

\$0.99/sf/mo

Introductory lease rate for
first 12 months

Up to **6** months

FREE RENT

Broker Bonus 5% commission to
cooperating broker

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**

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.



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

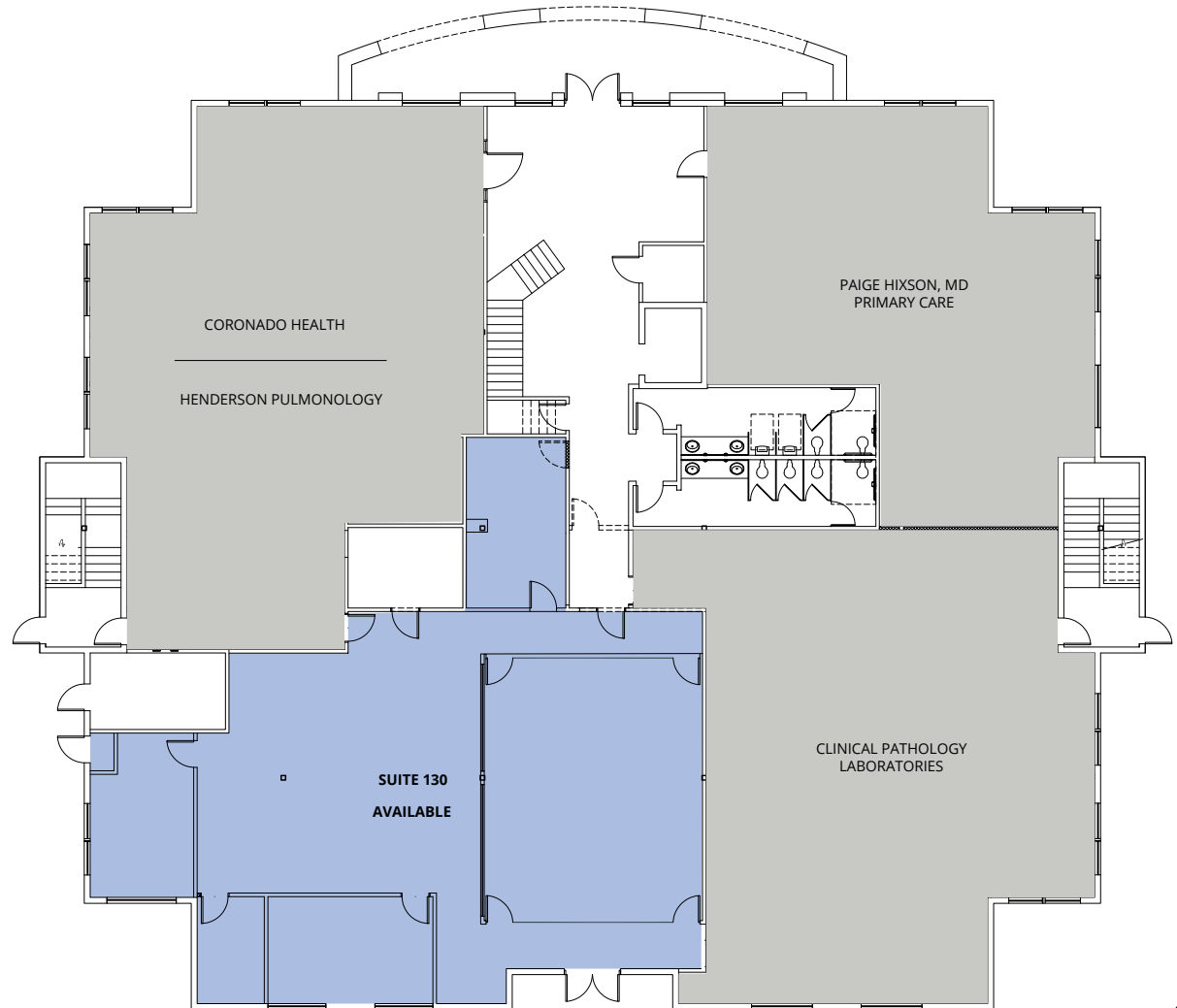


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3007 W. HORIZON RIDGE PKWY.
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1ST FLOOR



