

For Sublease

±3,578 sf at Willow Creek Siena Office Park

2904 West Horizon Ridge Parkway
Henderson, NV 89052

BARTON HYDE

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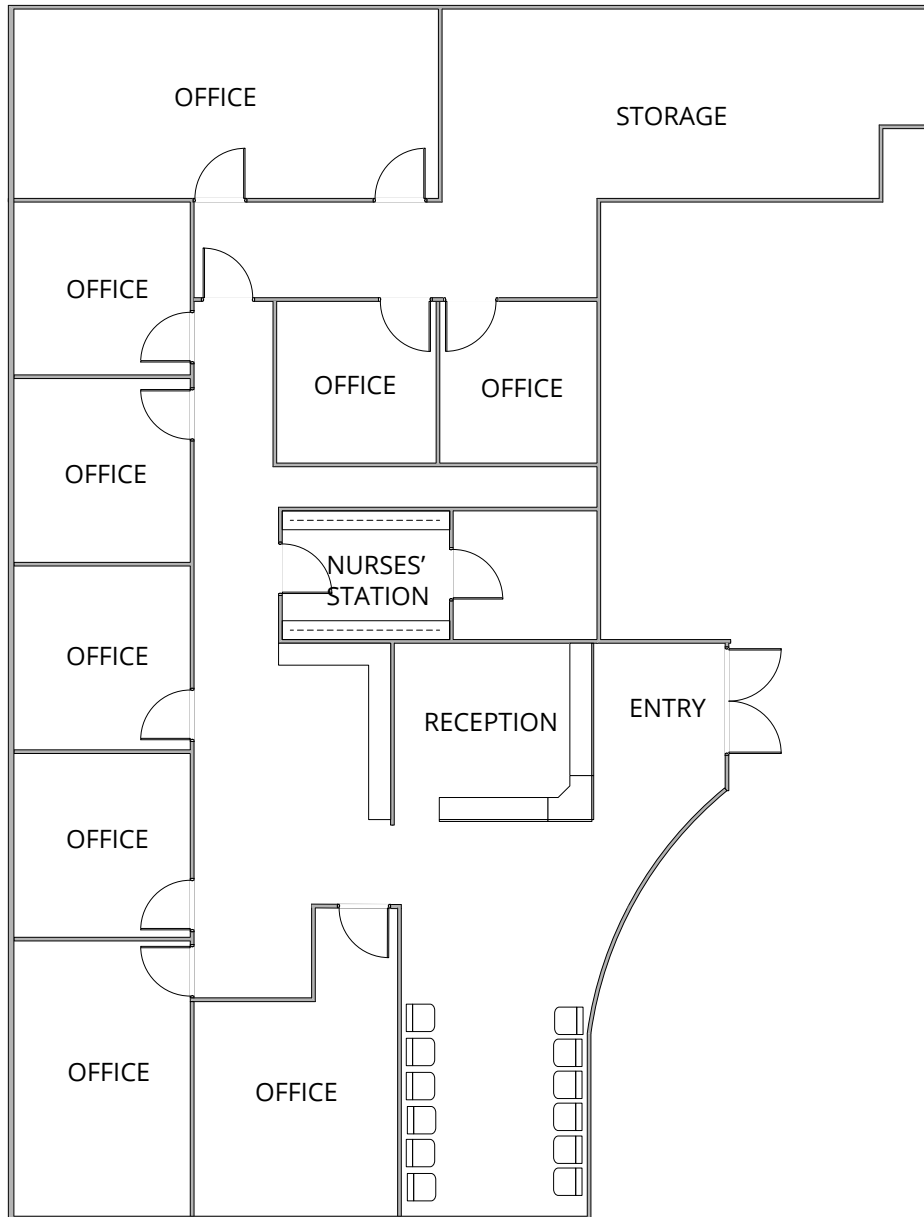
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Henderson, NV 89052

This premier medical office location in Henderson, Nevada, offers a highly desirable setting for healthcare professionals seeking a well-connected, amenity-rich environment. Situated just off Eastern Avenue and Saint Rose Parkway, this address provides excellent visibility, accessibility, and proximity to a wide range of medical services and conveniences. The building at 2904 W Horizon Ridge Parkway is home to several established and reputable medical practices, making it an ideal hub for healthcare tenants.



