

PARKWAY MEDICAL PLAZA

NOW LEASING

JACKSON
PHYSICAL THERAPY



**MEDICAL OFFICE
FOR LEASE**
Call: 702-475-4945
License B.1002747.CORP

100



**MED
WEST**
REALTY

BRYAN McKENNEY
(702) 475 - 4945 | LIC#B.1002747
Bryan@MedWestRealty.com

STACEY HALL
(949) 331 - 0845 | LIC#01924089
Stacey@MedWestRealty.com

100 North Green Valley Parkway,
Henderson, NV 89074



PARKWAY MEDICAL PLAZA

Parkway Medical Plaza, in the Green Valley submarket of Henderson, Nevada, is a best-in-class medical outpatient building and home to a diverse group of medical providers. The building is anchored by a large ambulatory surgery center which is a joint venture between Dignity Health and United Surgical Partners. The property has on-site urgent care and imaging services for the community as well as Ob-Gyn, physical therapy, and family medicine among other providers.

Parked at 5 cars per 1,000 square feet and adjacent to the 215 Freeway at Green Valley Parkway, the building provides an easy patient experience to see their provider. Adjacent retail (Smith's, Starbucks, banks, etc) add to the draw from the community and fantastic convenience for physicians and staff. Parkway Medical Plaza is a one-of-a-kind offering.

PROPERTY FEATURES

PROMINENT LOCATION & ACCESSIBILITY

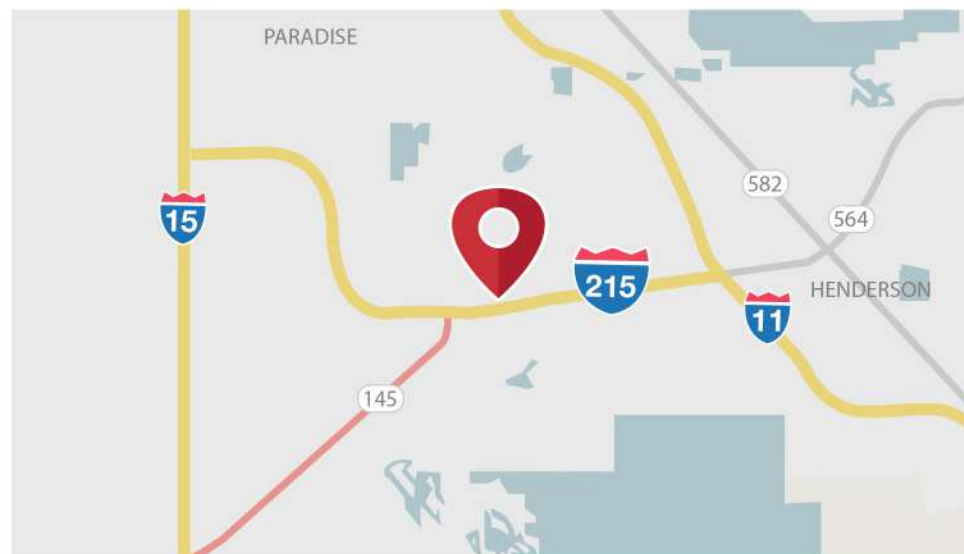
- 3-Story, Class A Medical Building
- Building Area 88,958 SF
- Abundant Surface and Covered Parking at 5 stalls per 1,000 SF

IDEAL MARKET AND SITE LOCATION

- Visible from Interstate 215
- 3 Miles from Dignity Health, St. Rose Dominican Siena Hospital
- Prime Location, Excellent Demographics

FLEXIBLE SUITE OPPORTUNITIES

- Signage Opportunities
- Built-out Suites
- Views of Las Vegas Strip
- Corner Location



