

# PARKWAY MEDICAL PLAZA

## NOW LEASING



**MED  
WEST**  
R E A L T Y

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100 North Green Valley Parkway,  
Henderson, NV 89074

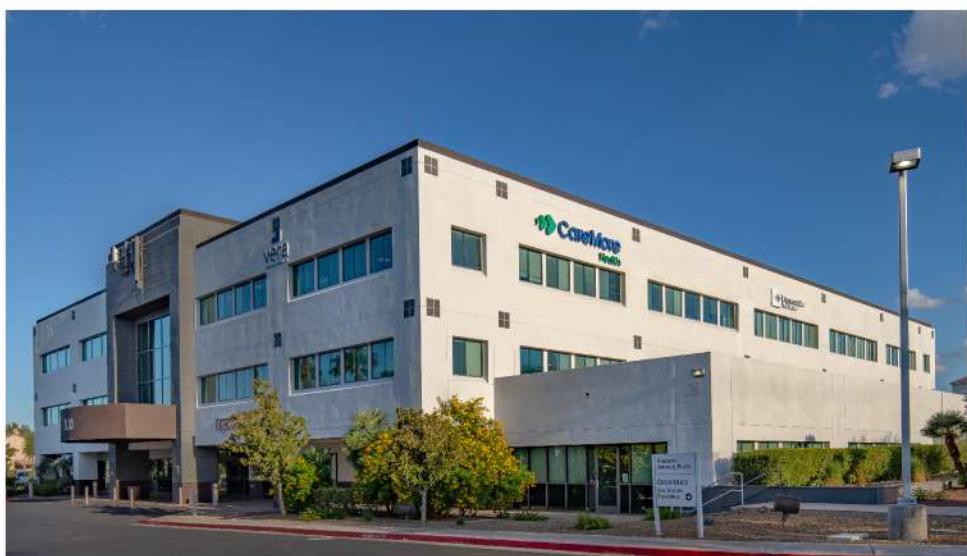
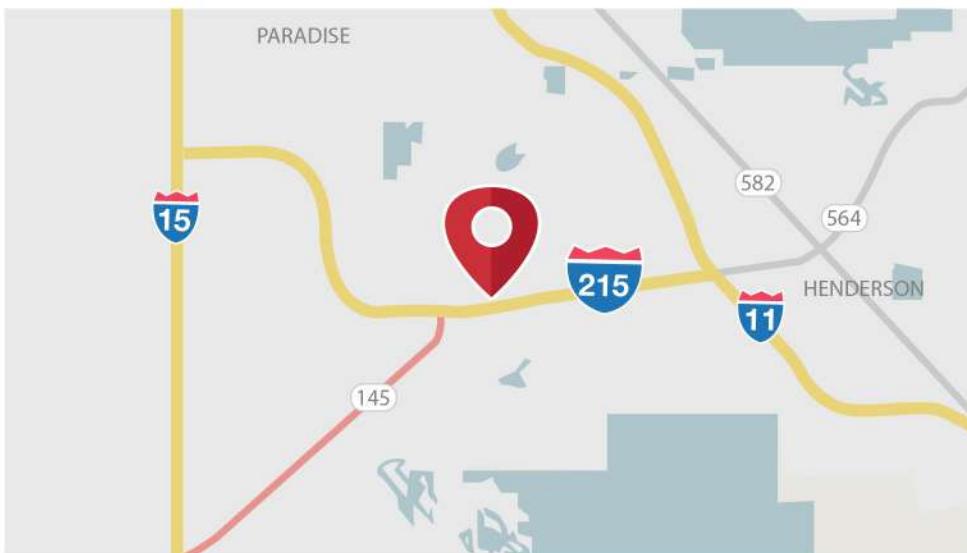