GROUND FLOOR PLAN



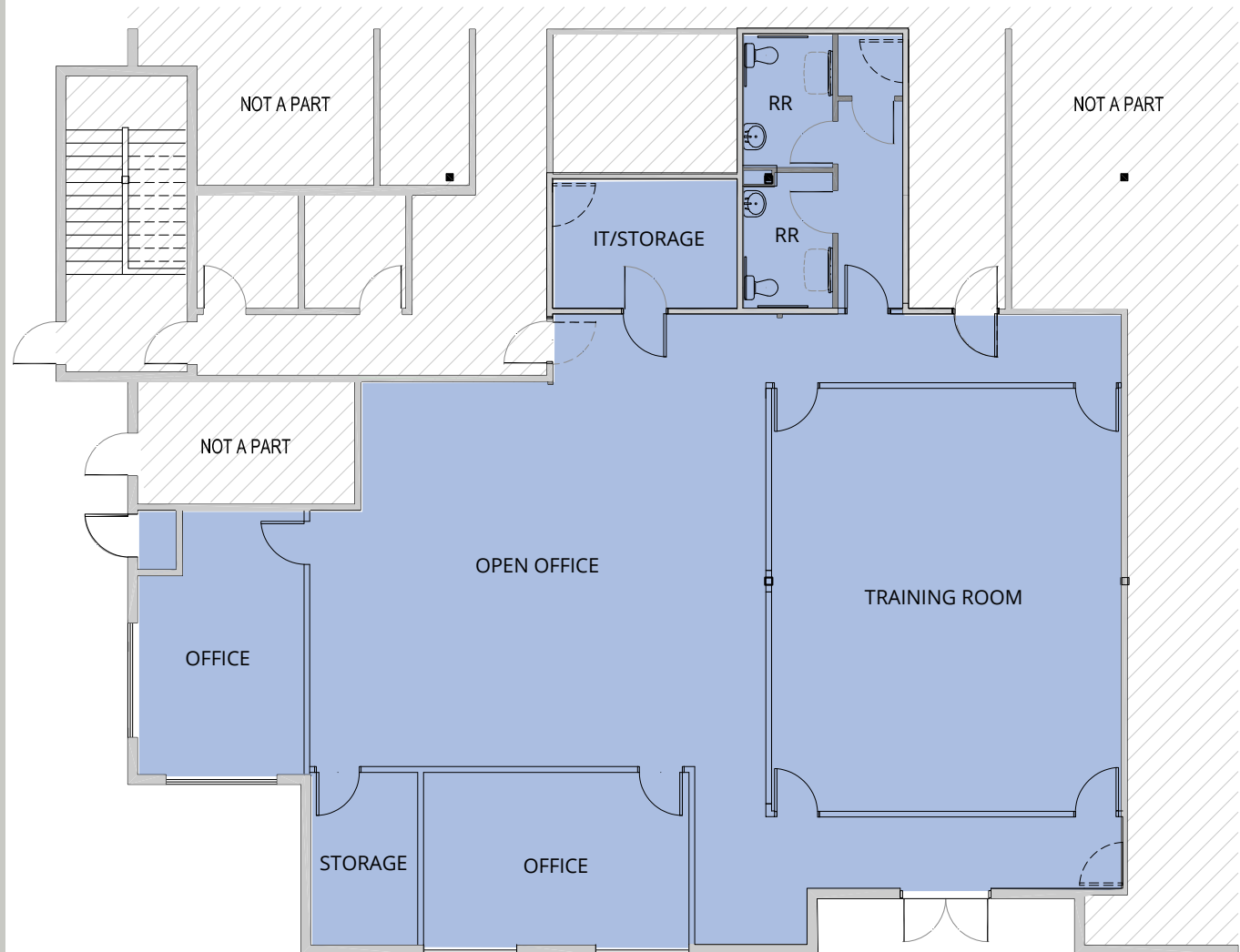
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AS-BUILT PLAN