DEMOGRAPHICS & DRIVETIME

DEMOGRAPHICS

Estimate 15 Min Drive



POPULATION ESTIMATES

688,038

AVERAGE HOUSEHOLD INCOME

\$95,275

POPULATION

Estimate 15 Min Drive



>17

142,017

18-44

257,192

45-64

177,489

65+

111,340

Data Source:  Placer.ai

PAYOR MIX

Within 5 Mile Radius



COMMERCIAL

7.0%

EMPLOYER BASED

53.4%

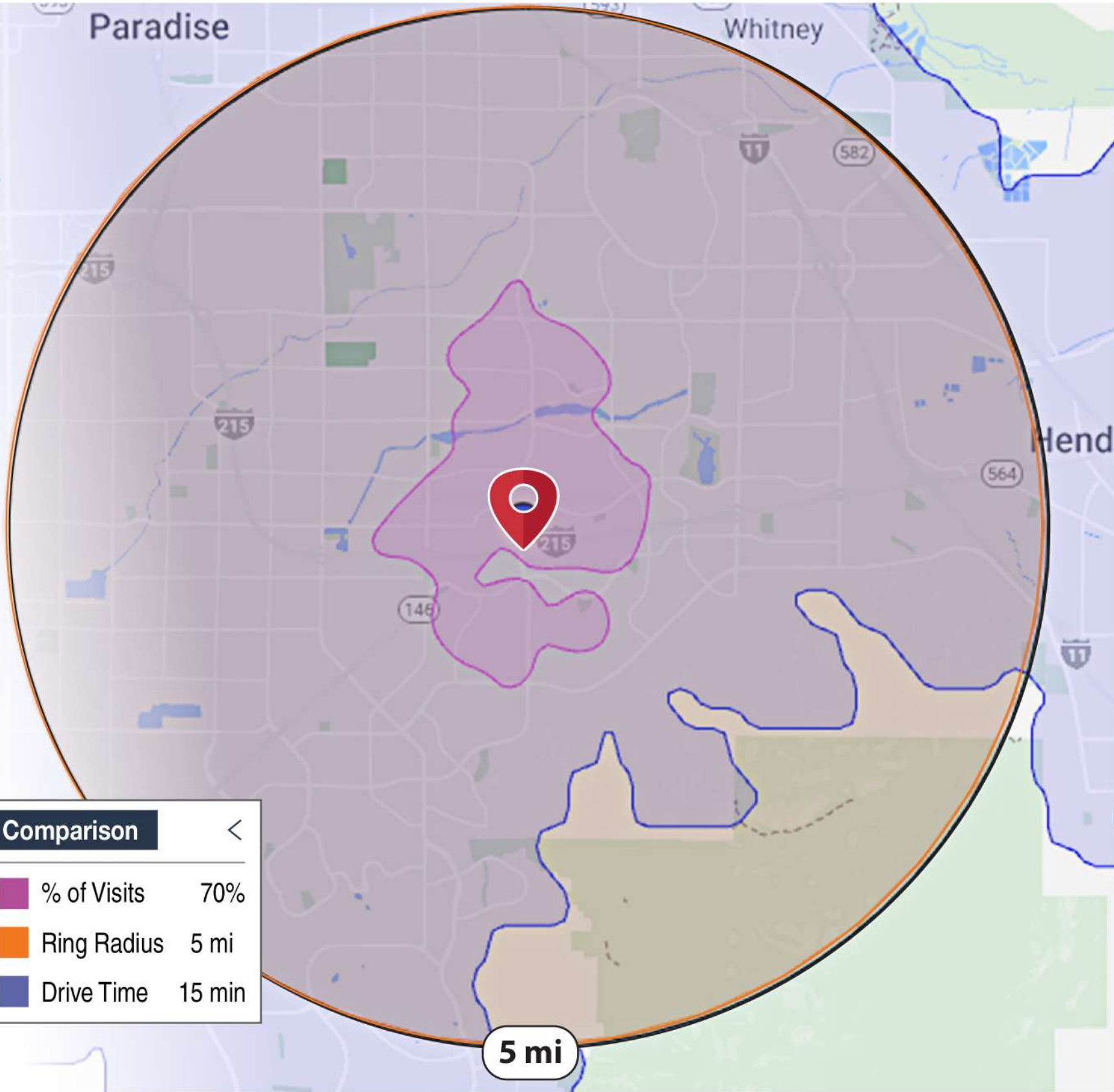
GOVERNMENT

22.6%

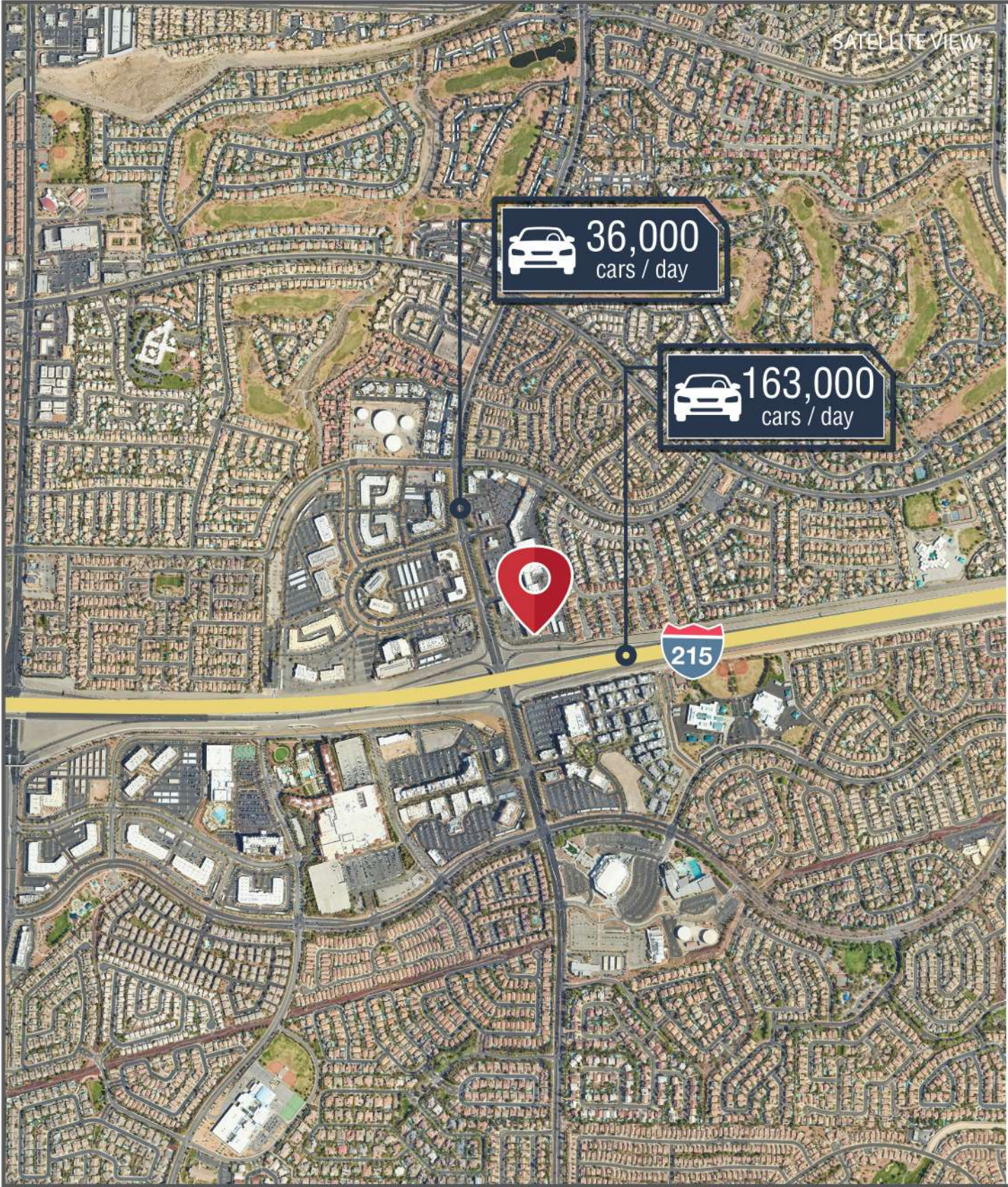
MULTIPLE

17.0%

