

PARKWAY MEDICAL PLAZA

NOW LEASING



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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

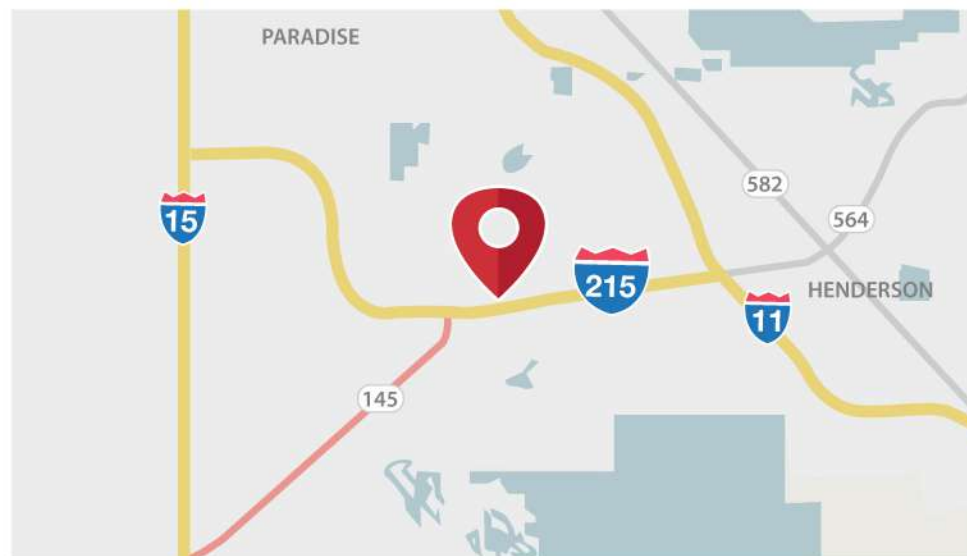
- 3-Story, Class A Medical Building
- Building Area 88,958 SF
- Abundant Surface and Covered Parking at 5 stalls per 1,000 SF

