

FOR LEASE HORIZON MEDICAL PLAZA

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



±22,254 sf medical office building

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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- \$2.80/sf/month NNN
\$0.53/sf/month CAM

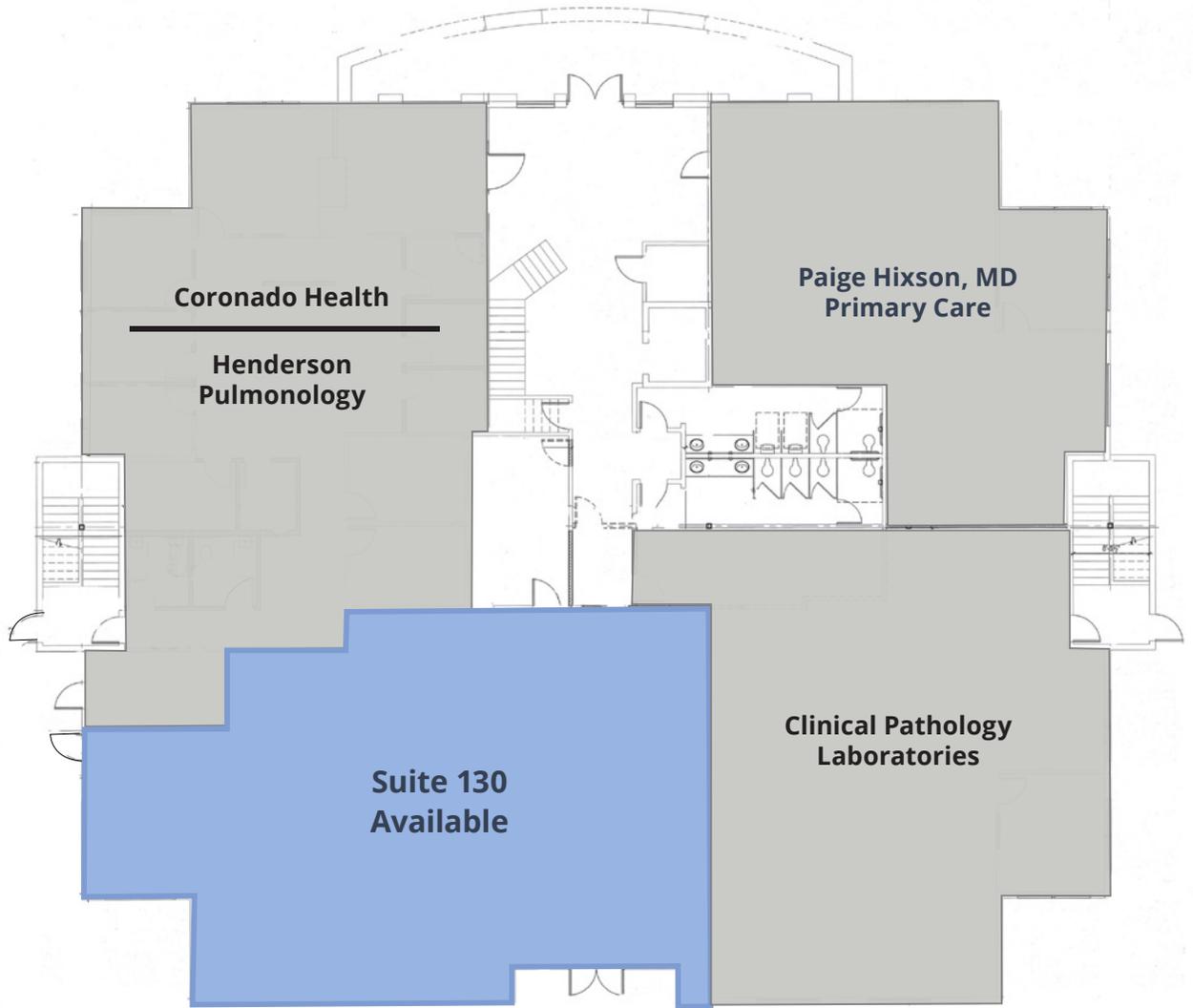




FOR LEASE

Horizon Medical Plaza
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Ground floor