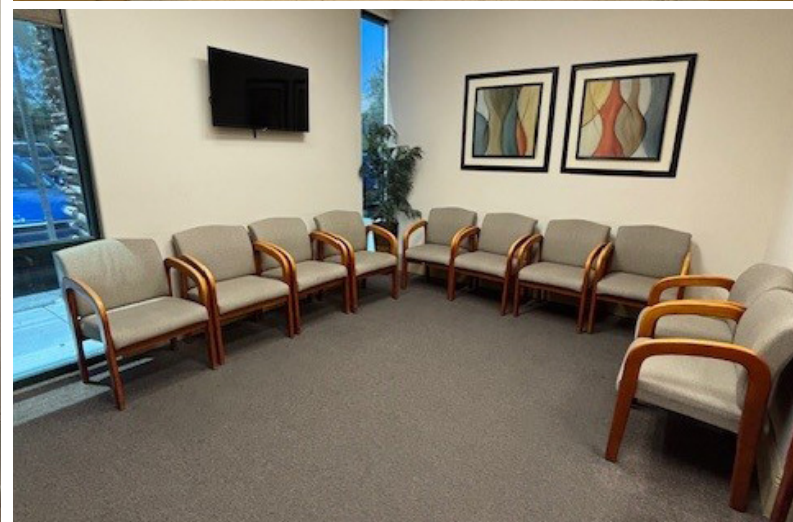
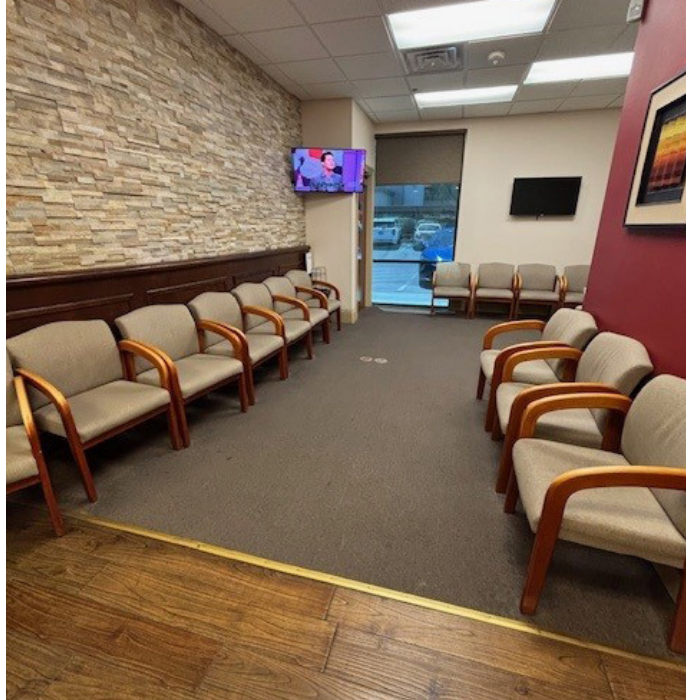


Suite 101

±3,578 rsf

- Medical or office
- \$1.85 psf/month/net
- \$0.46 psf/month/CAM
- Sublease thru 9/30/2030
- Move-in-ready
- Class A interior improvements
- Interior and common area restrooms
- Grand staircase and elevator
- Total building size : 27,600 sf
- Monument signage
- 3 covered reserved parking spaces
- Zoned Office Commerical (CO)

