

FOR LEASE

Horizon Medical Plaza

3007 WEST HORIZON RIDGE PARKWAY
HENDERSON, NV 89052



±22,254 sf medical office building

AVISON YOUNG
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AVISON
YOUNG

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Property highlights

- ±22,254 sf 2-story medical office building less than a mile east of Dignity Health St. Rose Dominican Hospital, Siena Campus on Eastern Avenue
- Impressive modern interior and lobby
- Covered parking available
- Competitive lease rates
- Located within a predominant medical hub servicing the City of Henderson
- Minutes from I-215, providing convenient access to all areas of the Las Vegas Valley

Available: 3,442 rsf and 5,147 rsf

Lease rate: \$1.85- \$2.80/sf/month NNN
\$0.53/sf/month CAM

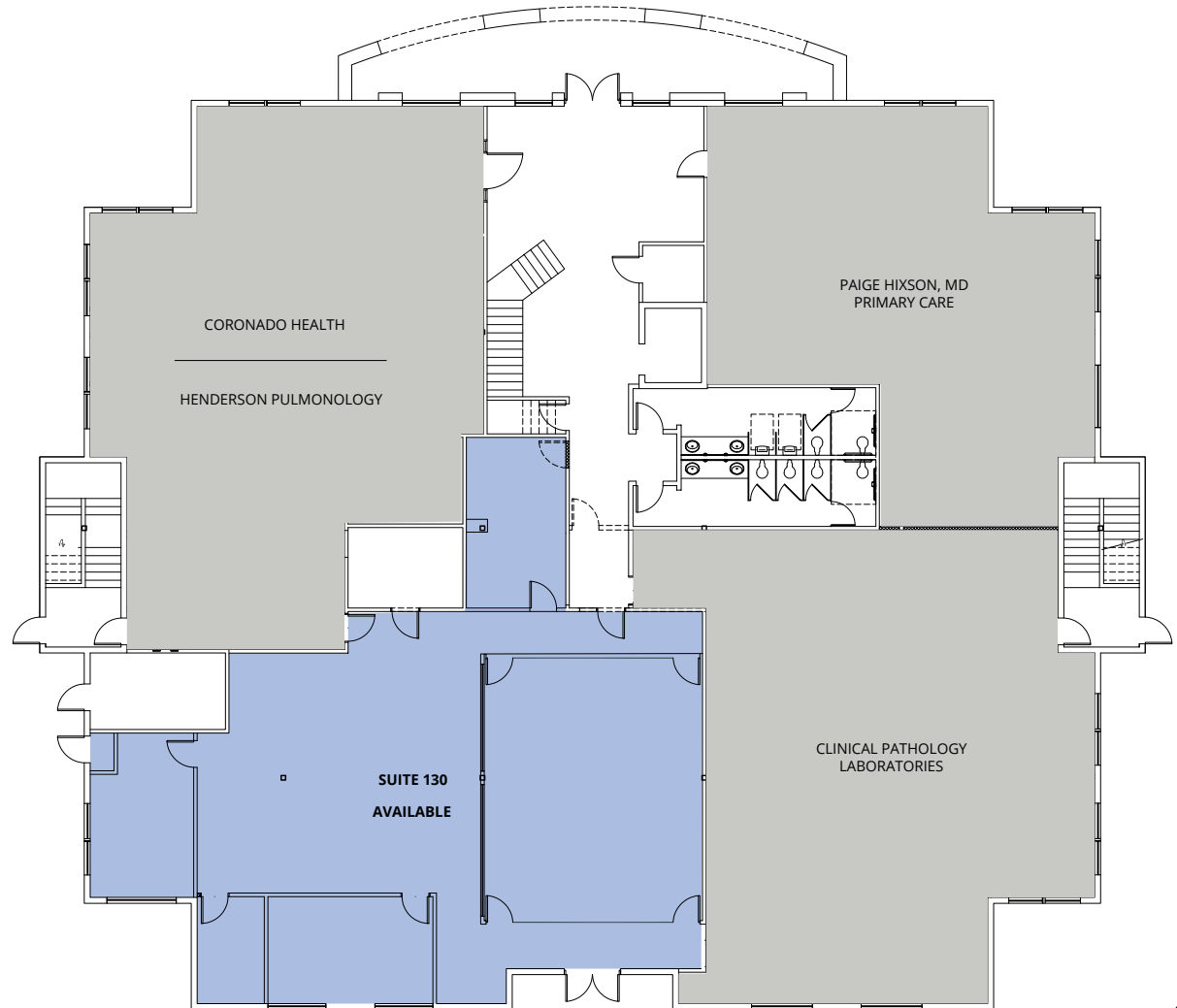


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3007 W. HORIZON RIDGE PKWY.
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1ST FLOOR