Suite 130
3,442 sf



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SPEC PLAN

New planned construction
Plan subject to change

Suite 130
3,442 sf

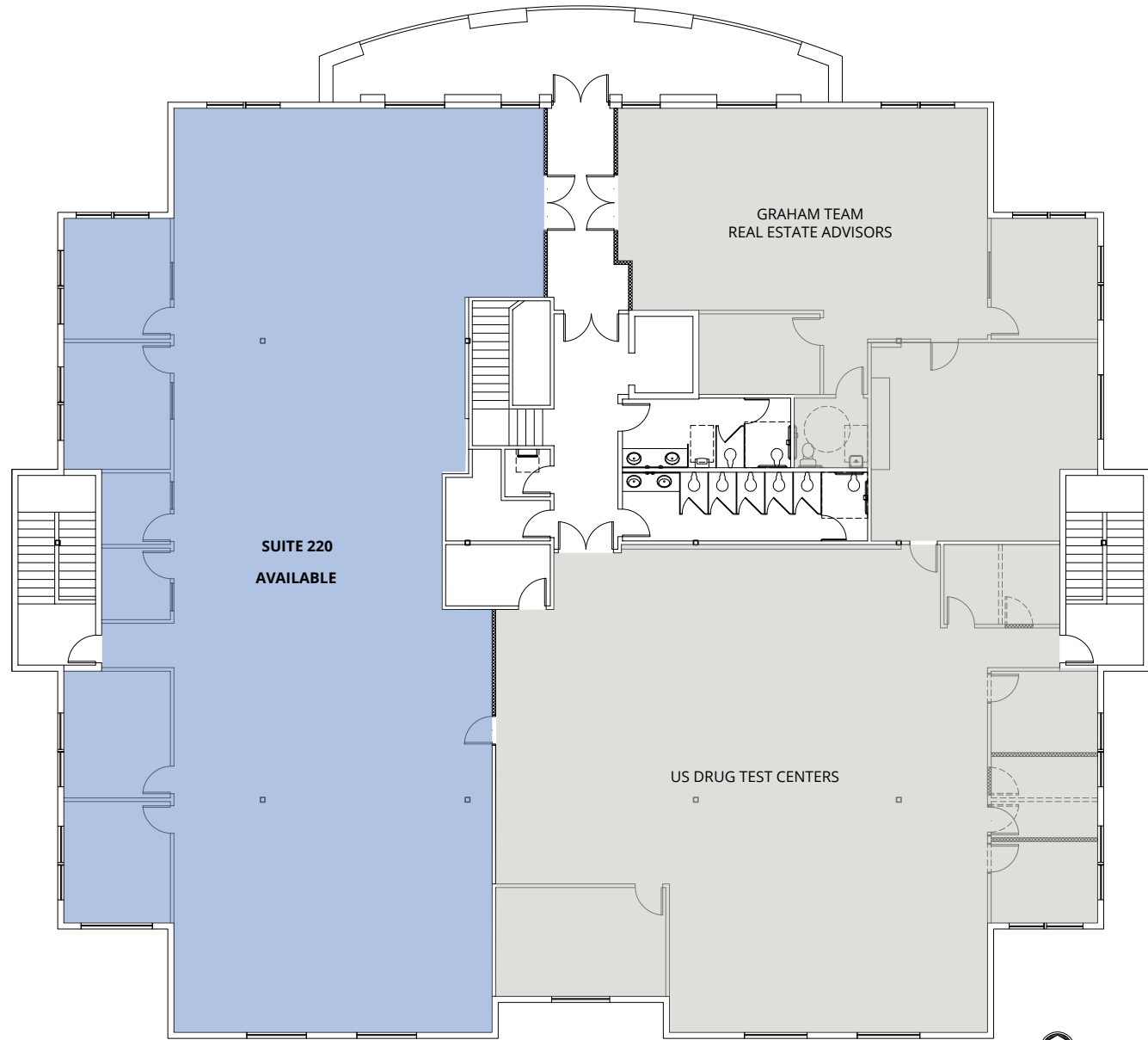


