

\$0.99/sf/mo

Introductory lease rate for
first 12 months

Up to **6** months

FREE RENT

Call broker for details

Broker Bonus 5% commission to
cooperating broker

FOR LEASE HORIZON MEDICAL PLAZA

3007 W. Horizon Ridge Pkwy., Henderson, NV 89052



±22,254 sf medical office building

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**AVISON
YOUNG**

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Horizon Medical Plaza is a ±22,254 sf medical office building located near Dignity St. Rose Dominican Hospital Siena Campus and the new West Henderson Hospital. This location benefits from high-visibility along Horizon Ridge Parkway with traffic counts of about 14,000 cars per day and convenient access to I-215 via St. Rose Parkway.

Property highlights

- › Easy access on Horizon Ridge Pkwy
- › Class A 22,254 sf medical office building
- › Competitive lease rates
- › Covered parking available
- › Suites available from 2,000 - 5,000 sf

Lease rate: \$1.85- \$2.60/sf/month NNN
\$0.53/sf/month CAM

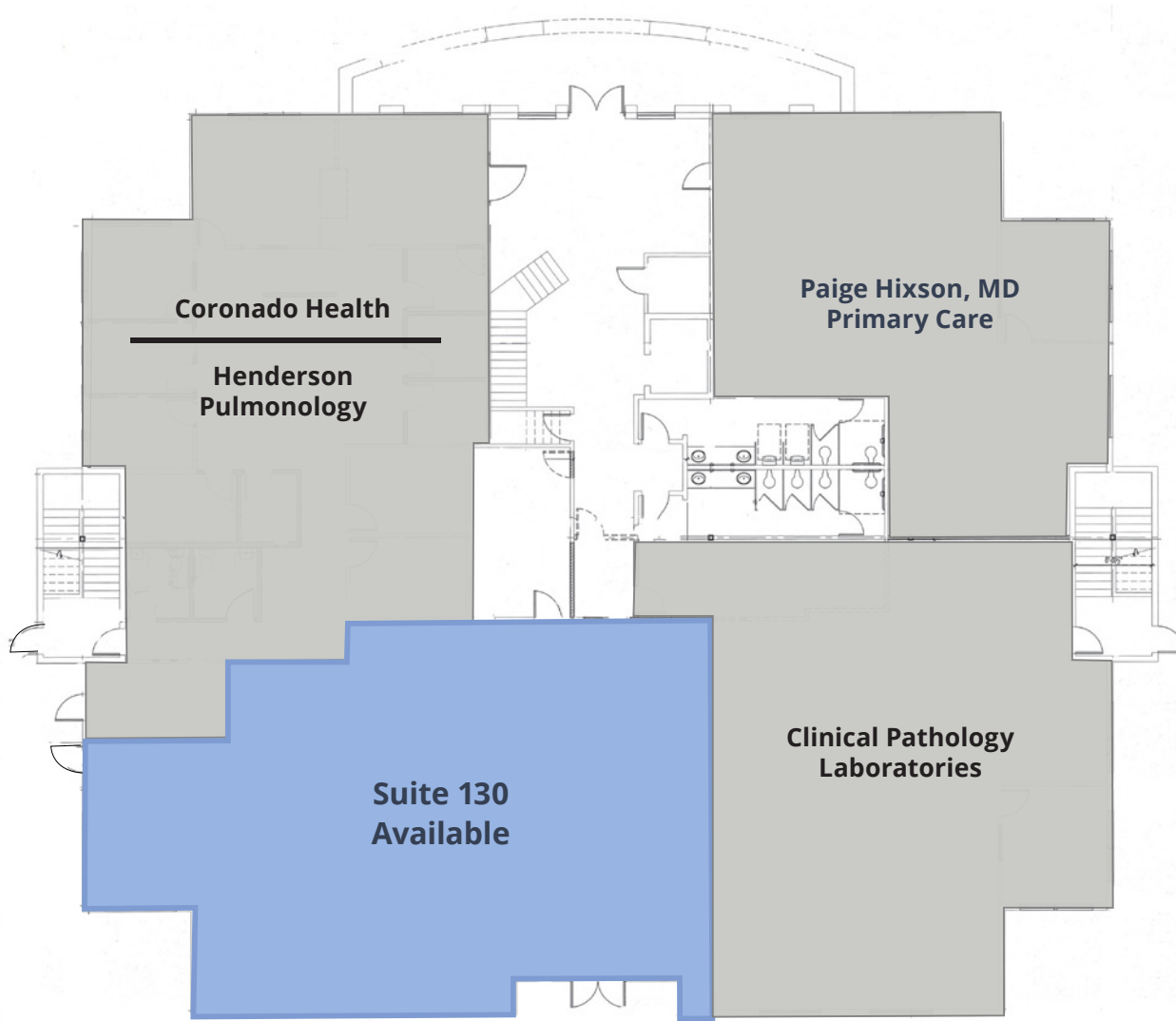




FOR LEASE

Horizon Medical Plaza
3007 W. Horizon Ridge Pkwy.
Henderson, NV 89052

Ground floor



 Available

FOR LEASE

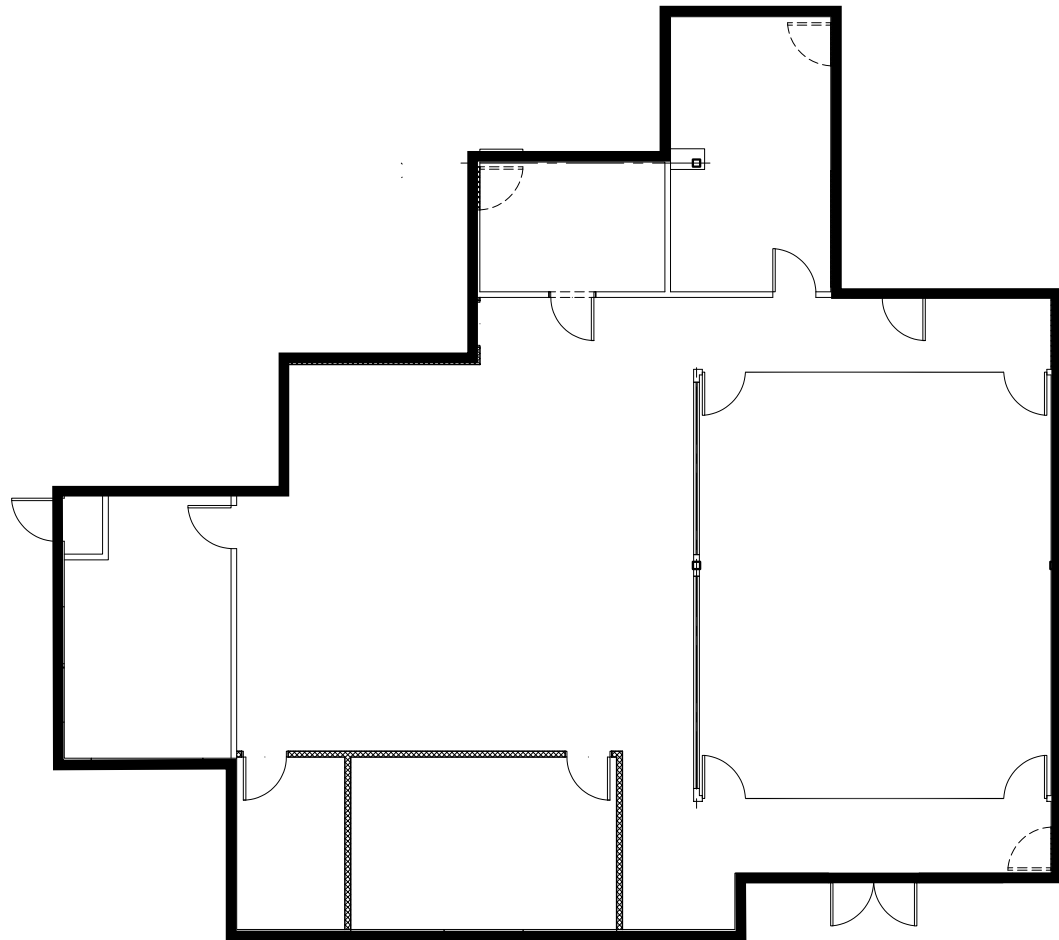
Horizon Medical Plaza
3007 W. Horizon Ridge Pkwy.
Henderson, NV 89052