 Available

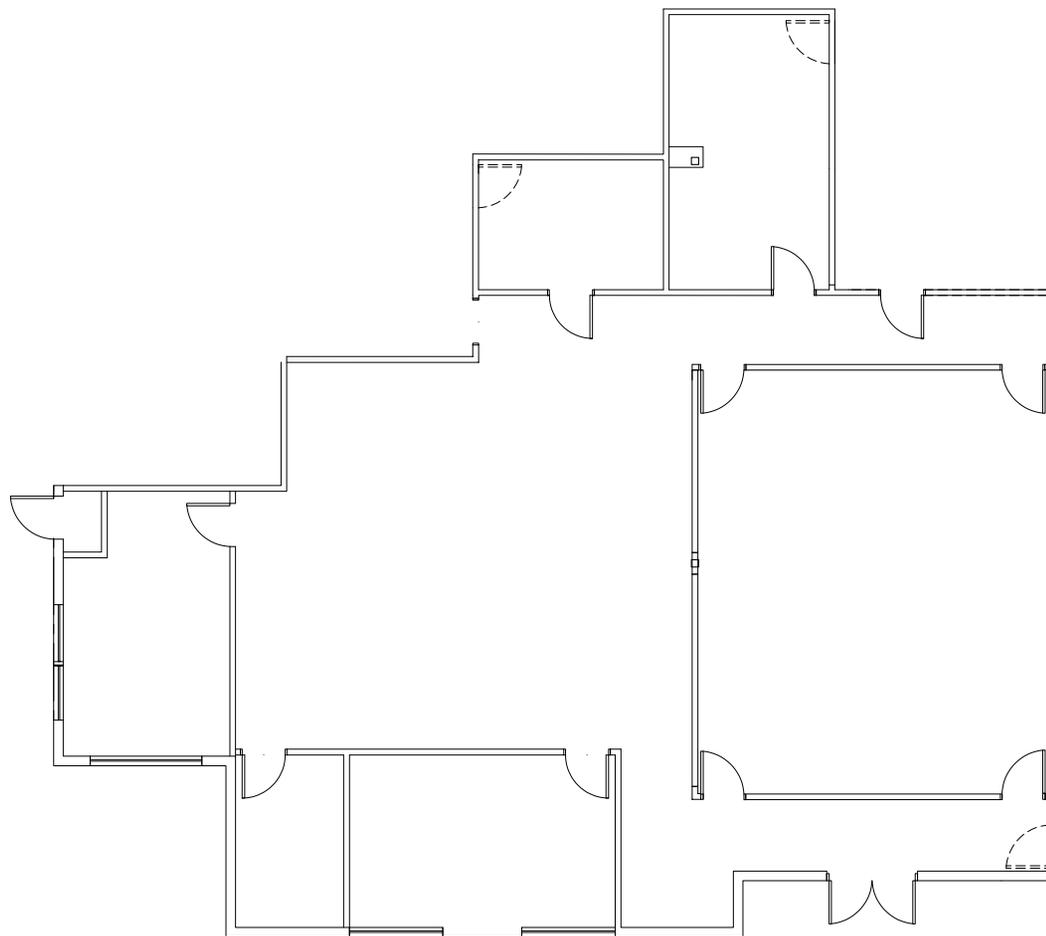


FOR LEASE

Horizon Medical Plaza
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AS-BUILT PLAN