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%

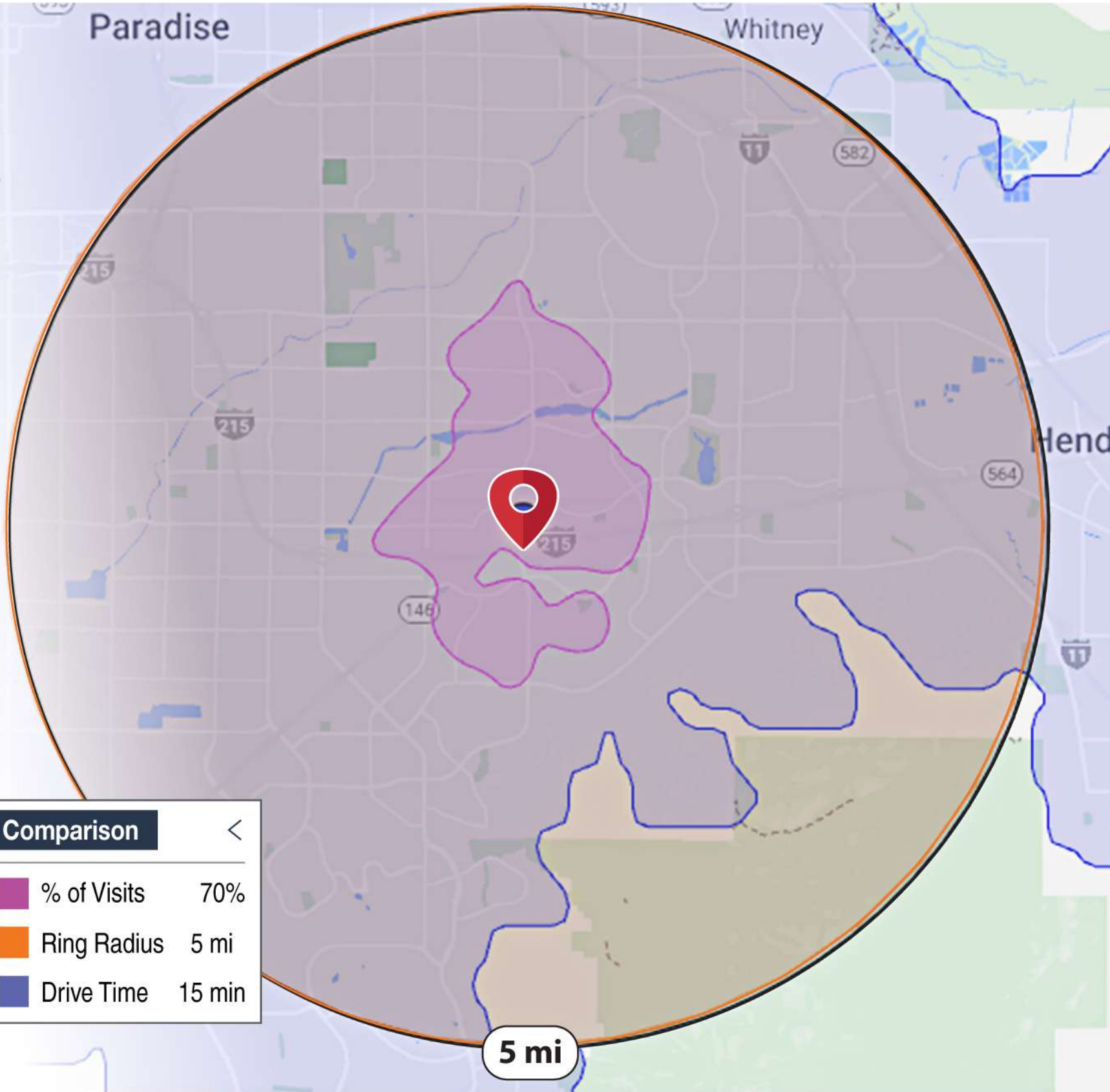
GOVERNMENT

