

S

# OFFICE FOR LEASE IN SHELL CONDITION

W HORIZON RIDGE PARKWAY  
HENDERSON, NV 89052

YOUR LOGO  
HERE



Test Fit Designs  
Available

# EXECUTIVE SUMMARY

3005 W HORIZON RIDGE PARKWAY  
HENDERSON, NV 89052

## OFFICE SPACE FOR LEASE IN SHELL CONDITION

SEVEN HILLS MEDICAL & PROFESSIONAL CENTER II- An office space for lease fronting W. Horizon Ridge Parkway in Henderson. Adjacent to Seven Hills Surgery Center. Meticulously landscaped and offering an upscale image in a prominent location.

The office is situated within a preferred Henderson location on the SEC of Seven Hills Drive and Horizon Ridge Parkway just south of St. Rose Parkway at the entrance to Seven Hills offering Las Vegas "Strip" views.

The site offers convenient access to the CC-215 Beltway via west end and Pecos Road Interchanges and the I-15 at the west and St. Rose Parkway Interchange. Nestled in a premier medical hub, this space offers unmatched proximity to Henderson's newest state-of-the-art hospitals, surrounded by a vibrant community of top-tier professionals.

## OFFERING SUMMARY

LEASE RATE: \$1.95 (NEGOTIABLE)

CAM: -

AVAILABLE SF: ±2,909 SF

ZONING: OFFICE COMMERCIAL

APN: 17735510027

PARKING: 5-1



*\*Comprehensive test fit plans are readily available for prospective tenants, ensuring seamless planning and customization to meet your specific business needs.*



# PROPERTY OVERVIEW

3005 W HORIZON RIDGE PARKWAY  
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This wonderful property offers tenants the opportunity to lease a second-level suite sized at 2,905 SF. Upon entry, you are greeted by a unique steel and wire staircase lined with soothing tile leading up to the available space. The lobby features tiled accent walls, glass partition front doors, canister lighting, and a striking steel and wire staircase.

In addition, this building features 4x2 marble tile, bright window lines, and benefits from a high-visibility location with impressive traffic counts of 13,500 vehicles per day along W. Horizon Ridge Pkwy. Don't miss this chance to make a statement with a prestigious ground-floor presence and a space that exudes modern sophistication.



Location  
**Seven Hills Medical & Professional Center II**



Year Built  
**2006**



Address  
**3005 W Horizon Ridge Pkwy  
Suite 210  
Henderson, NV 89052**



Parking  
**75 Surface Parking Spaces  
16 Covered Parking Spaces**



Building Type  
**Office**



Ceiling Height  
**13'**



Building Height  
**2 Stories**



Building Class  
**B**





High image office/medical office building constructed in 2005

# PROPERTY HIGHLIGHTS

3005 W HORIZON RIDGE PARKWAY  
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Ample parking available



Bright interiors are defined by a dramatic steel and wire staircase and tiled accent walls in a mostly open floor plan.



Numerous amenities in a mile radius



Ideal location for all professional office users including administrative offices, insurance companies and law offices