Suite 130
3,442 sf



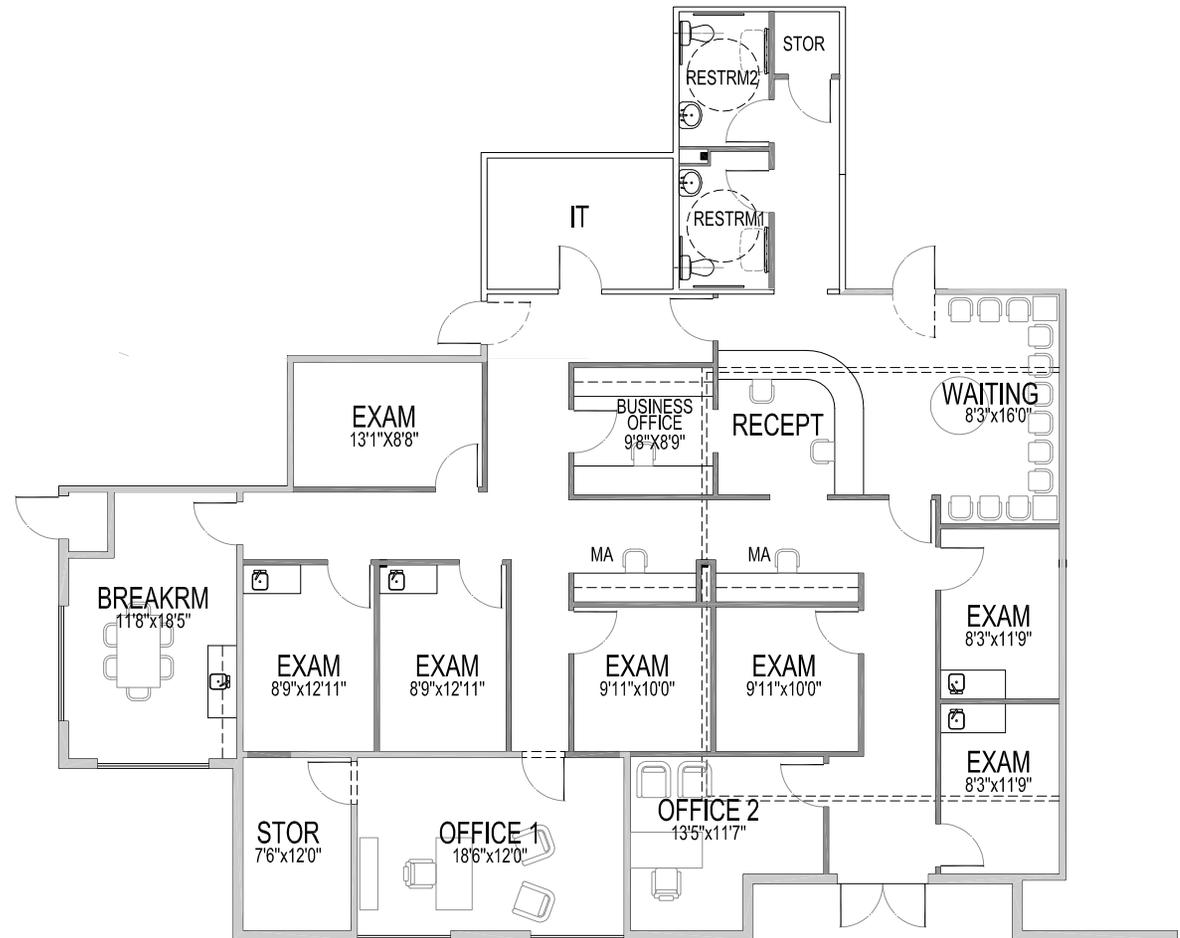
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SPEC PLAN