22.6%

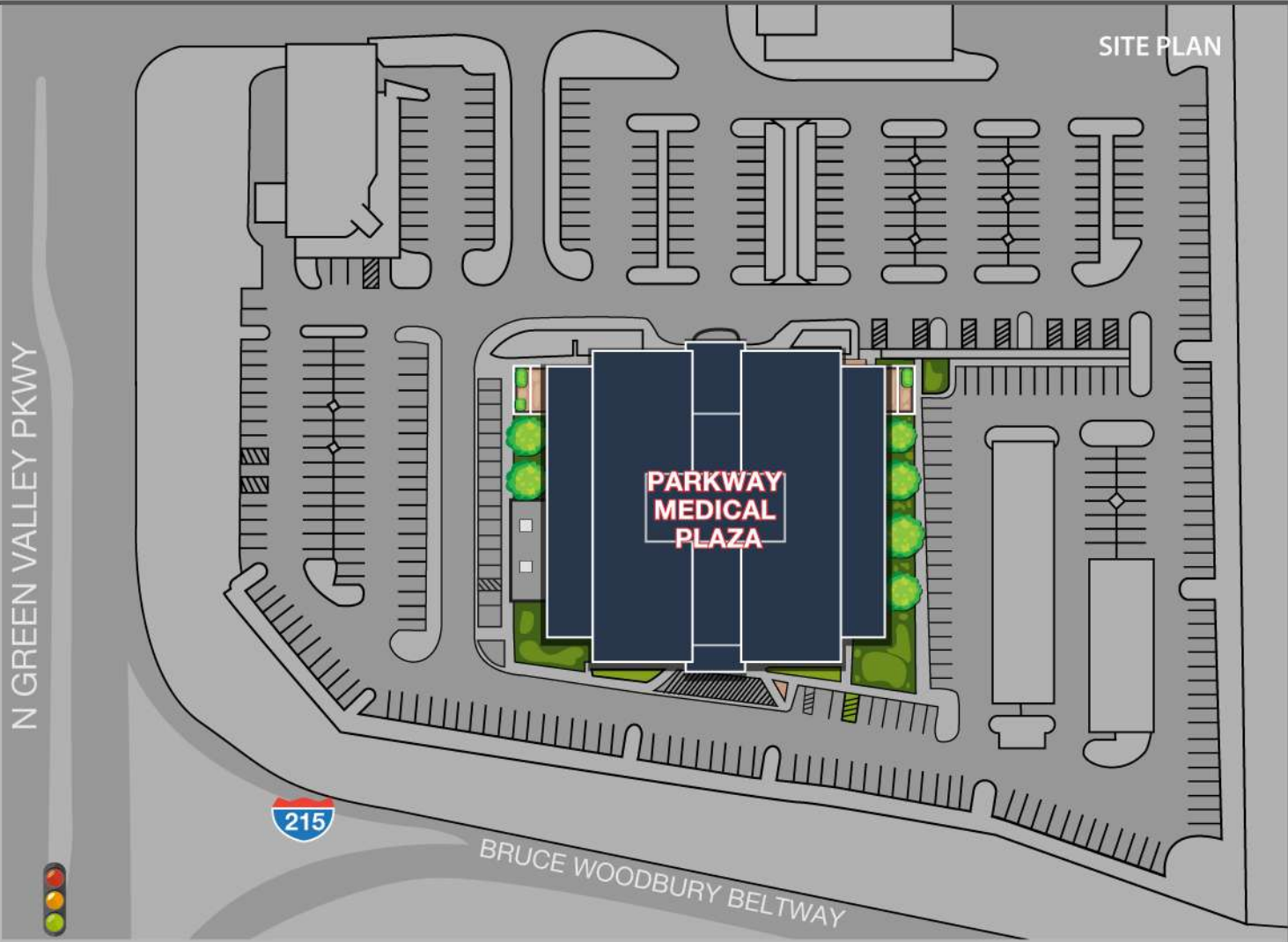
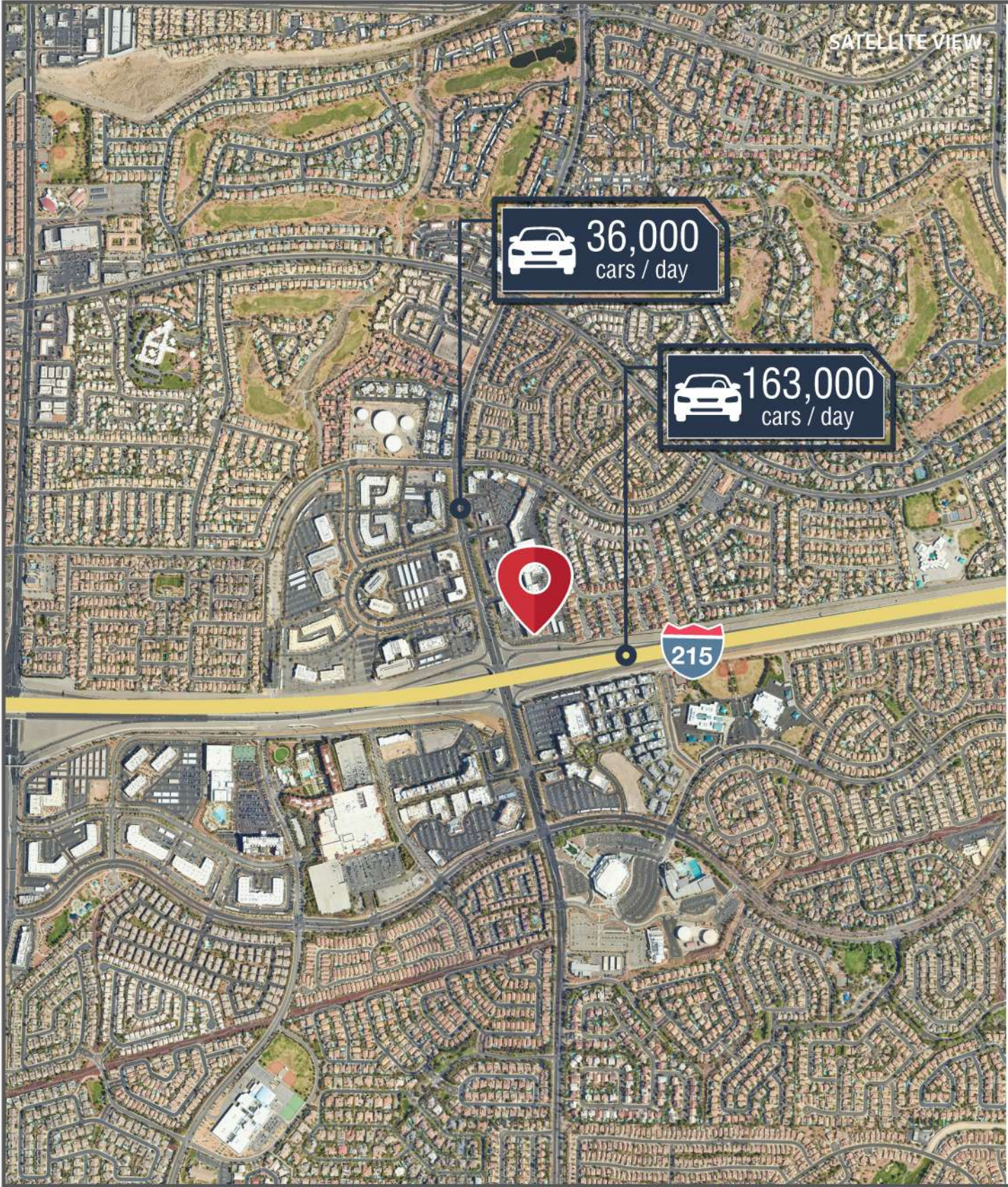
MULTIPLE