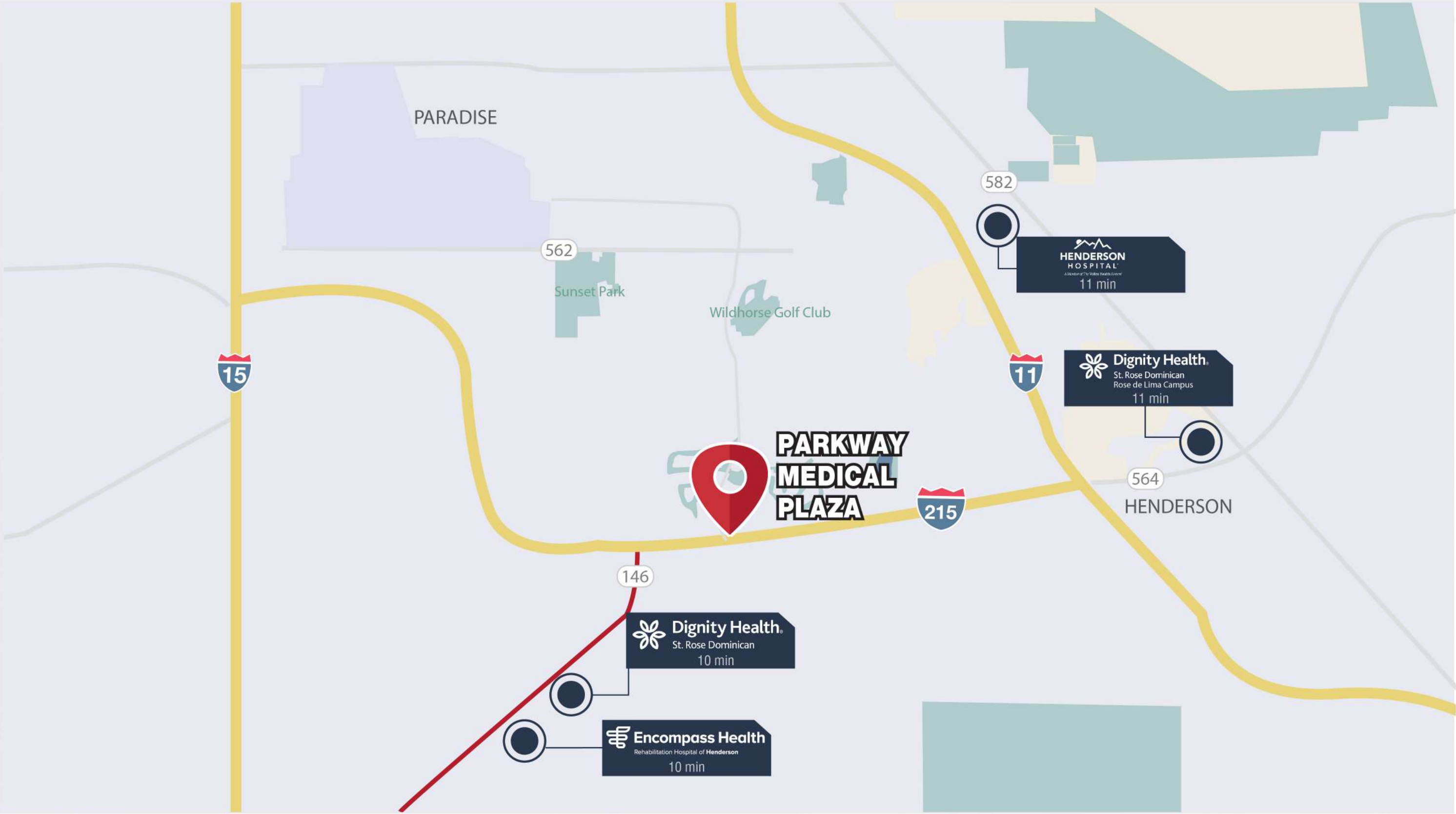
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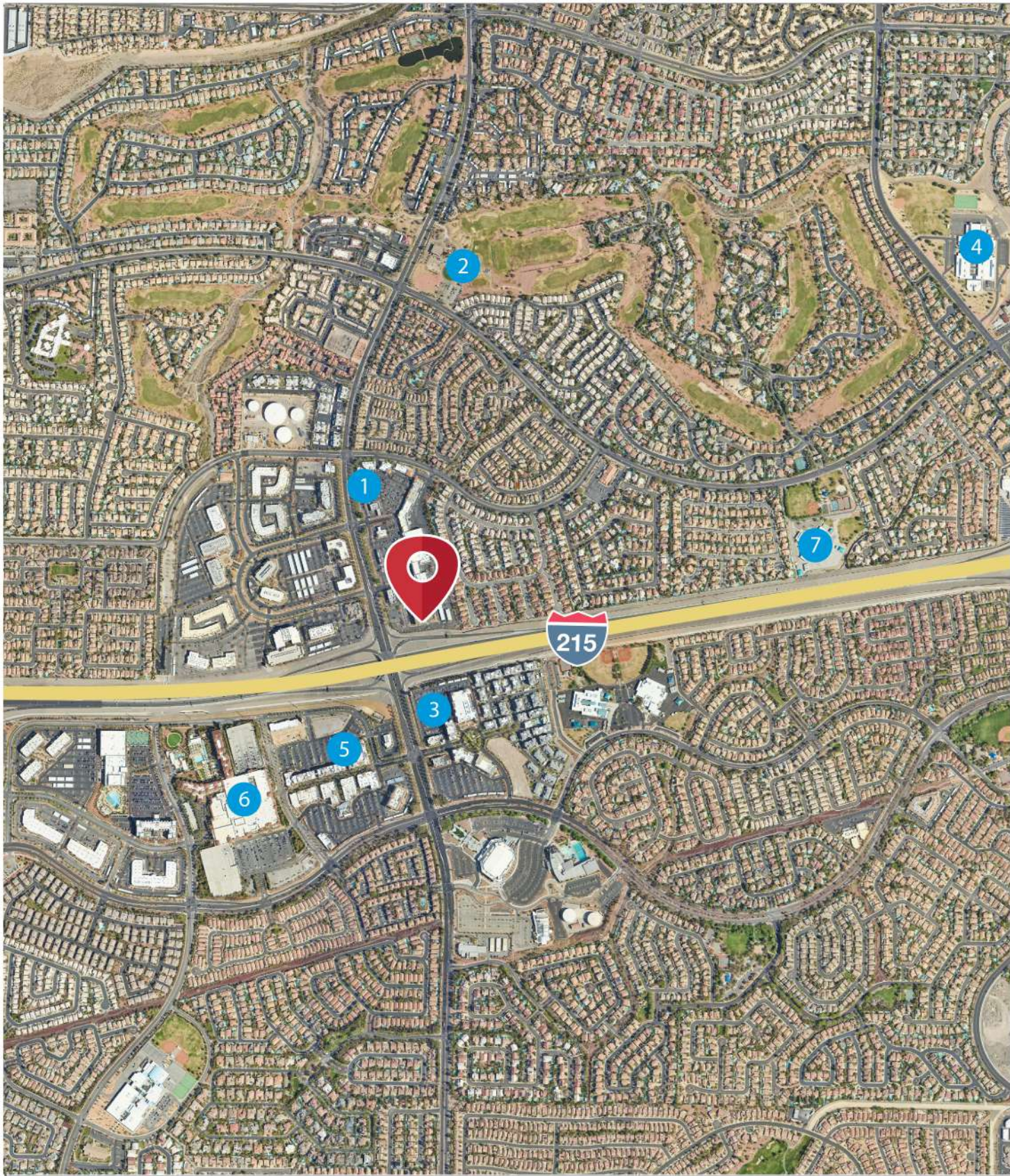
MAJOR HIGHWAYS & SITE PLAN



LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY



LEGEND:

Retail

- 1
- Smith's
 - Nevada State Bank
 - Bank of America
 - Verizon
 - Wendy's
 - Houston TX Hot Chicken
 - Starbucks

Sports

- 2
- The Legacy Golf Club

Retail

- 3
- Whole Foods Market
 - Settebello Pizzeria
 - The Cheesecake Factory

School

- 4
- Greenspun Jr. High School

The District at Green Valley Ranch

- 5
- REI
 - Bath and Body Works
 - Williams Sonoma
 - Balboa Pizza
 - Lucille's Smokehouse BBQ

Leisure

- 6
- Green Valley Ranch Resort Spa and Casino

School

- 7
- Selma F Bartlett Elementary

FLOOR PLAN - FIRST FLOOR

Suite 110 5,753 RSF

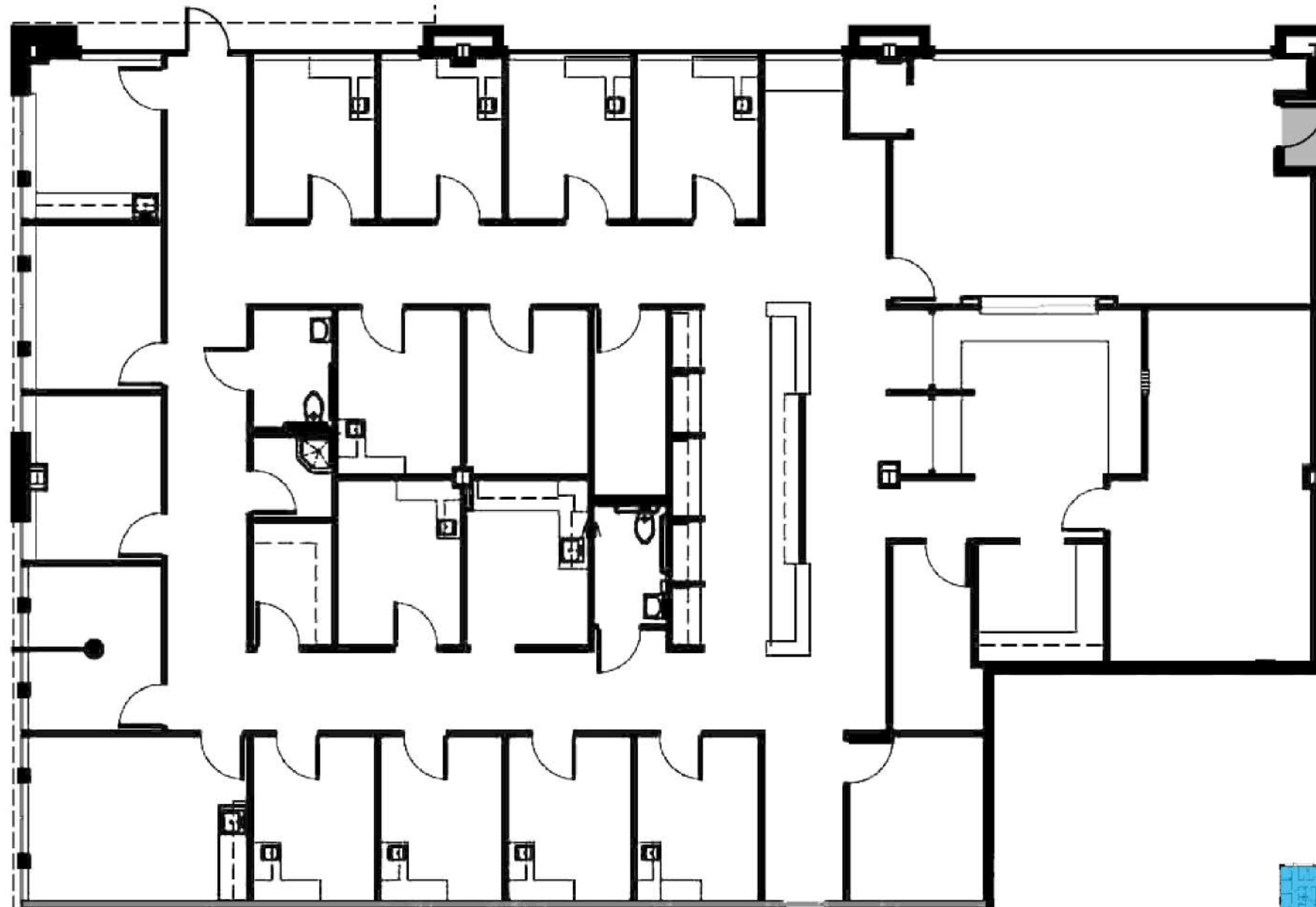
Available January 2027

SUITE DESCRIPTION

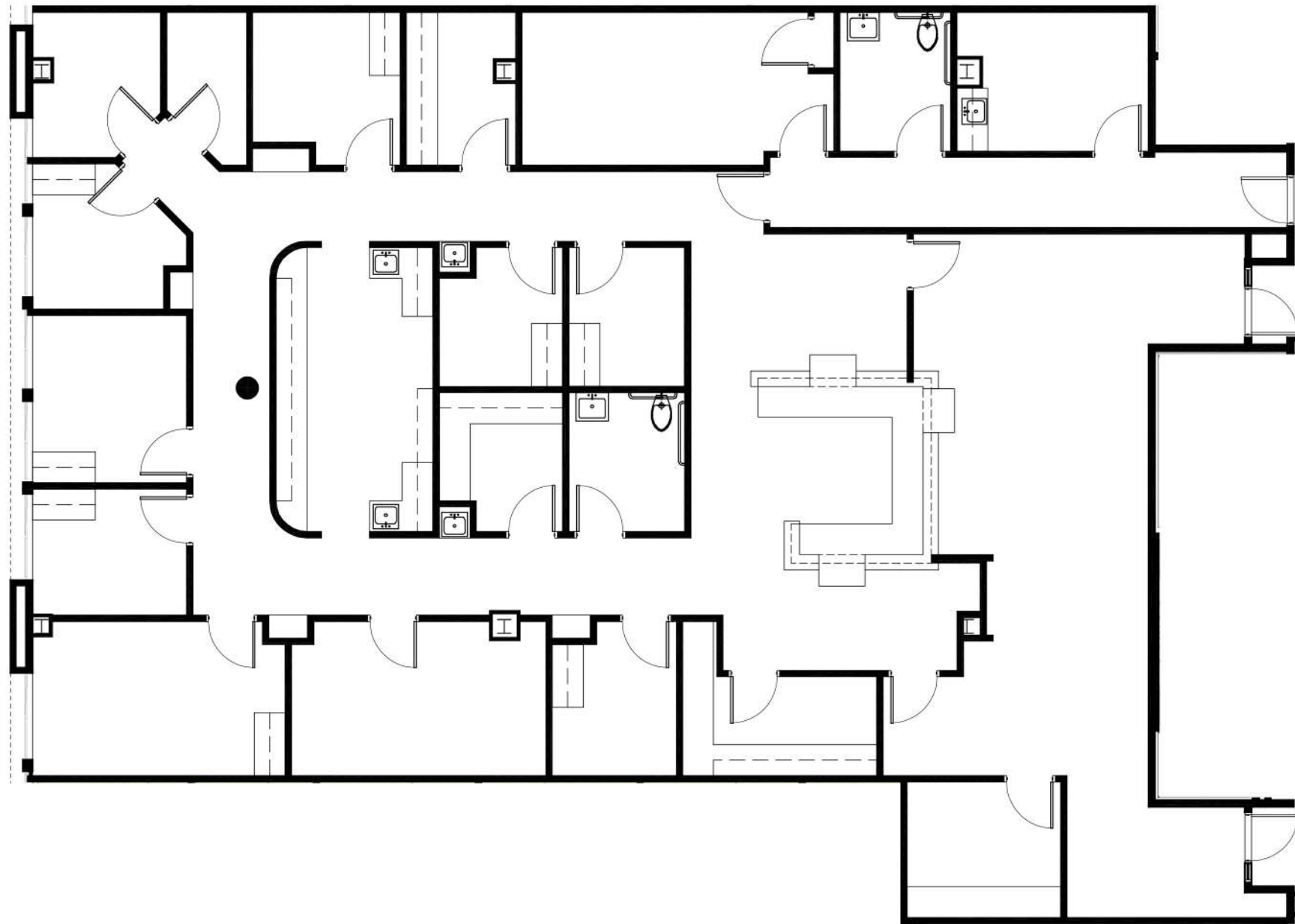
- Former Urgent Care suite available for lease
- 12 Exam Rooms
- 4 Private Offices