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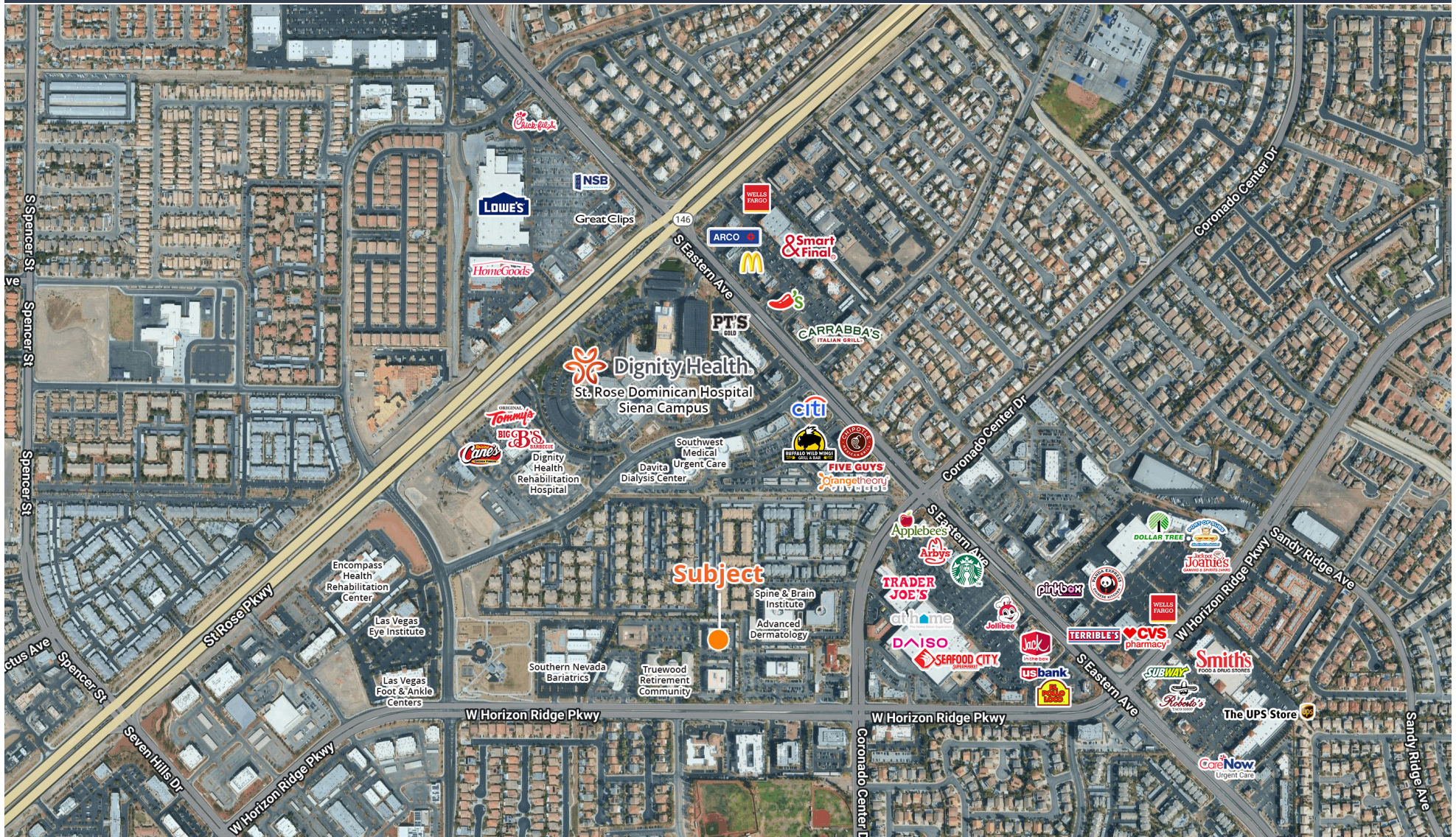