New planned construction
Plan subject to change

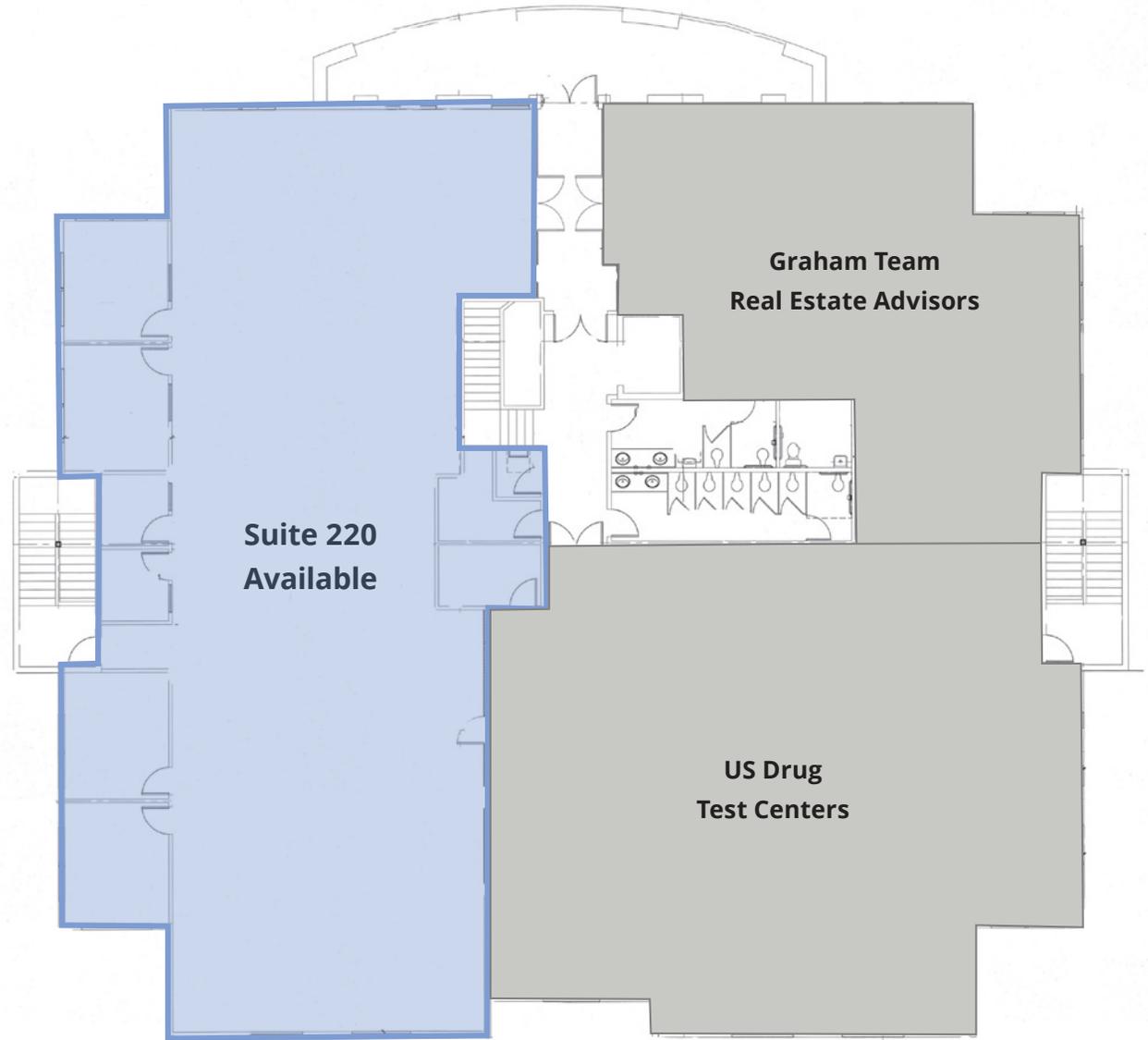
Suite 130
3,442 sf



FOR LEASE

Horizon Medical Plaza
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Second floor



 Available



FOR LEASE

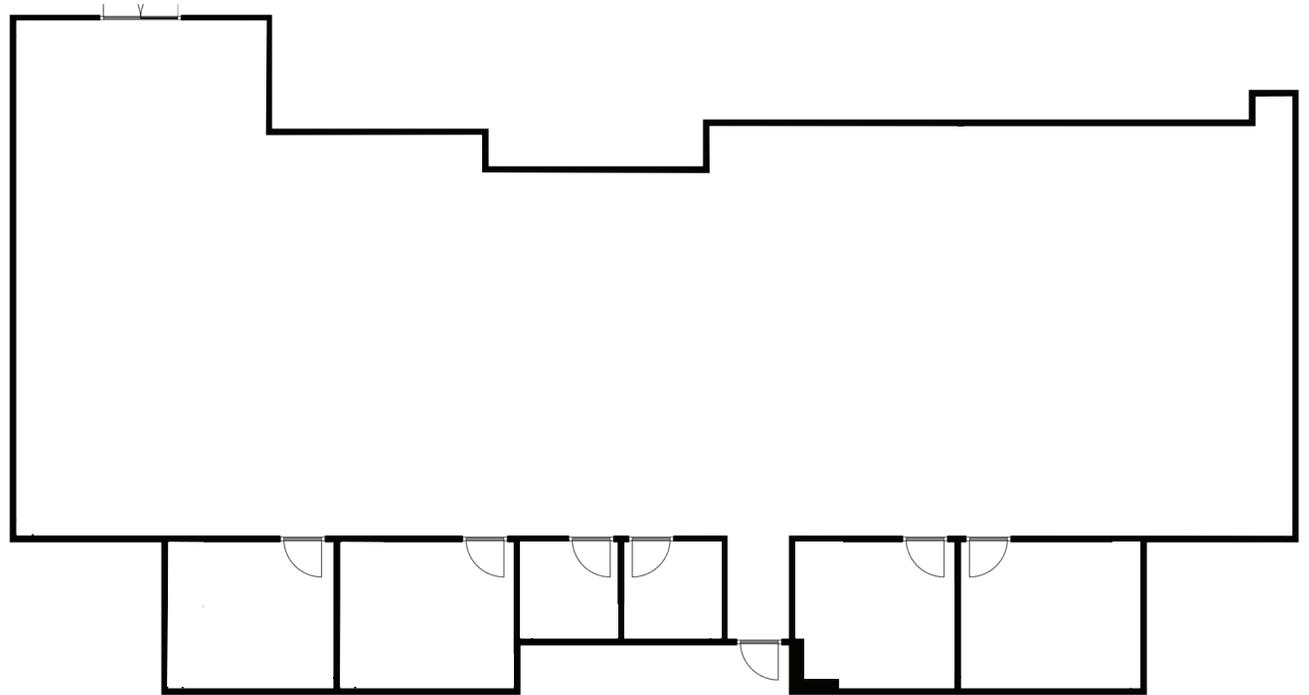
Horizon Medical Plaza
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AS-BUILT PLAN