GROUND FLOOR PLAN



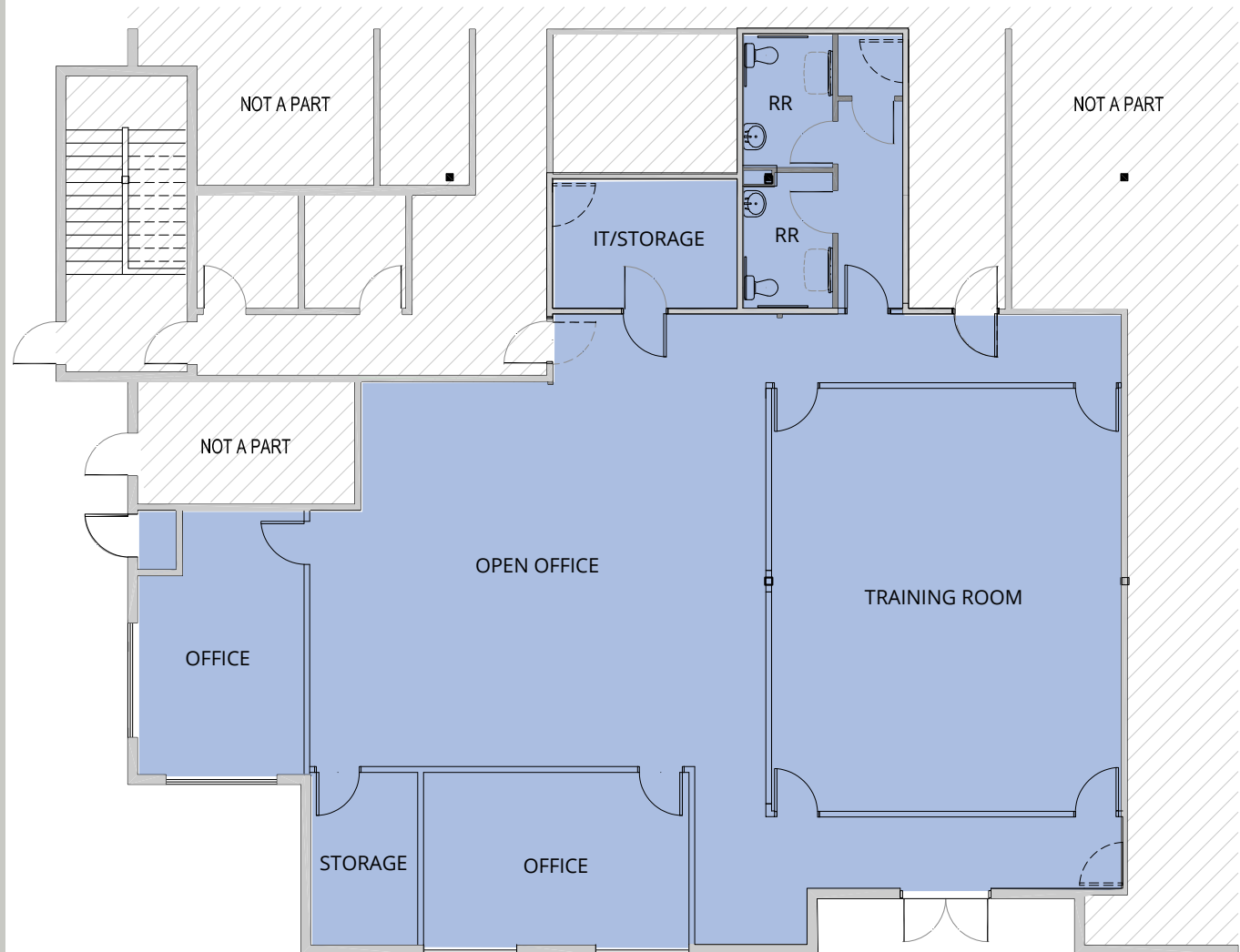
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AS-BUILT PLAN