AS-BUILT PLAN

Suite 130

3,442 sf

Lease rate: \$1.85/sf/mo NNN
\$0.53/sf/mo CAM



FOR LEASE

Horizon Medical Plaza
3007 W. Horizon Ridge Pkwy.
Henderson, NV 89052

SPEC PLAN

New planned construction
Plan subject to change

Suite 130

3,442 sf

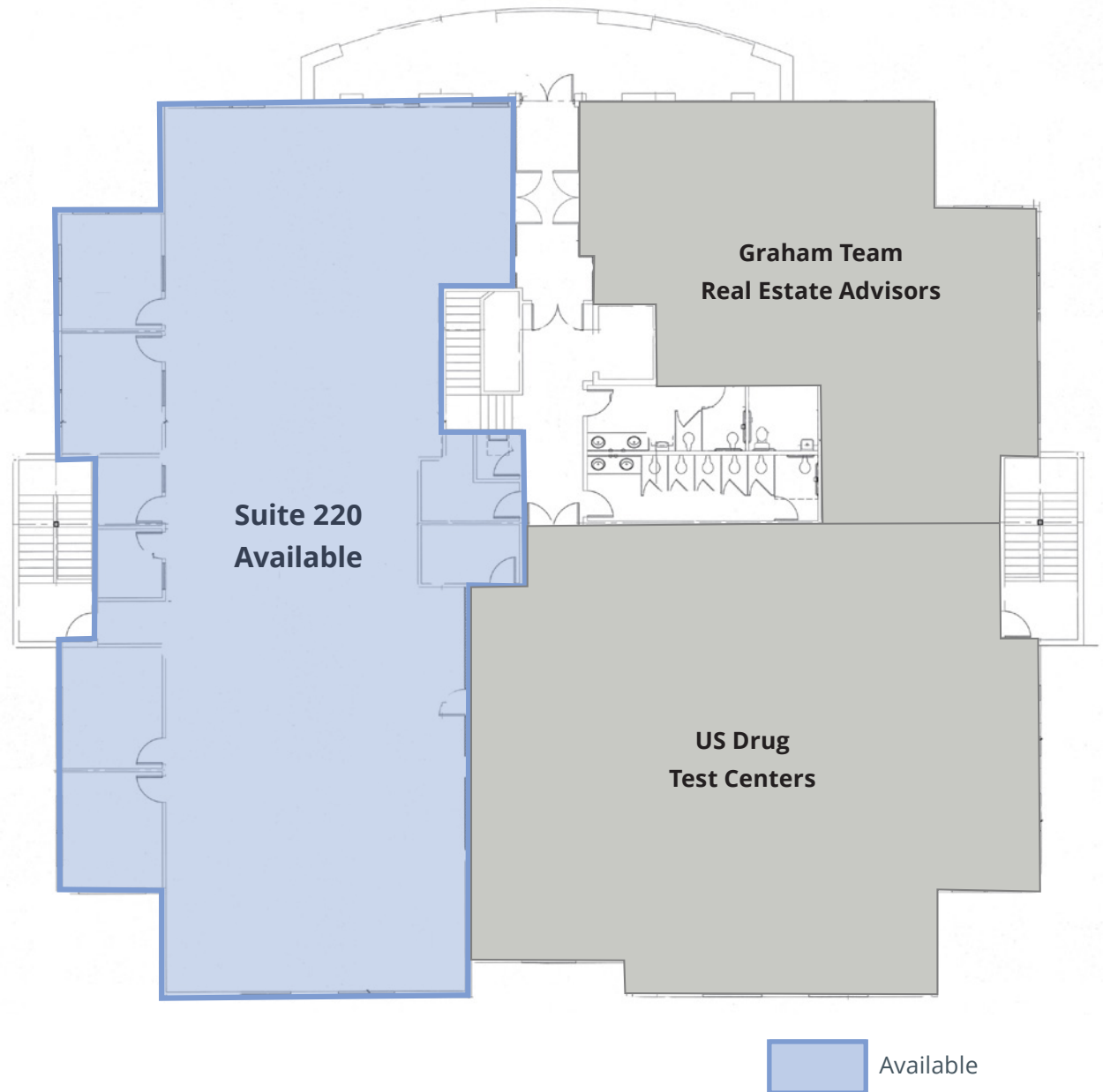
Lease rate: \$2.60/sf/mo NNN
\$0.53/sf/mo CAM