17.0%

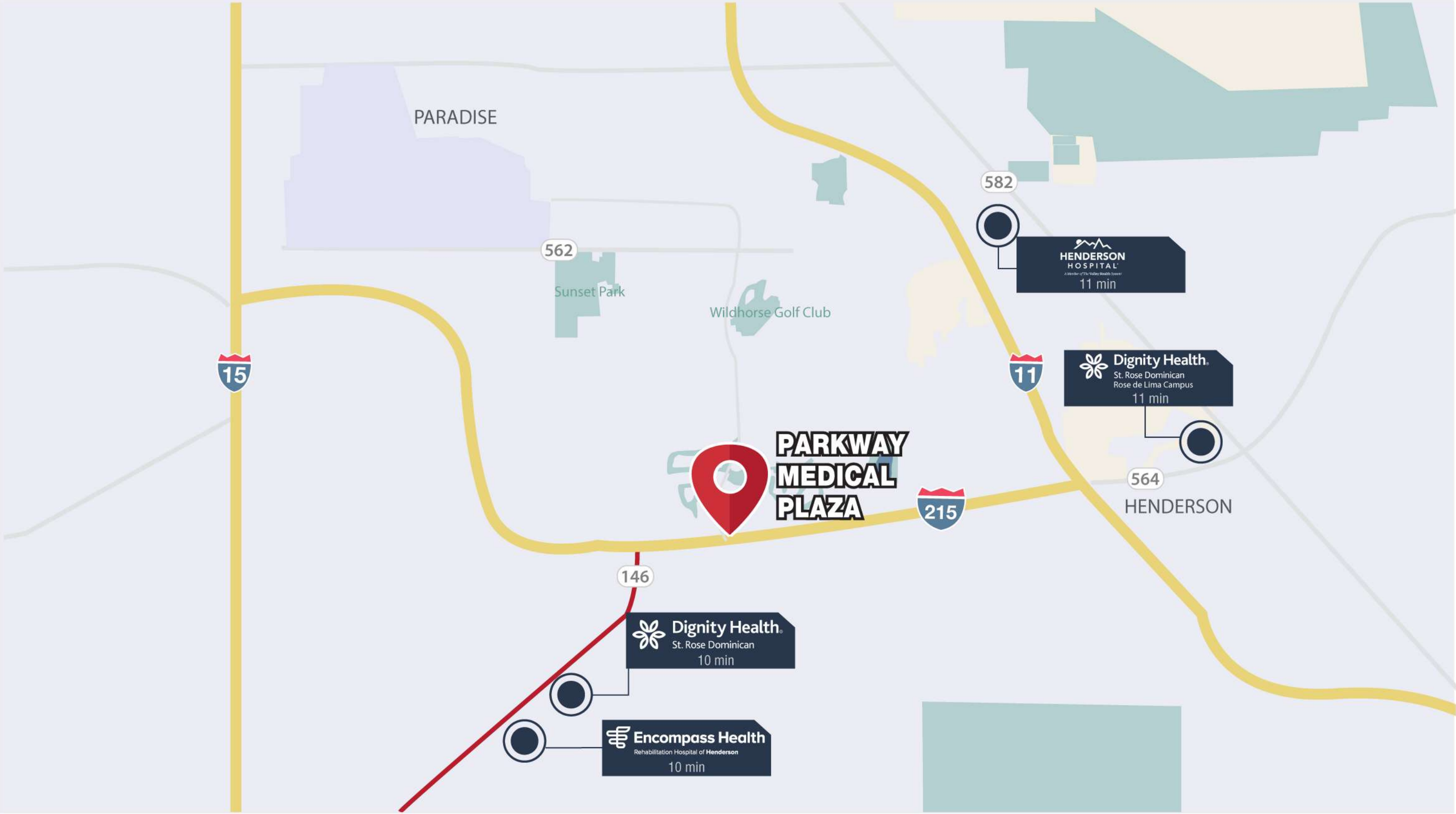
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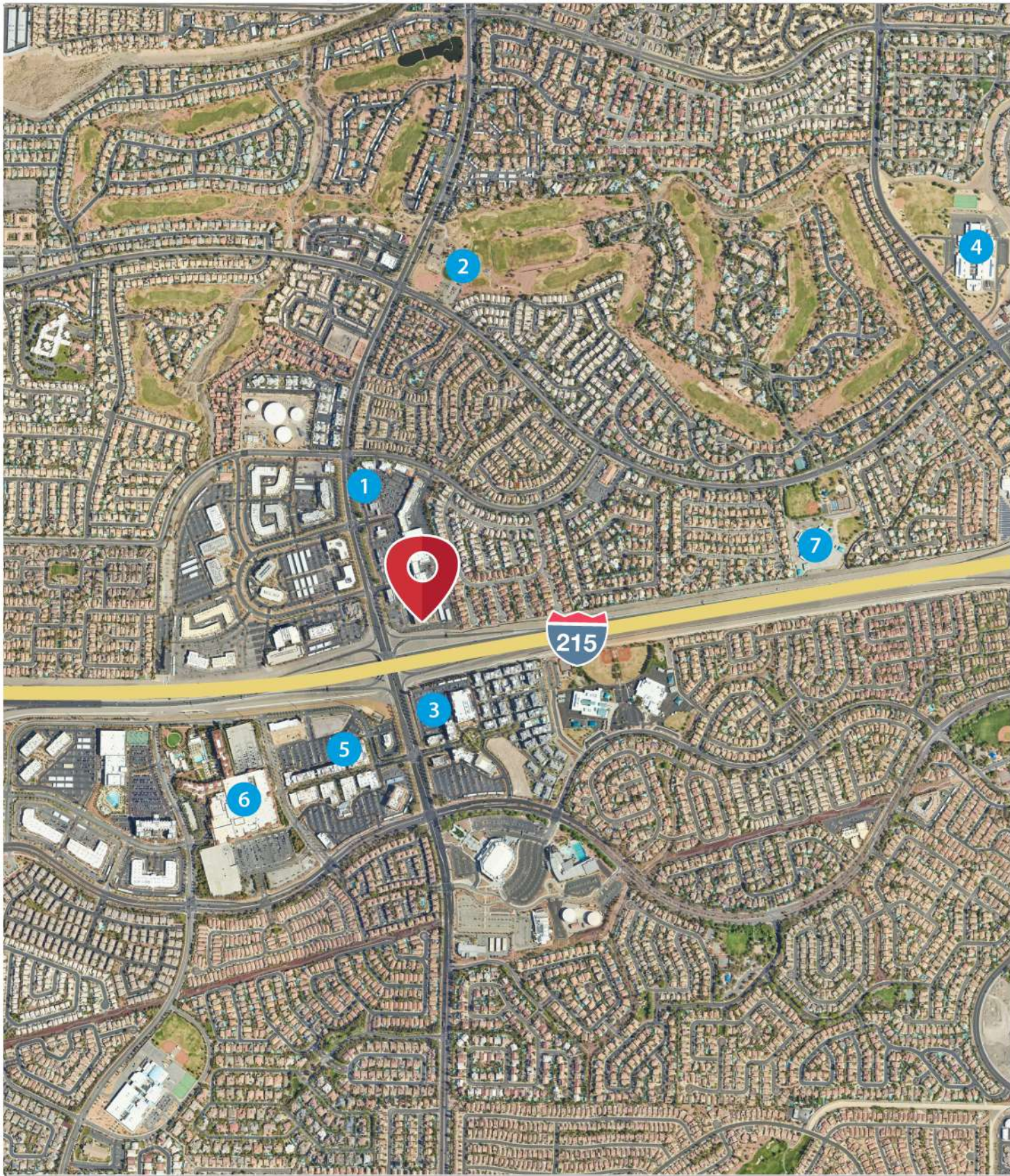
MAJOR HIGHWAYS & SITE PLAN