Suite 130
3,442 sf



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SPEC PLAN

New planned construction
Plan subject to change

Suite 130
3,442 sf

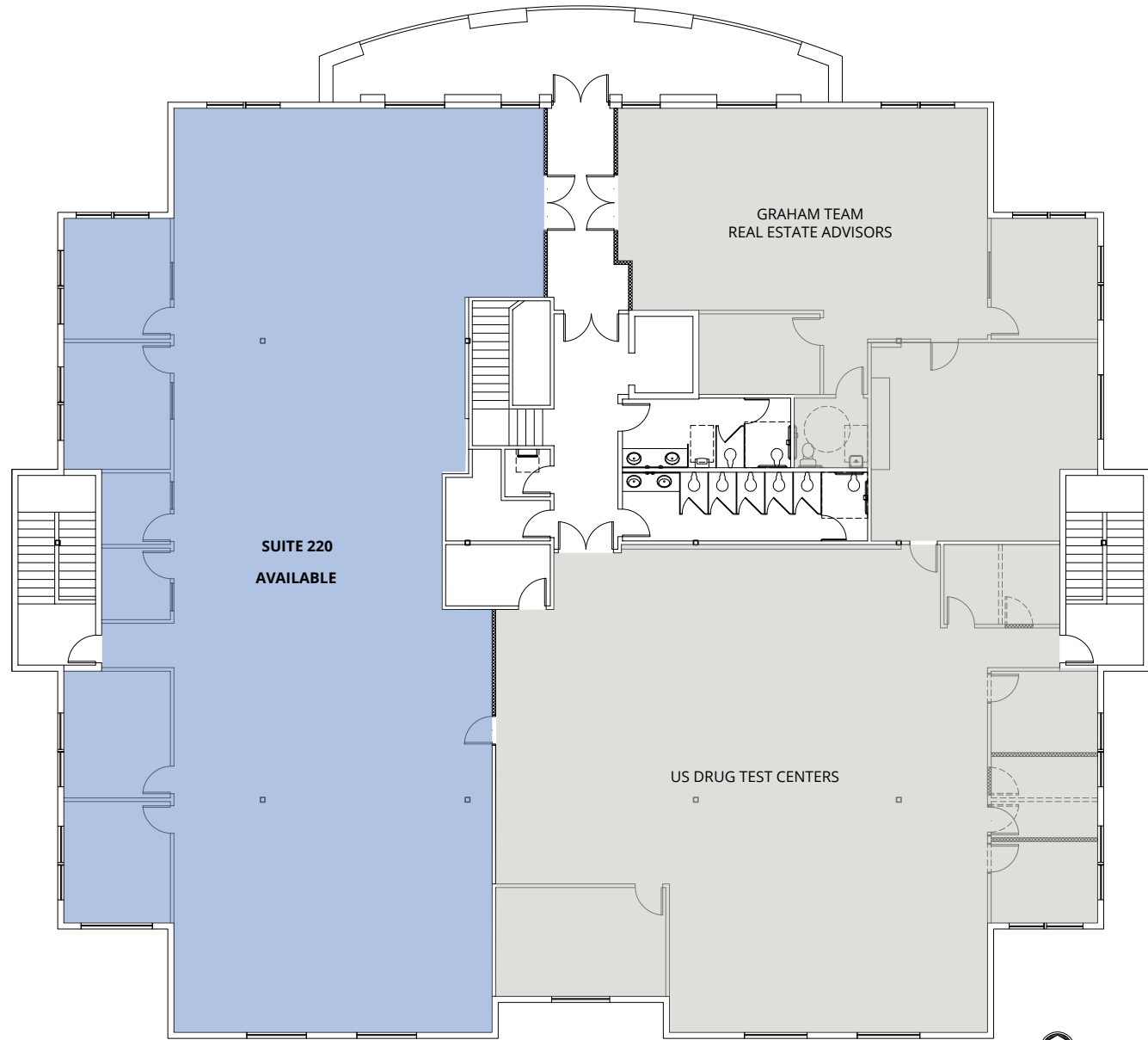


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2ND FLOOR