# PARKWAY MEDICAL PLAZA

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

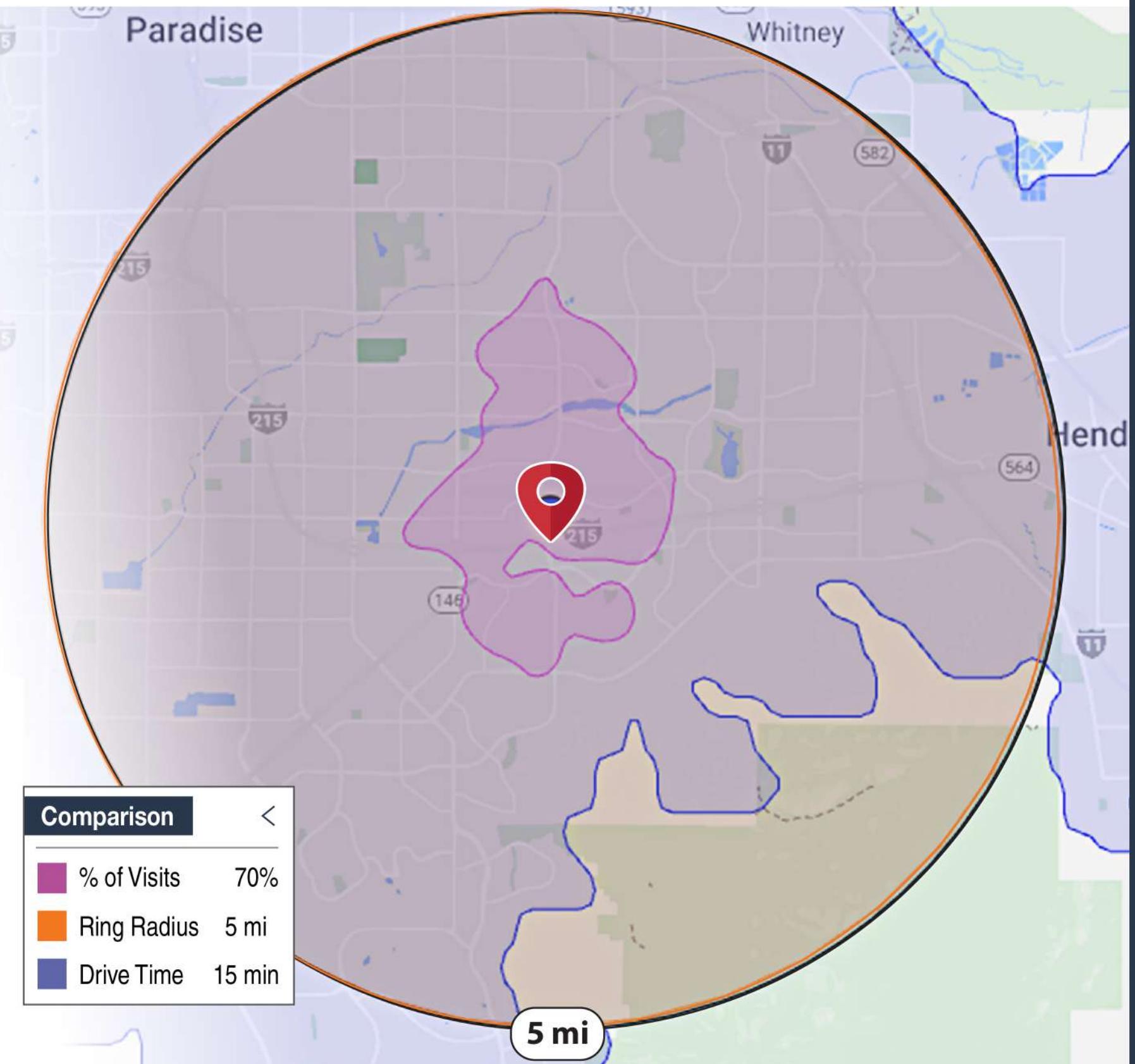
## PAYOR MIX



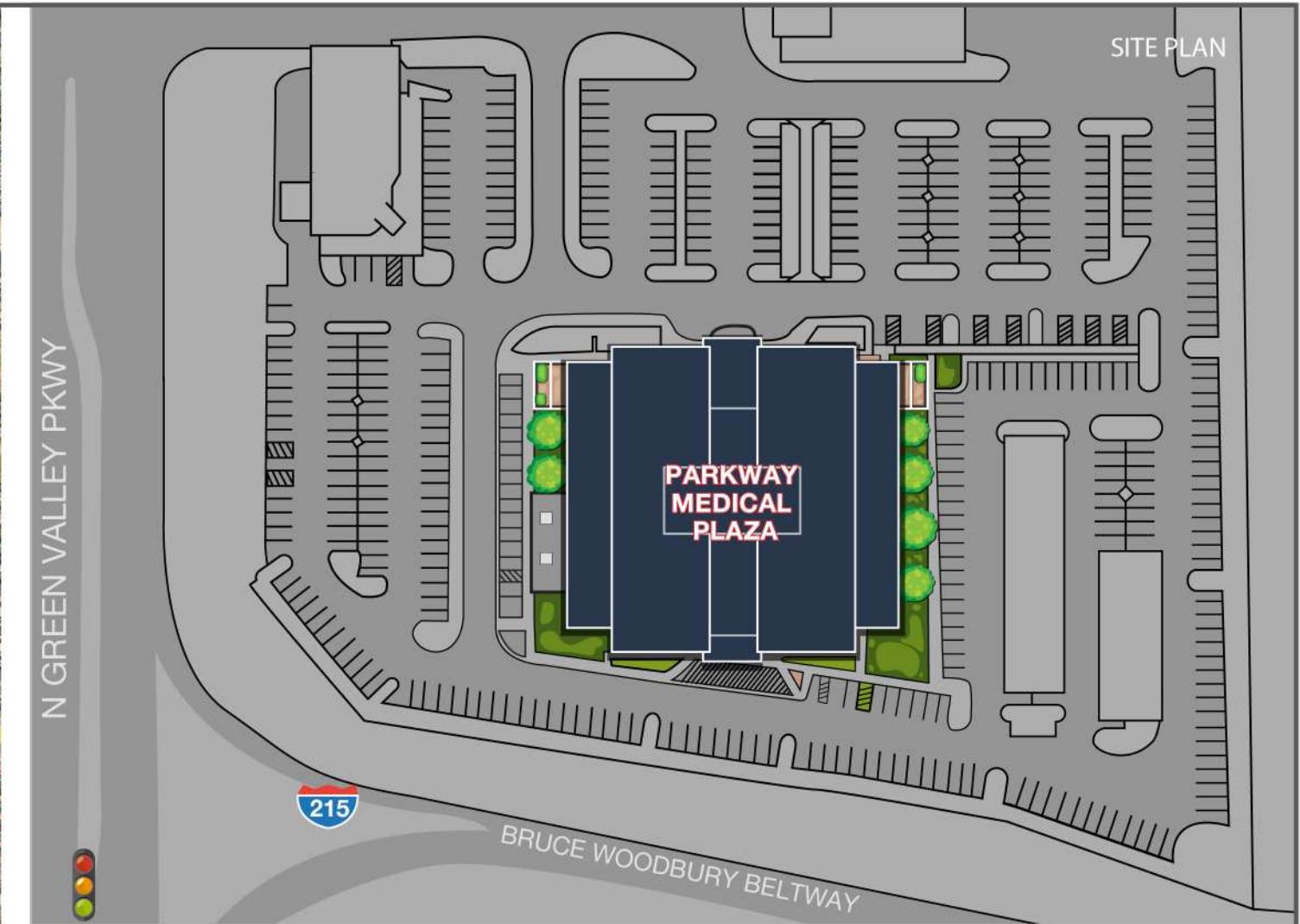