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2ND FLOOR



SECOND FLOOR PLAN



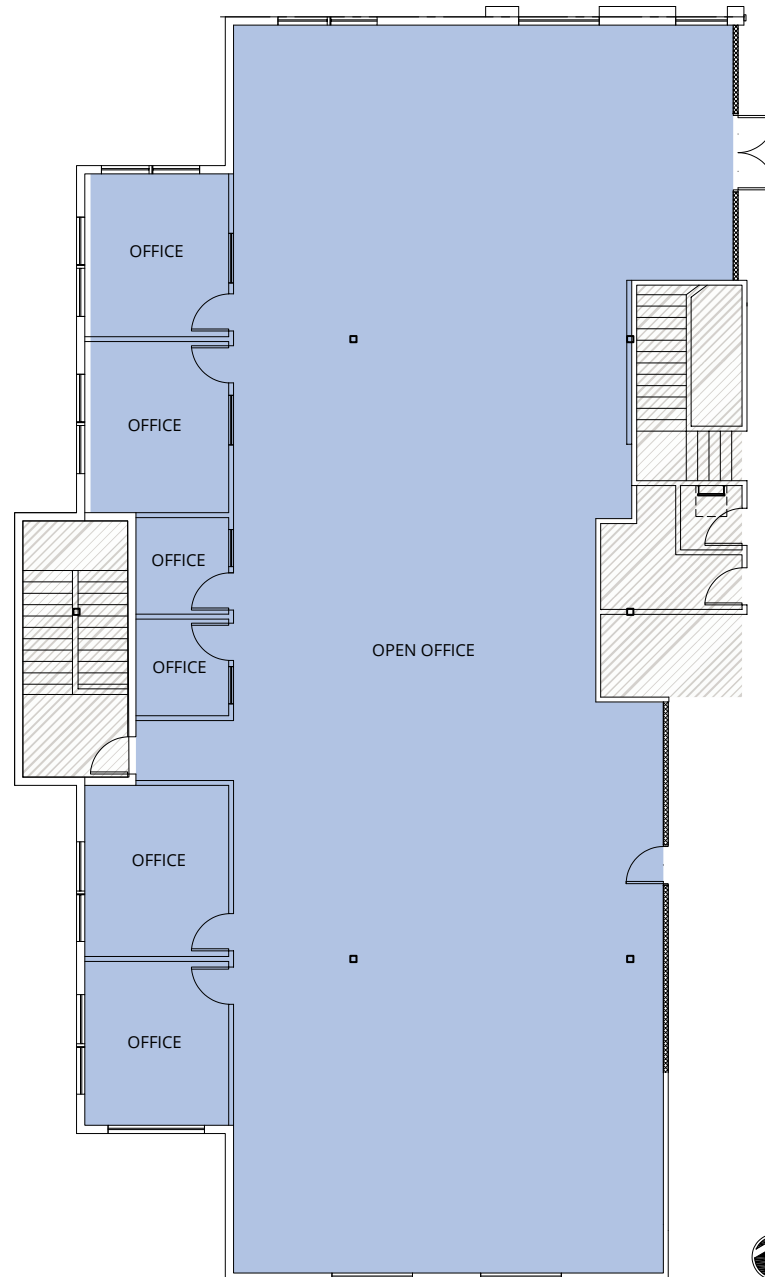
FOR LEASE

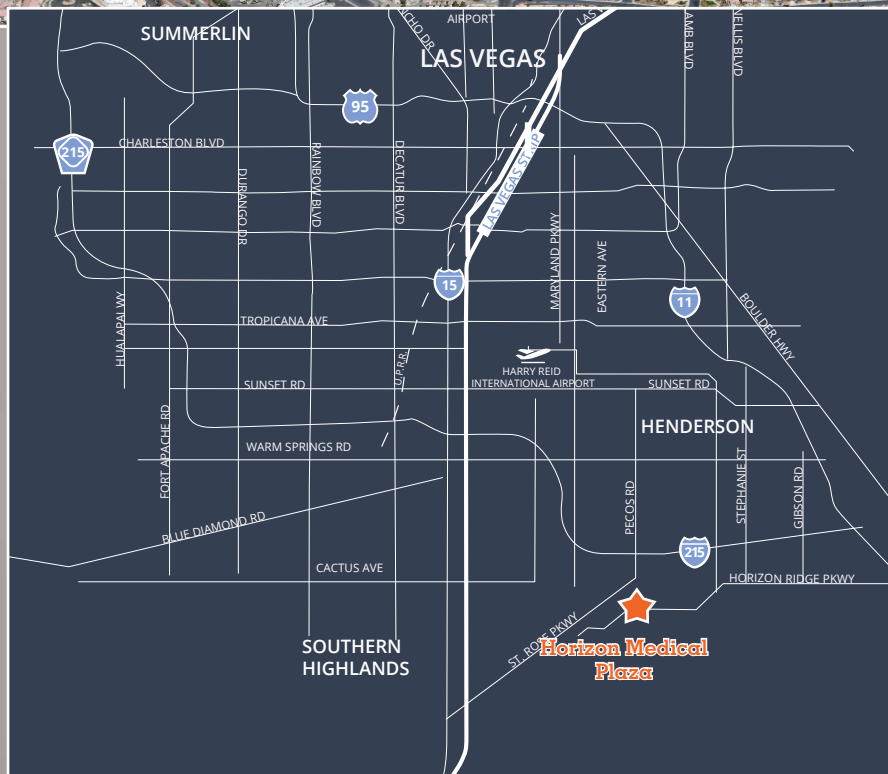
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AS-BUILT PLAN

