

Horizon Medical Plaza

MEDICAL OFFICE SPACE FOR LEASE



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

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YOUNG**

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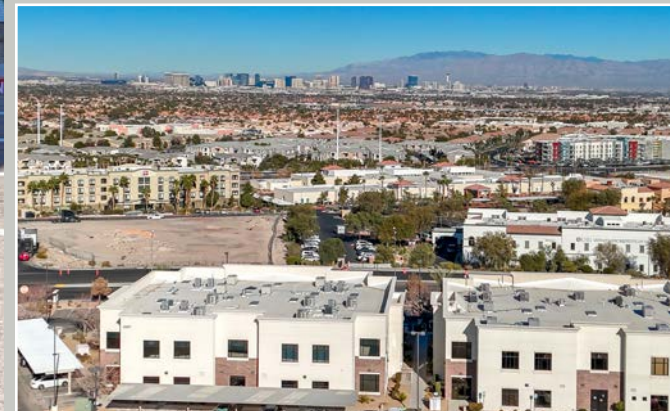


Horizon Medical Plaza is a ±22,254 sf medical office building located near Dignity St. Rose Dominican Hospital Siena Campus and the new West Henderson Hospital. This location benefits from high-visibility along Horizon Ridge Parkway with traffic counts of about 14,000 cars per day and convenient access 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 - \$2.50/sf/month NNN
\$0.53/sf/month CAM