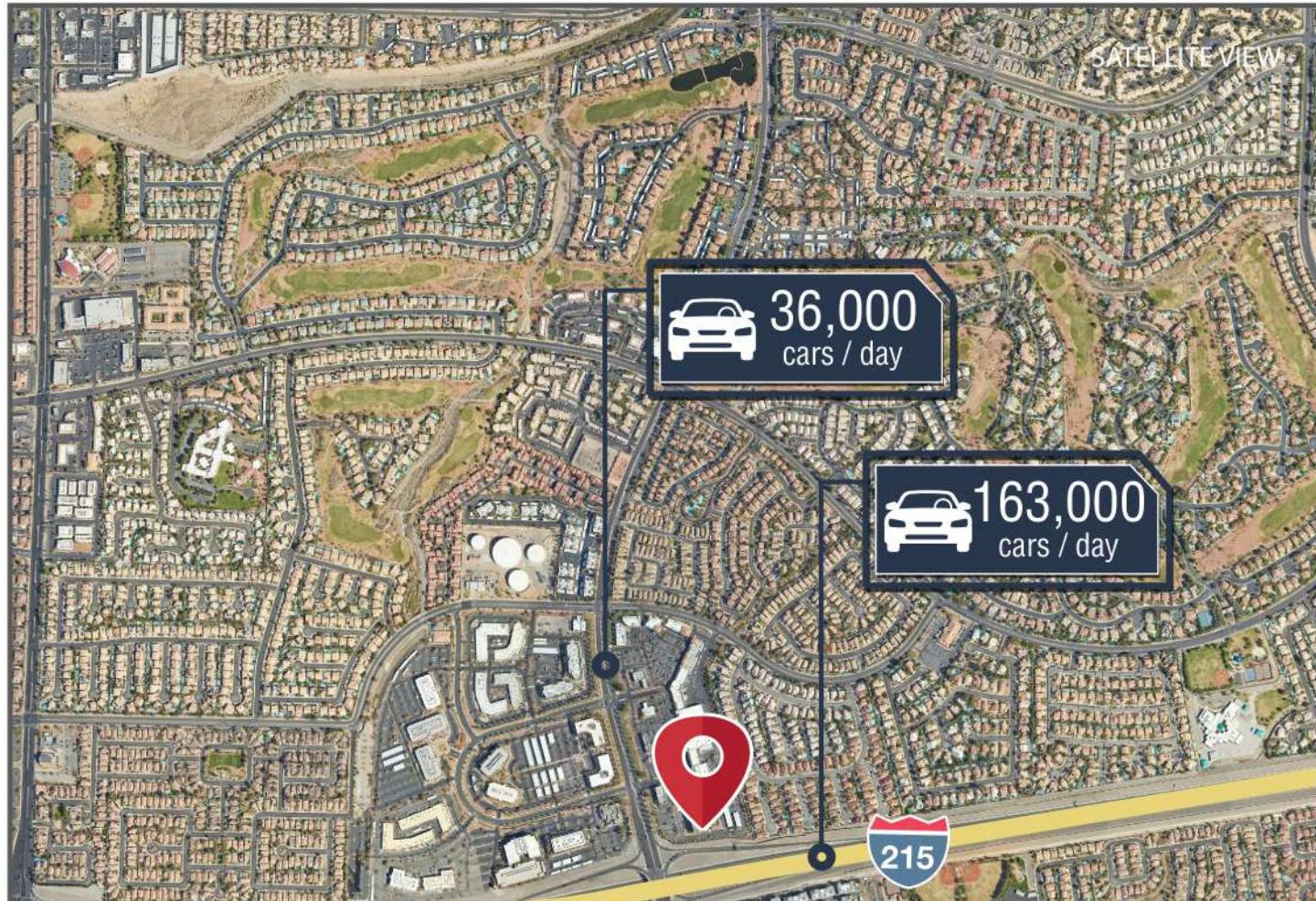
Within 5 Mile Radius