Suite 220
5,147 sf

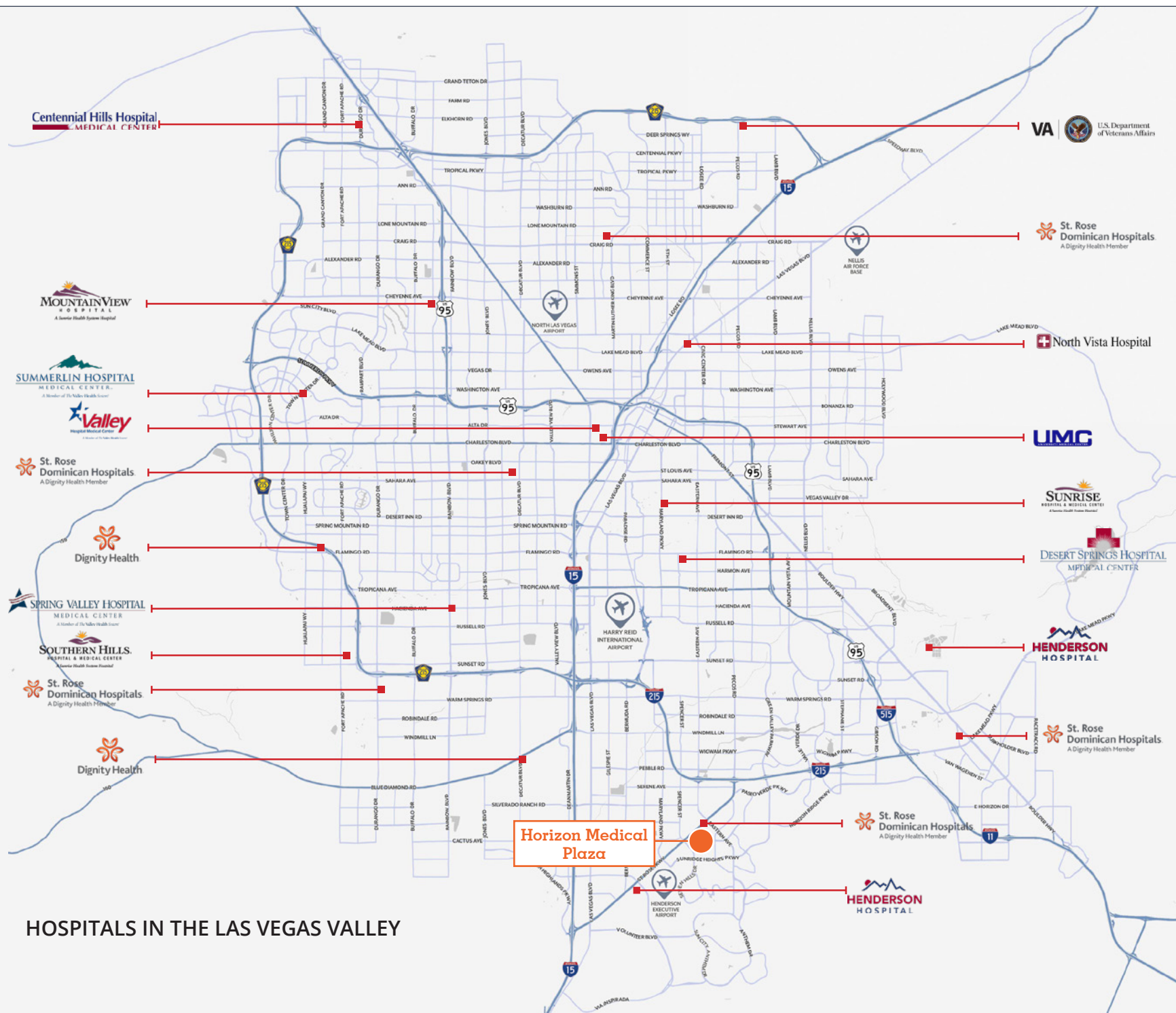




Close to everyday amenities

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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