LOCAL HOSPITAL DISTANCE MAP



AMENITIES AROUND THE PROPERTY



LEGEND:

1

Retail

Smith's

Nevada State Bank

Bank of America

Verizon

Wendy's

Houston TX Hot Chicken

Starbucks

2

Sports

The Legacy Golf Club

3

Retail

Whole Foods Market

Settebello Pizzeria

The Cheesecake Factory

4

School

Greenspun Jr. High School

5

The District at Green Valley Ranch

REI

Bath and Body Works

Williams Sonoma

Balboa Pizza

Lucille's Smokehouse BBQ

6

Leisure

Green Valley Ranch Resort Spa and Casino

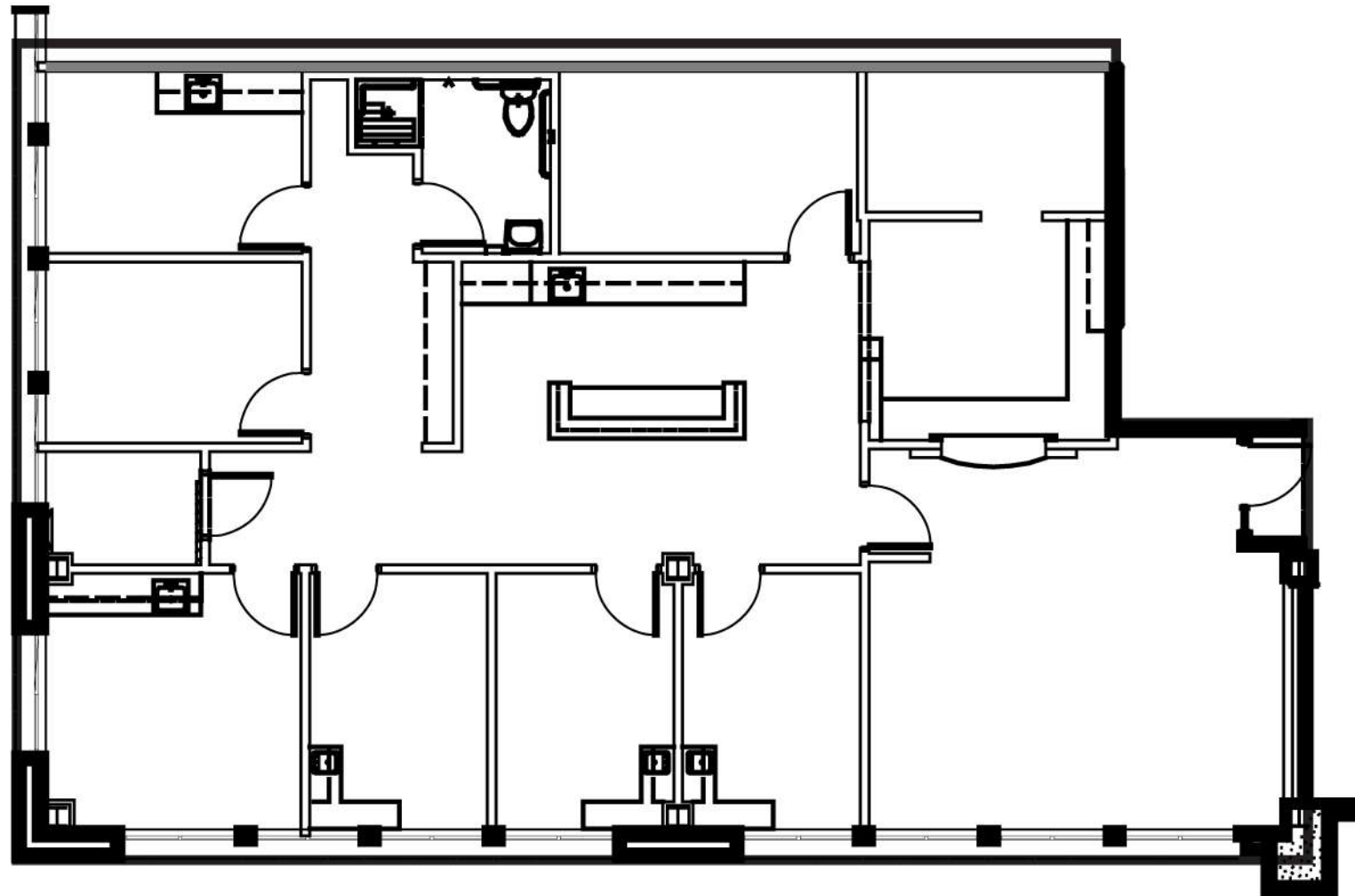
7

School

Selma F Bartlett Elementary

FLOOR PLAN - SECOND FLOOR

Suite 315
2,386 rsf



SUITE DESCRIPTION

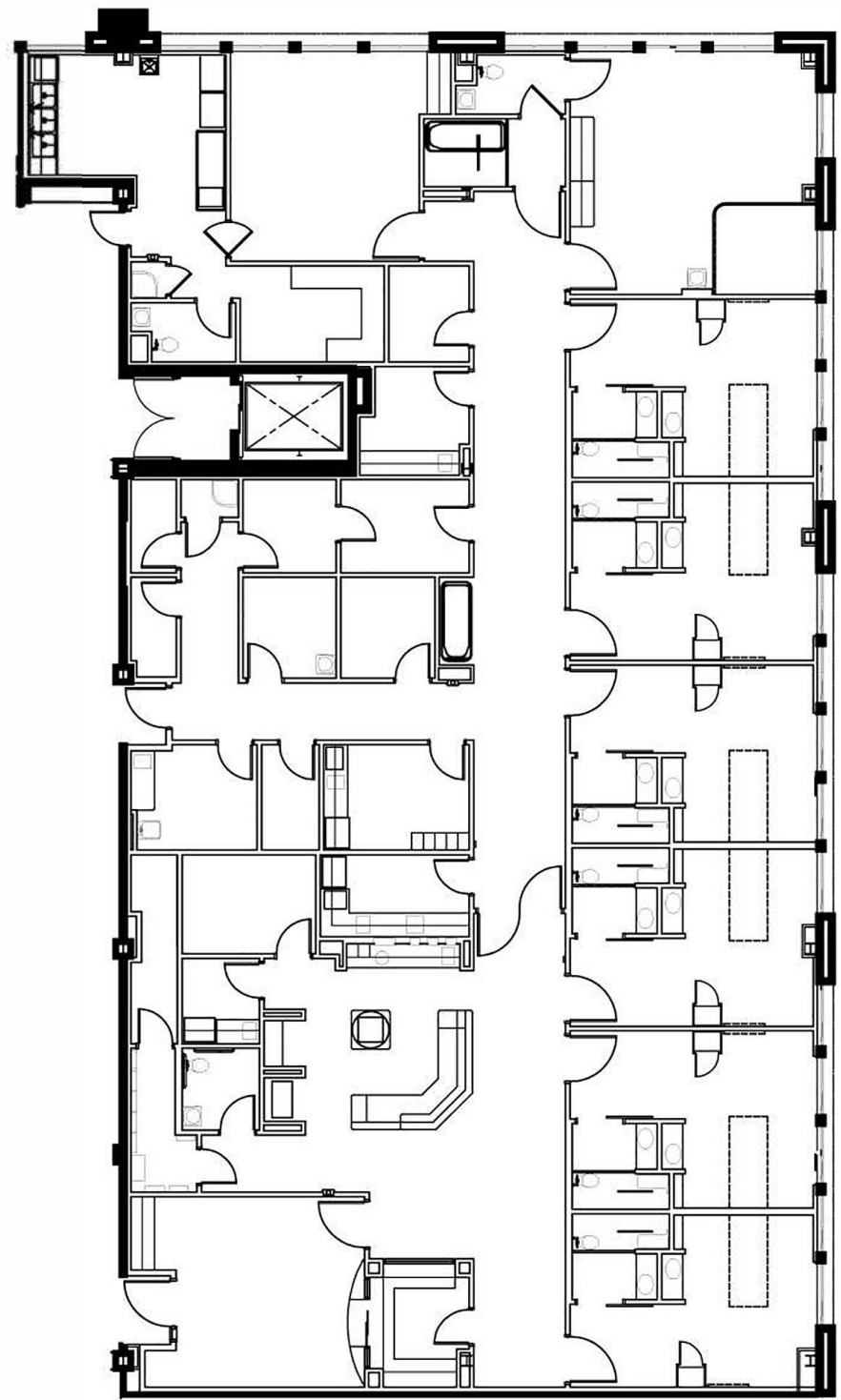
- 5 Exam Rooms
- 2 Doctor's Offices
- Nurse's Station
- Storage
- 1 In-Suite Restroom
- Reception/Admin