- Nurses' Station
- 2 Restrooms
- Lab
- Breakroom
- 2 Storage Rooms
- Waiting Room
- Reception/Admin

LEASE RATE:

Call for Pricing



FLOOR PLAN - SECOND FLOOR



Suite 235 4,184 RSF

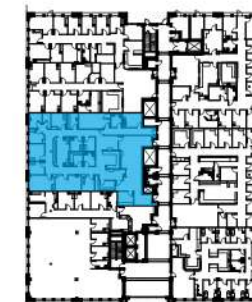
(Contiguous up to 9,461 RSF)

SUITE DESCRIPTION

- Waiting Room
- Reception/Admin
- 9 Exam Rooms
- 3 Doctors Office
- 2 In-Suites Restroom
- Nurses' Station
- 3 Storage Rooms
- Breakroom

LEASE RATE:

Call for Pricing
Available May 2026



FLOOR PLAN - SECOND FLOOR

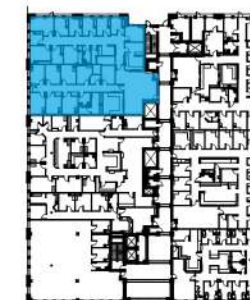


Suite 239 5,280 RSF

(Contiguous up to 9,461 RSF)

SUITE DESCRIPTION

- Waiting Room
- Reception/Admin
- 15 Exam Rooms
- 2 In-Suite Restrooms
- 3 Offices
- Lab
- Nurses' Station
- Breakroom
- Storage



LEASE RATE:

Call for Pricing
Available in 60 Days

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