a prominent location. Seven Hills Medical & Professional Center are high image and architecturally prominent, fully improved, multi-tenant, stand-alone office buildings offering exceptional finishes including custom lobby, elevators, common and private restrooms, and automated handicap doors. Seven Hills Medical & Professional Center offers abundant covered parking while accommodating both medical and professional tenants. FREE rent & custom turn-key spaces available for qualified tenants.

### PROPERTY FEATURES

- Fully built-out Turn-key space available
- Striking architectural prominence
- Well appointed, functional work space
- Upscale lobby and reception areas
- Limited space in exclusive area
- Ample parking with covered spaces available
- \$1.65 PSF/Month NNN
- \$40 PSF Tenant Improvement
- \$0.41 PSF/Month CAM

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# POTENTIAL LAYOUT SUITE 100



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TOTAL USEABLE SF: ±2,322 SF  
POTENTIAL LAYOUT #2

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