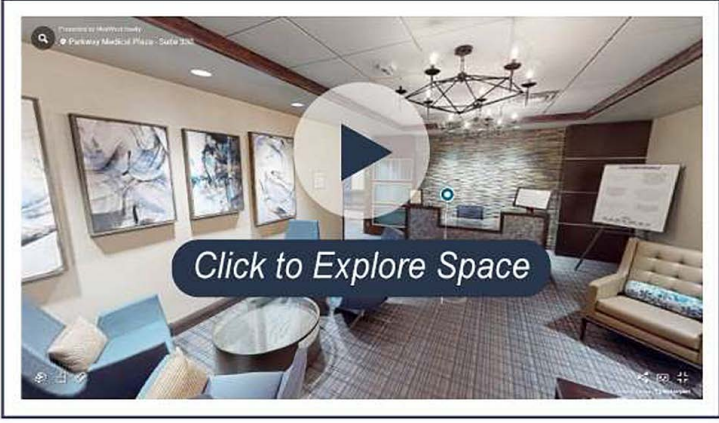
LEASE RATE:

Call for Pricing

FLOOR PLAN - THIRD FLOOR



Suite 330
8,113 rsf
(contiguous up to 13,360 rsf)



SUITE DESCRIPTION

- Overnight Surgical Recovery Center
- Featuring 6 Private Recovery Suites with In-Suite Restrooms and Showers
- Support functions include Rehab Gym Space, Large Dining Room, Kitchen, Consult rooms, Administrative space and Reception/Admin



LEASE RATE:

Call for Pricing

FLOOR PLAN - THIRD FLOOR

Suite 330

8,113 rsf

(contiguous up to 13,360 rsf)

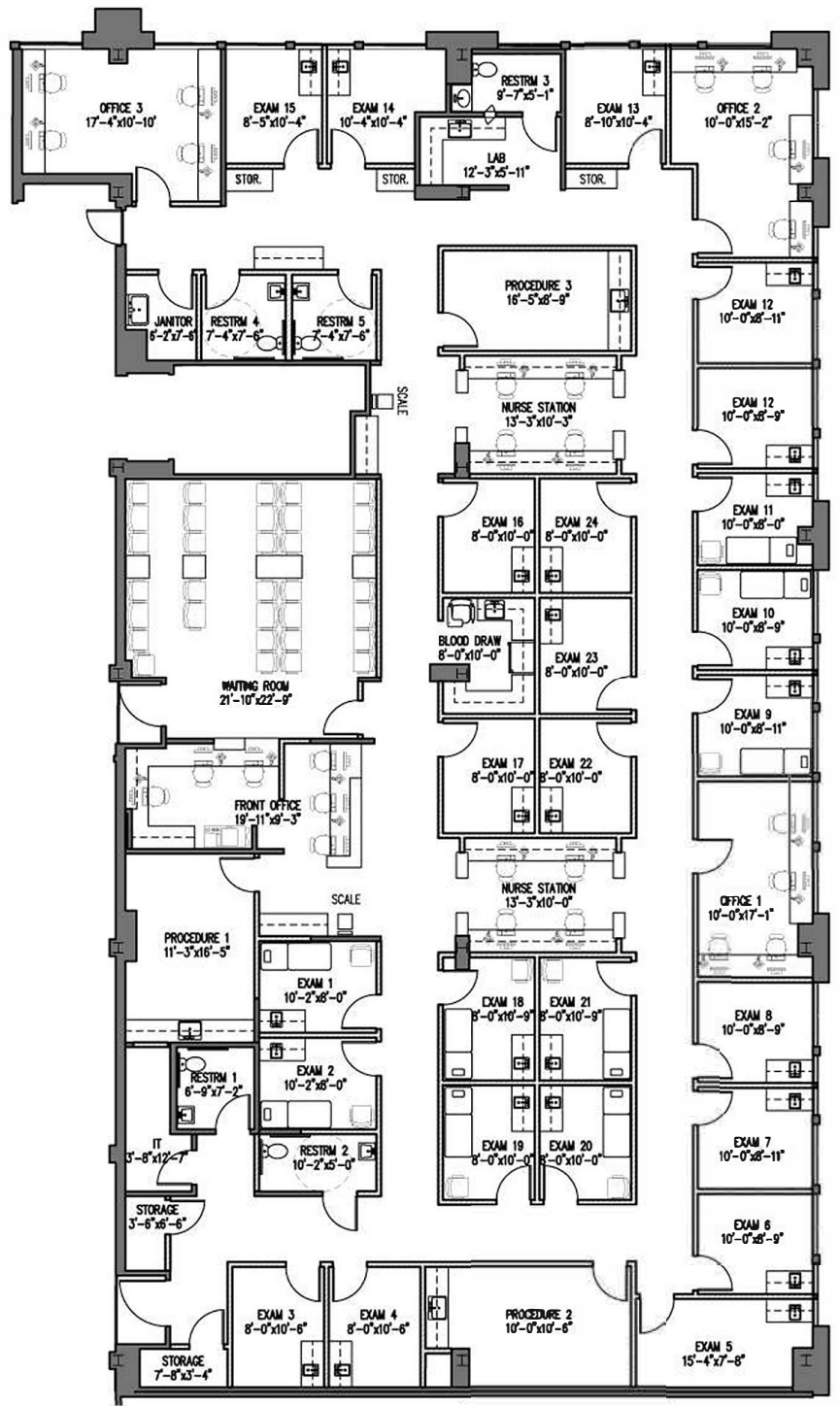


SPEC SUITE DESCRIPTION

- 24 Exam Rooms
- 3 Procedure Rooms
- 3 Multi-Doctor Offices
- 2 Nurses' Stations
- 5 In-Suite Restrooms
- Storage
- IT
- Reception/Admin