COMMERCIAL	7.0%
EMPLOYER BASED	53.4%
GOVERNMENT	22.6%
MULTIPLE	17.0%

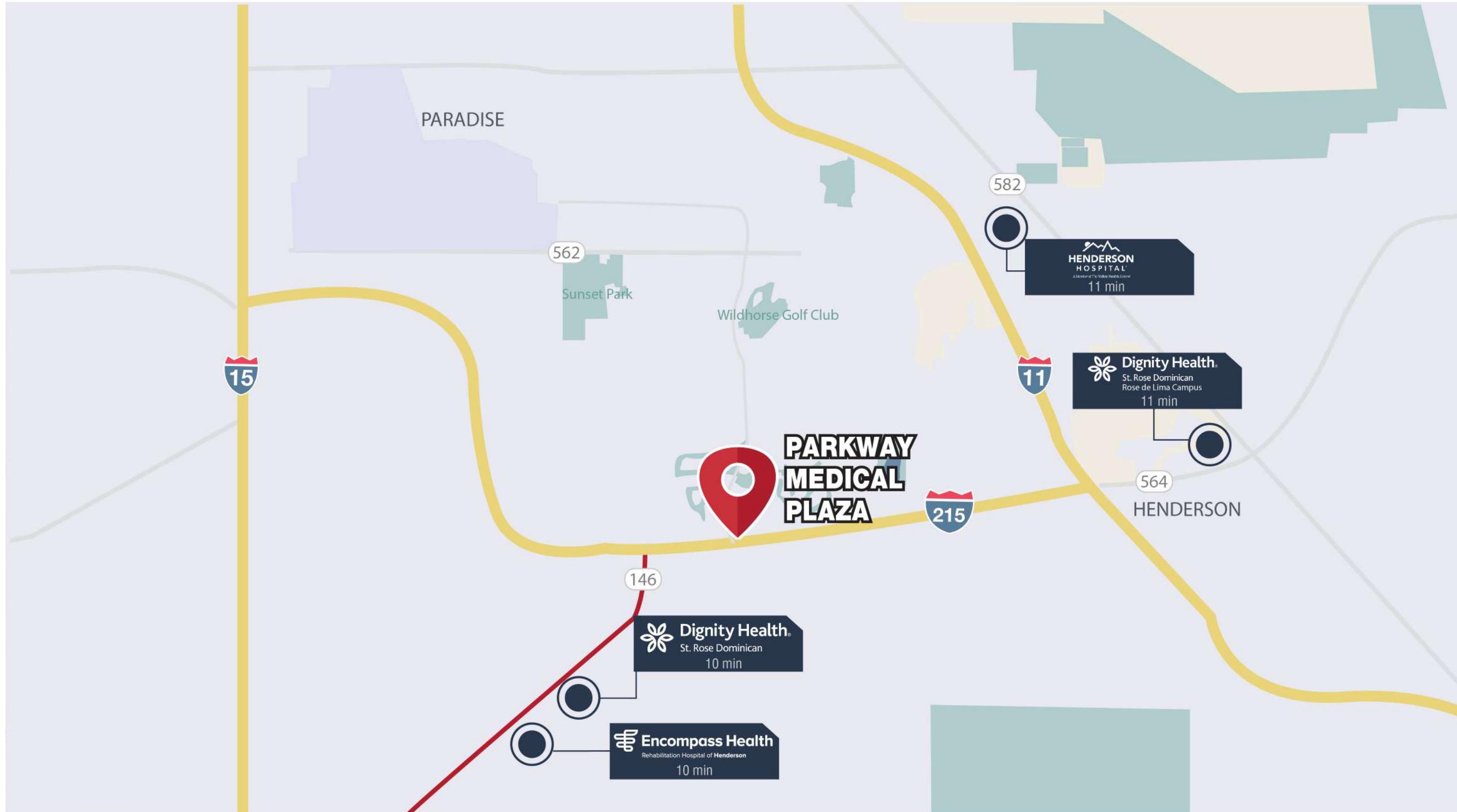