Building signage opportunities available

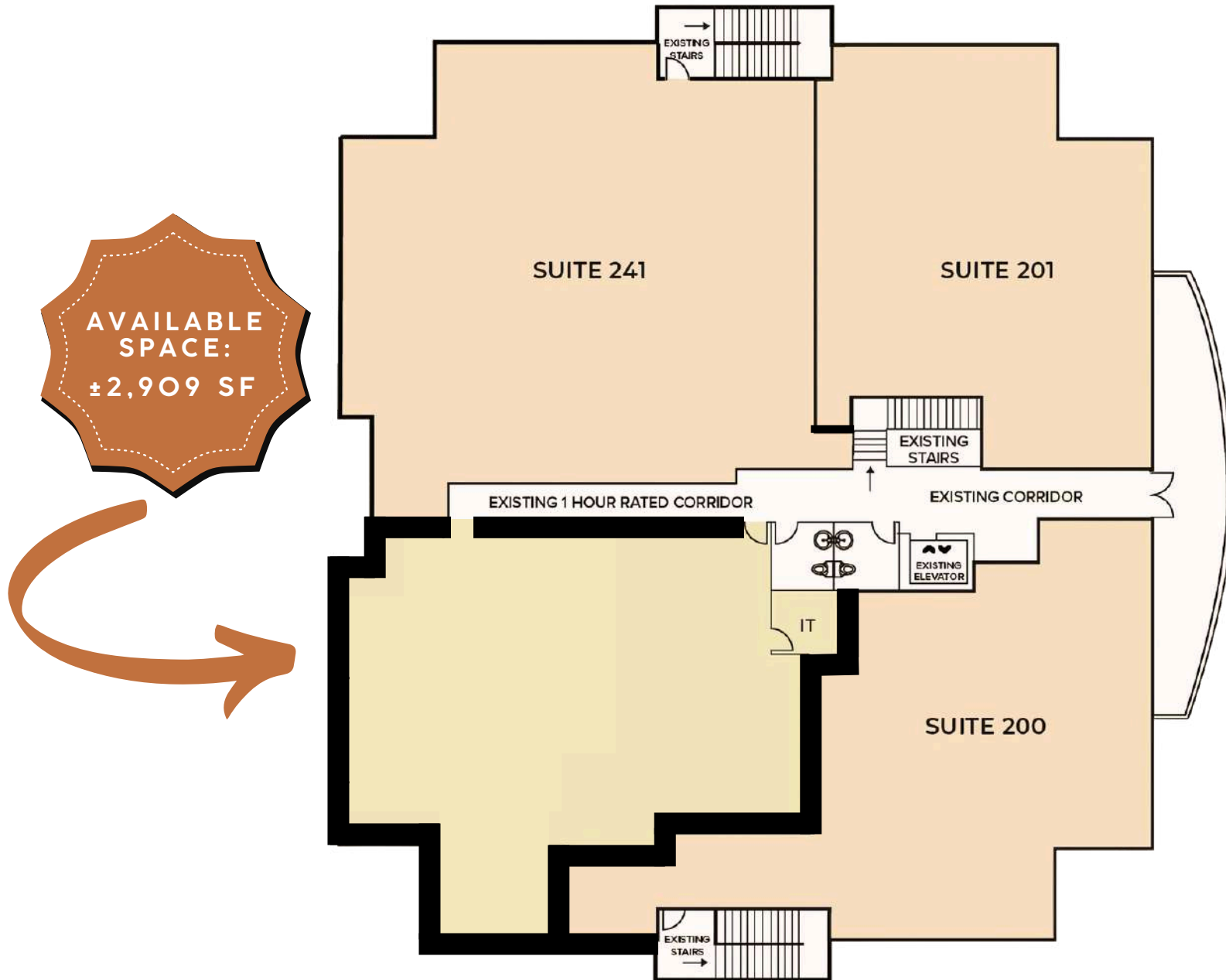


On-site Management Services



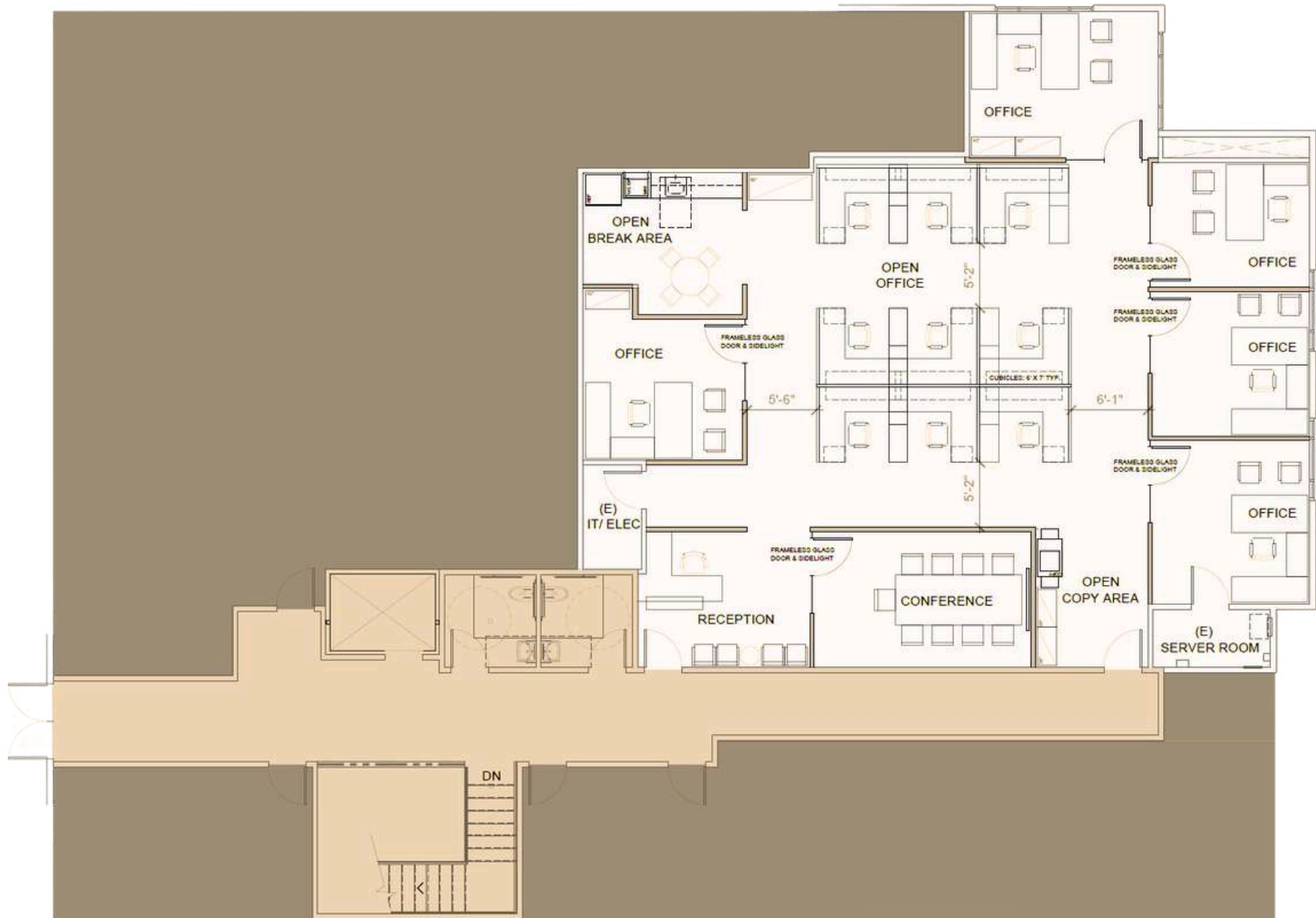
# FLOOR PLAN

3005 W HORIZON RIDGE PARKWAY  
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# TEST FIT SUBJECT

3005 W HORIZON RIDGE PARKWAY  
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# AERIAL MAP

3005 W HORIZON RIDGE PARKWAY  
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## HIGH-VISIBILITY LOCATION

Situated along W. Horizon Ridge Pkwy with impressive traffic counts of 13,500 vehicles per day, the property enjoys excellent visibility and easy access in Henderson, NV.



# PROPERTY LOCATION



## DEMOGRAPHICS MAP & REPORT

### POPULATION

0.3 MILES 0.5 MILES 1 MILE

TOTAL POPULATION 1,912 8,144 22,260

AVERAGE AGE AVERAGE 39 38 38

AGE (MALE) AVERAGE 38 37 37

AGE (FEMALE) 40 39 39

### HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS 849 3,607 9,252

# OF PERSONS PER HH 2.3 2.3 2.4

AVERAGE HH INCOME \$110,087 \$99,708 \$107,554

AVERAGE HOUSE VALUE \$546,504 \$505,890 \$513,979

*\*Demographics data derived from AlphaMap*



# PROPERTY PHOTOS

3005 W HORIZON RIDGE PARKWAY  
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# INTERIOR PHOTOS

3005 W HORIZON RIDGE PARKWAY  
HENDERSON, NV 89052





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HENDERSON, NV 89052

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