LEASE RATE:

Call for Pricing



*SPEC MEDICAL PLAN



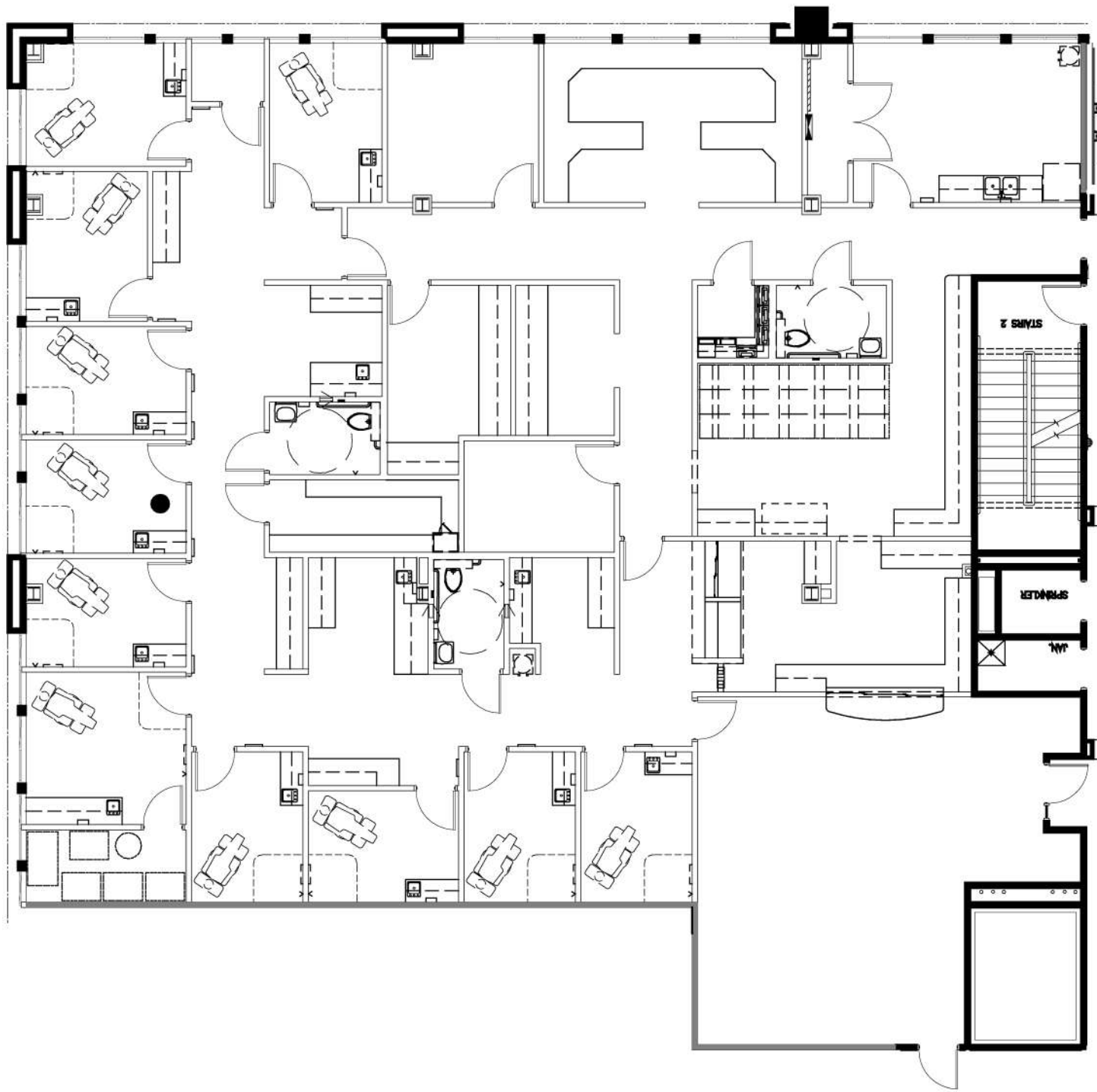
FLOOR PLAN - THIRD FLOOR

Suite 345 6,153 rsf

SPEC SUITE DESCRIPTION

- 11 Exam Rooms
- 3 Procedure Rooms
- 2 Doctor Offices
- 3 Nurses' Stations
- 3 In-Suite Restrooms
- Breakroom
- Waiting room
- Reception/Admin

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