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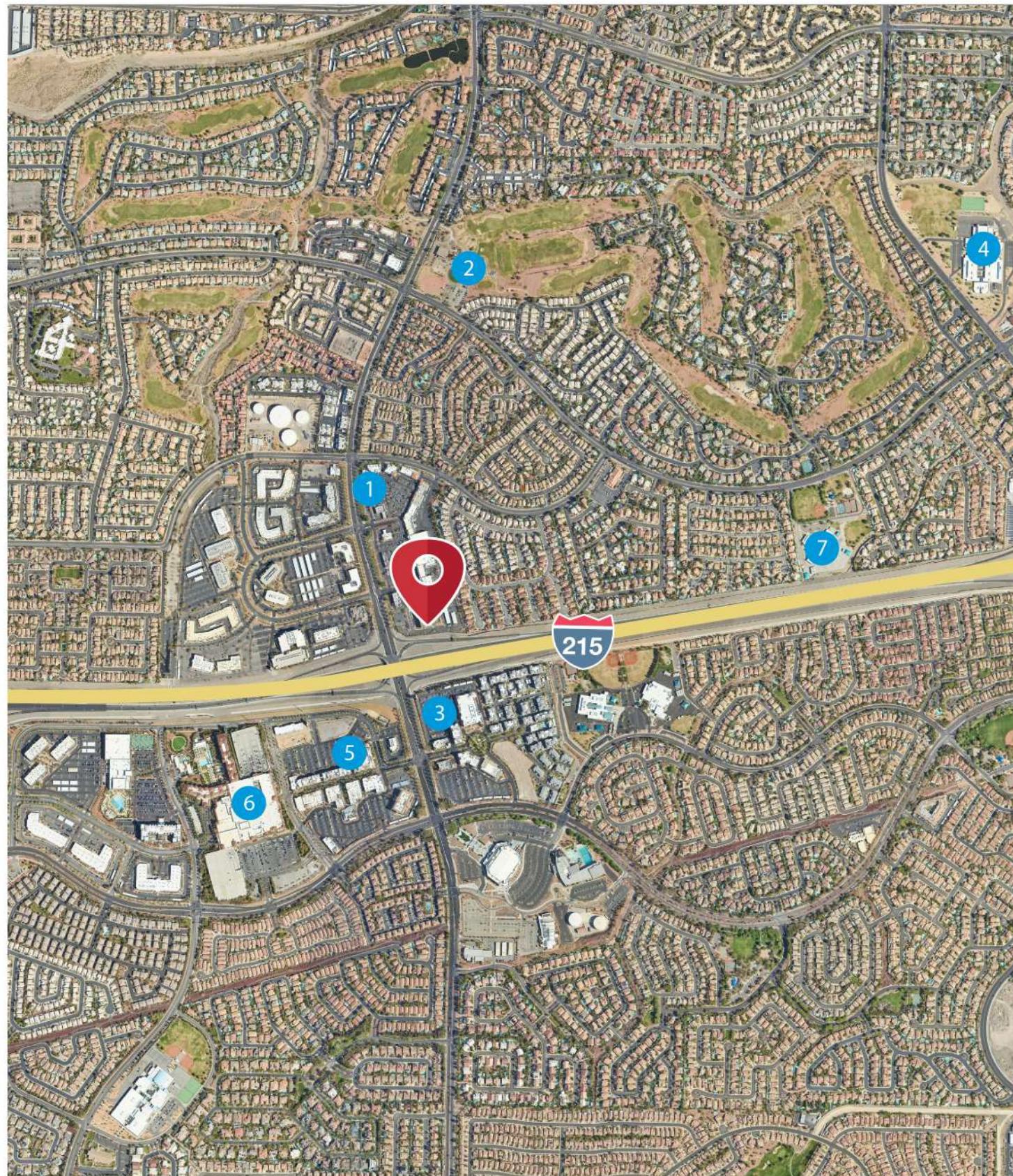
# MAJOR HIGHWAYS & SITE PLAN