SECOND FLOOR PLAN



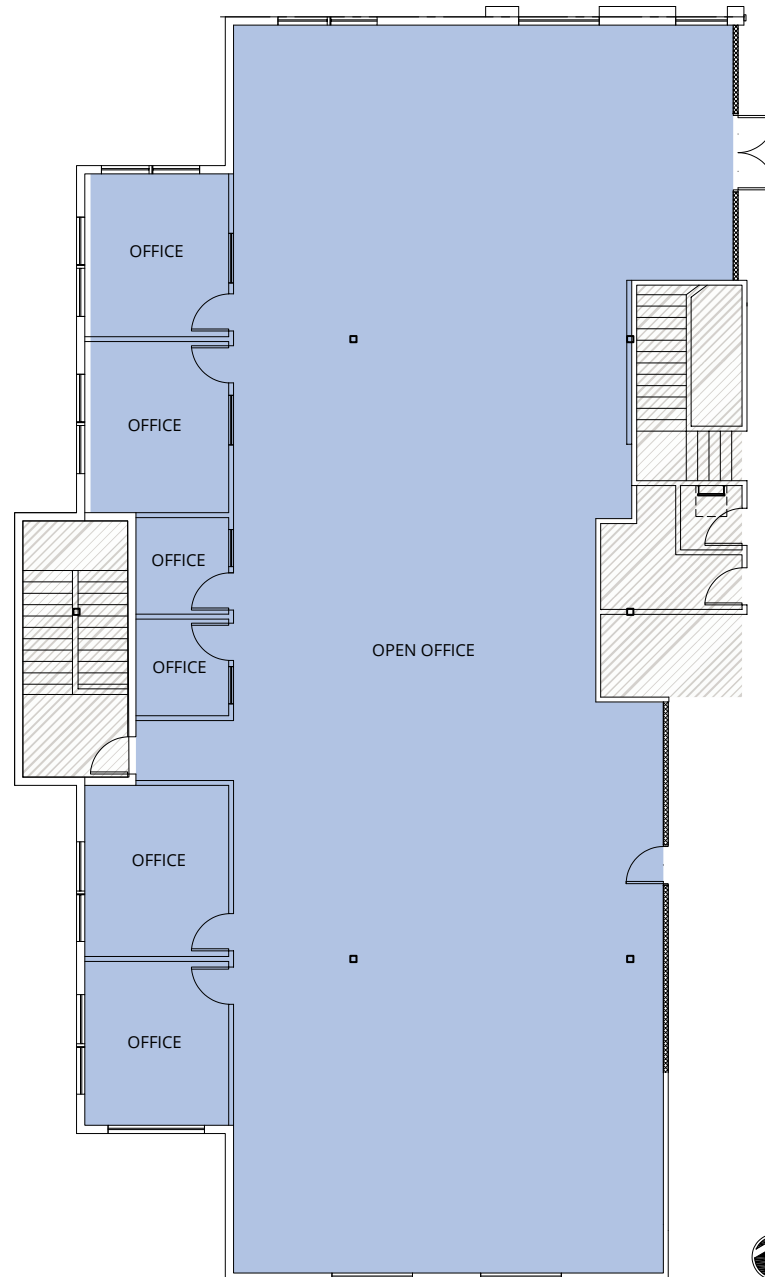
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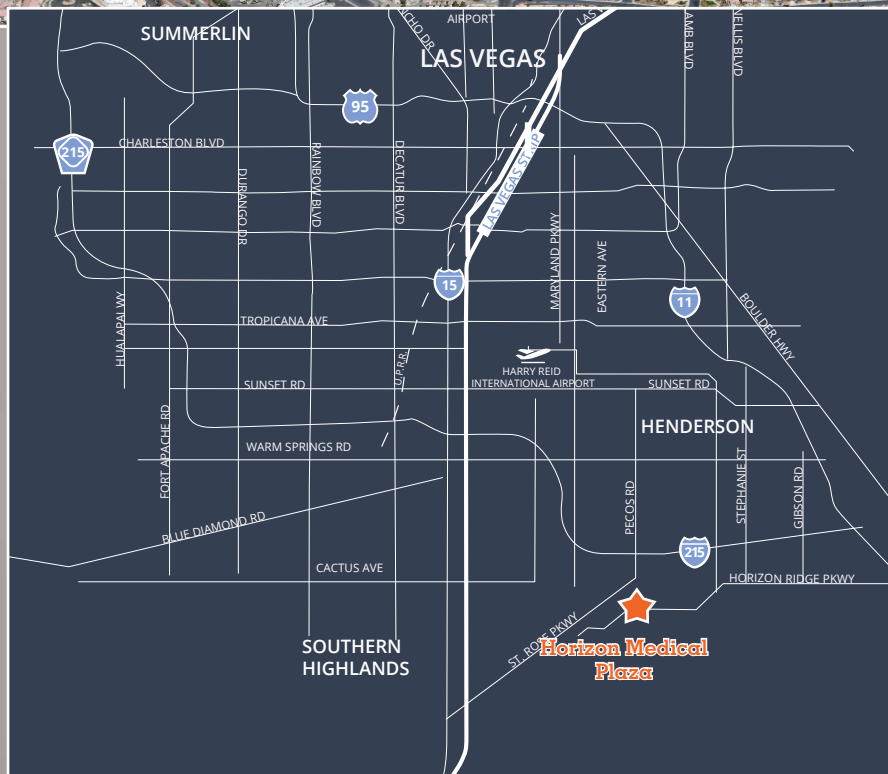
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AS-BUILT PLAN