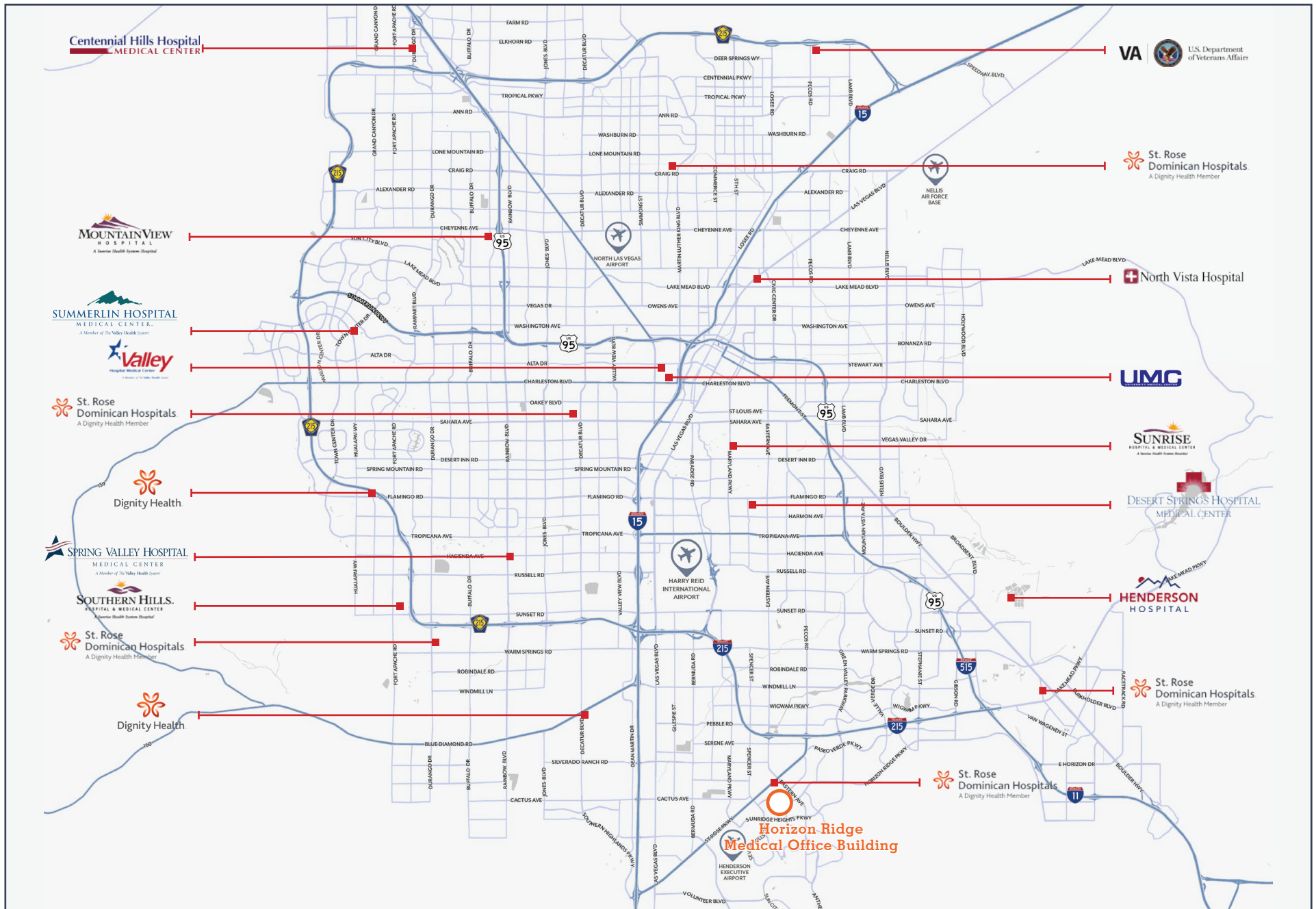
Suite photos

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The property is located in a high-traffic medical corridor with Dignity St. Rose Dominican Hospital – Siena Campus, just minutes away. This proximity enhances referral opportunities and patient convenience. The area features a wide selection of restaurants, pharmacies (including CVS and Walgreens), fitness centers, and retail stores, all within a short drive or walking distance. Public transportation options are also accessible.





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