# LOCAL HOSPITAL DISTANCE MAP



# AMENITIES AROUND THE PROPERTY



## LEGEND:

### Retail

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

2

The Legacy Golf Club

### Sports

3

- Whole Foods Market
- Settebello Pizzeria
- The Cheesecake Factory

4

Greenspun Jr. High School

### Retail

### The District at Green Valley Ranch

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

5

- Green Valley Ranch Resort
- Spa and Casino

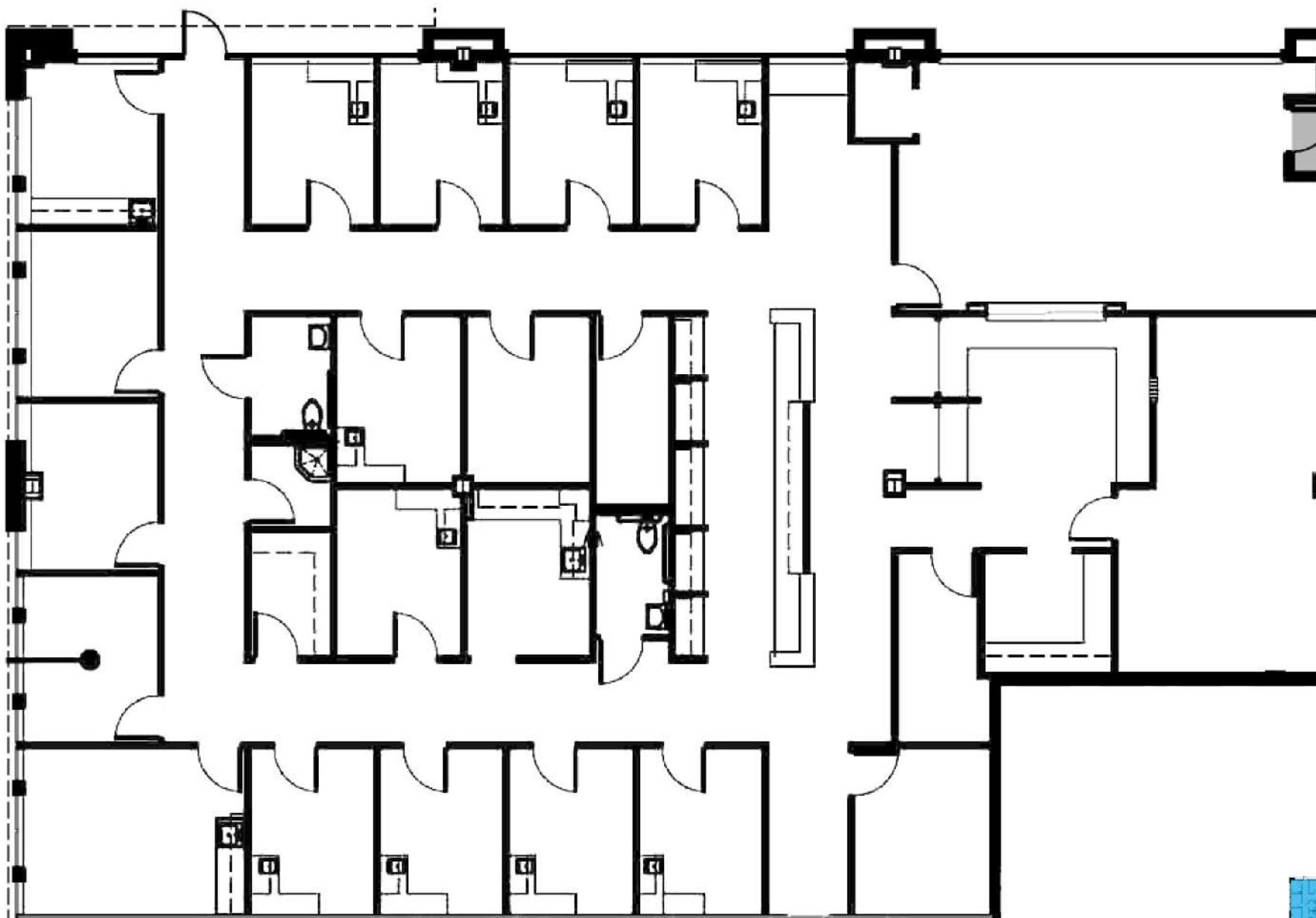
6

### 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)

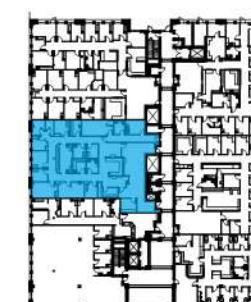
### SUITE DESCRIPTION

- 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

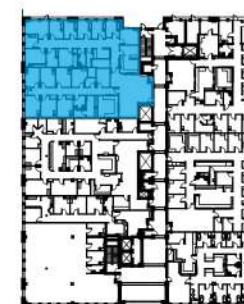


## Suite 239 5,280 RSF

(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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