FOR LEASE

Horizon Medical Plaza
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Second floor



FOR LEASE

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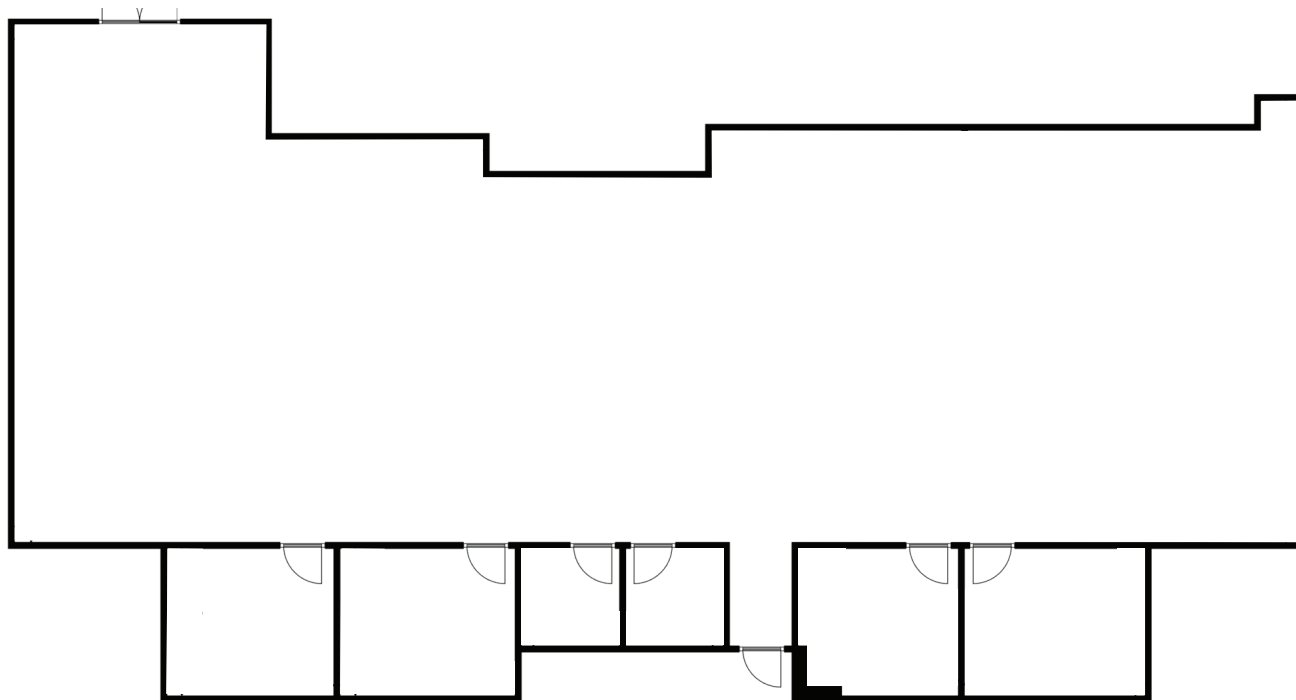
AS-BUILT PLAN