Suite 220
5,147 sf

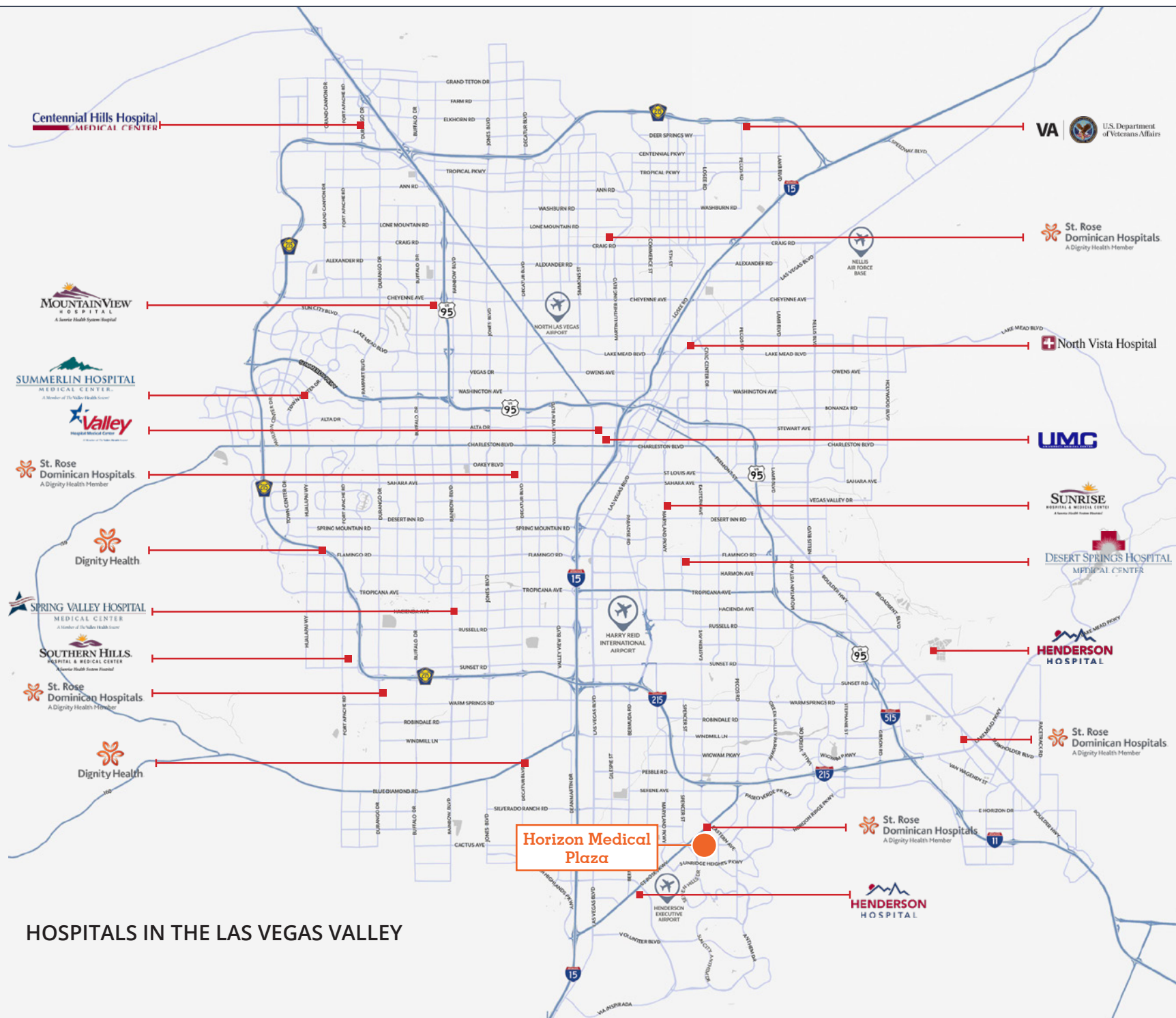




Close to everyday amenities

The location is home to a bustling commercial corridor offering a variety of retail amenities and a short distance from I-215, which provides easy access to other parts of Henderson and the greater Las Vegas area. This proximity to I-215 makes it ideal for businesses and visitors who need quick and efficient transportation options.

DISTANCE TO:	HARRY REID INTERNATIONAL AIRPORT	±7 MI ±15 MINS		±4 MI ±10 MINS
	LAS VEGAS STRIP	±11 MI ±20MINS		±2.5 MI ±7 MINS
	DOWNTOWN LAS VEGAS	±16 MI ±25 MINS		±8 MI ±15 MINS



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