Suite 220

5,147 sf

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

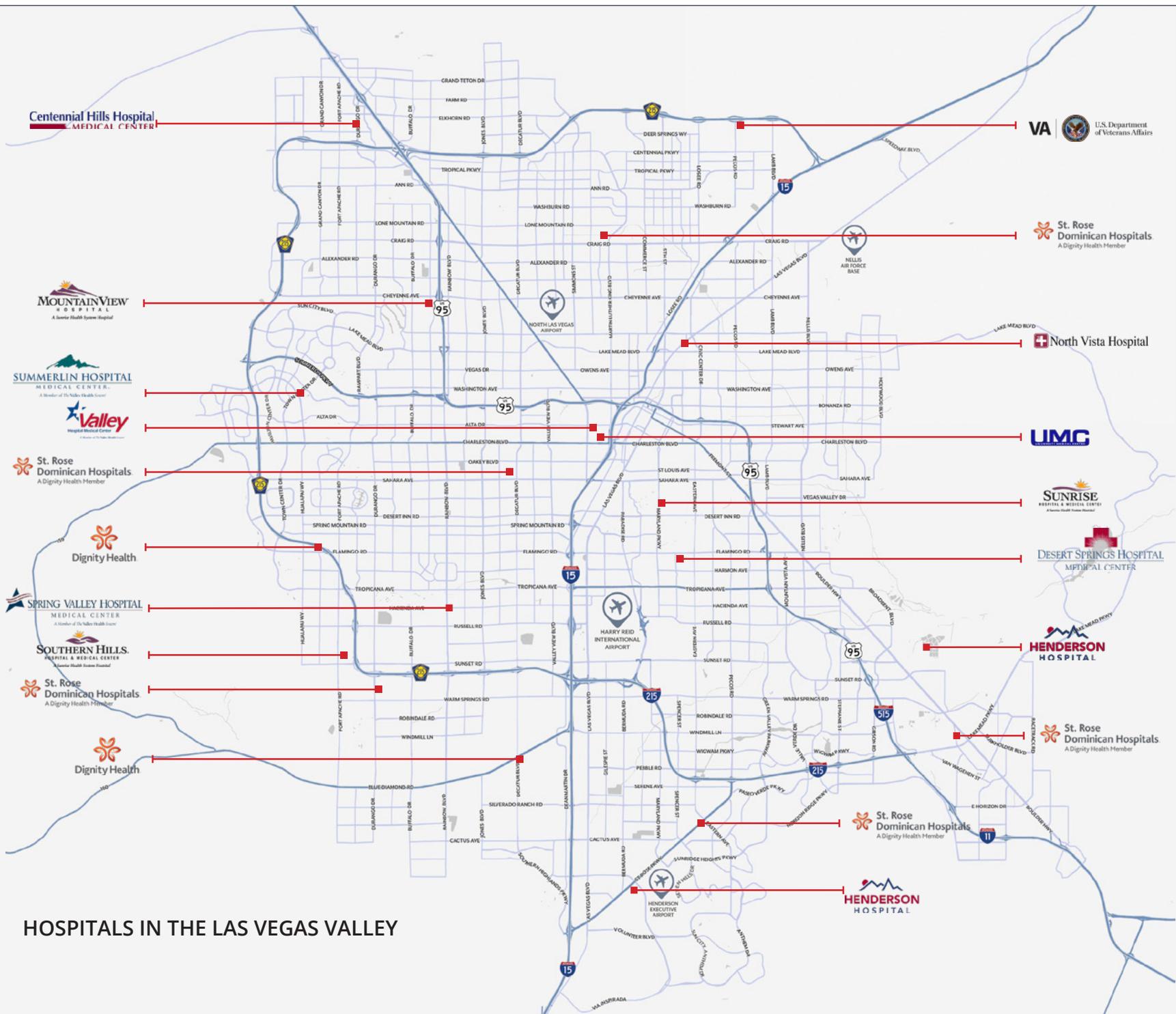




LOCATION

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.





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