Suite 220

5,147 sf

Lease rate: \$1.85/sf/mo NNN

\$0.53/sf/mo CAM

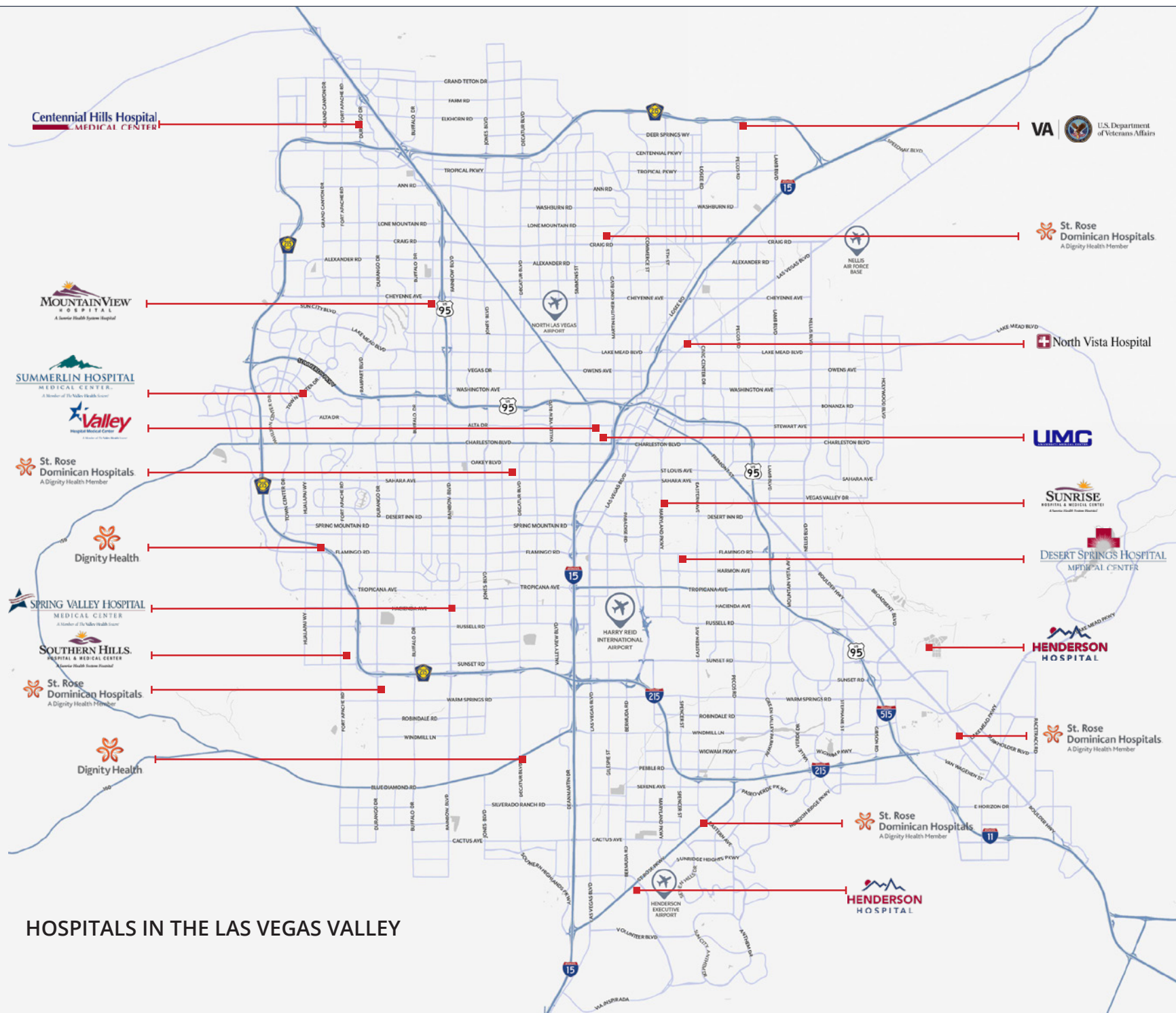




LOCATION

Horizon Medical Plaza is situated on Horizon Ridge Parkway in Henderson, within the Seven Hills Center II, a commercial office property. The location is conveniently close 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.





HOSPITALS IN THE LAS VEGAS VALLEY

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