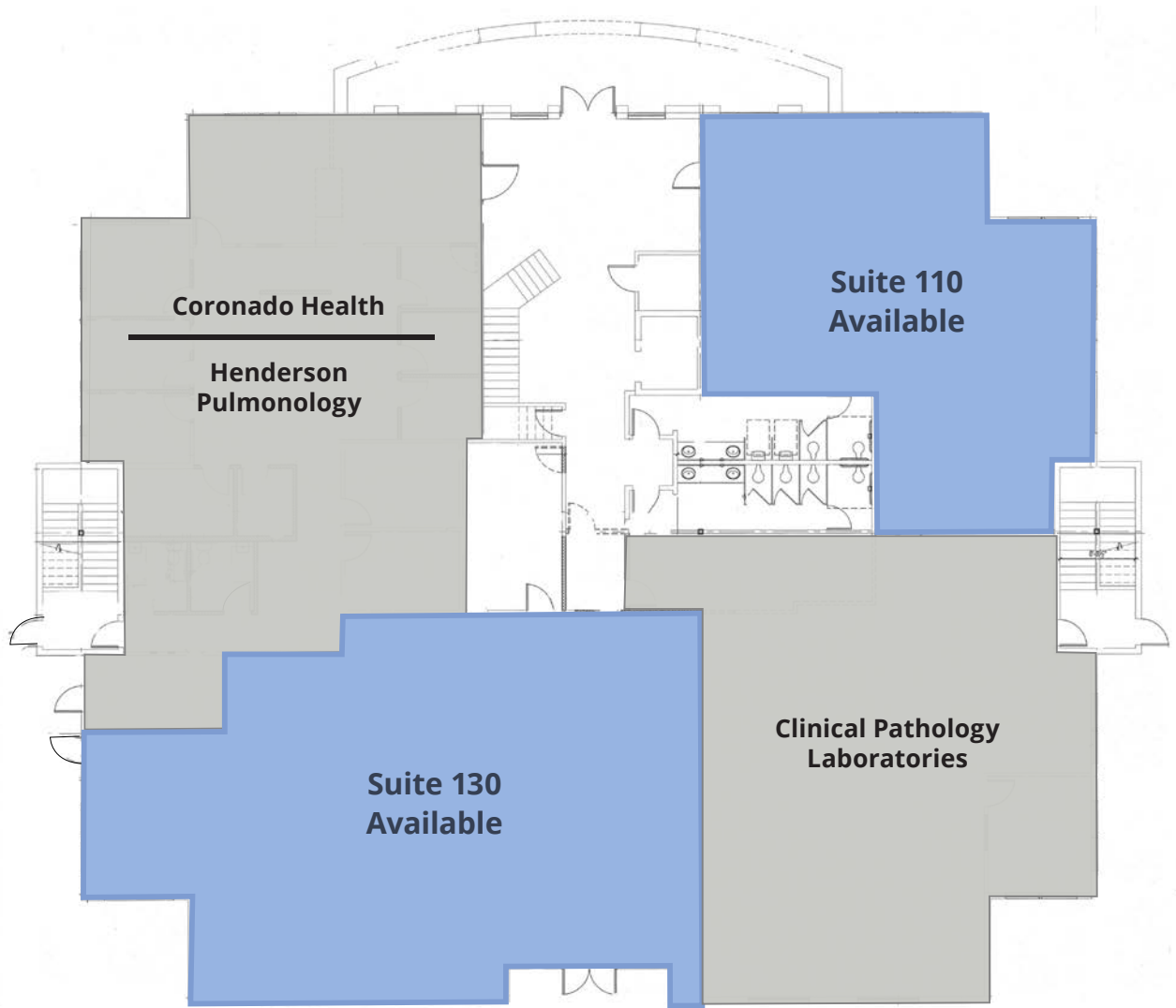




For Lease

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Ground floor



 Available

For Lease

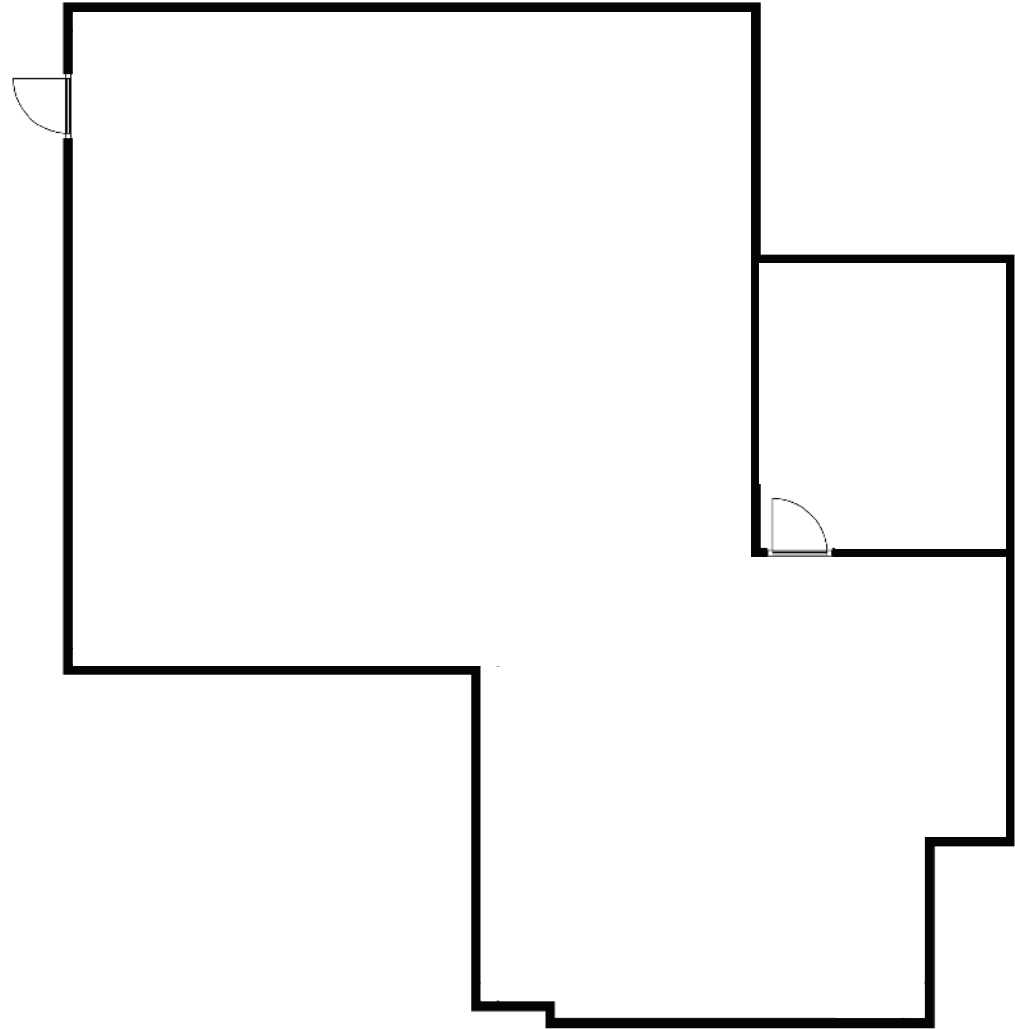
Horizon Medical Plaza
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AS-BUILT PLAN

Suite 110

2,004 sf

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



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SPEC PLAN

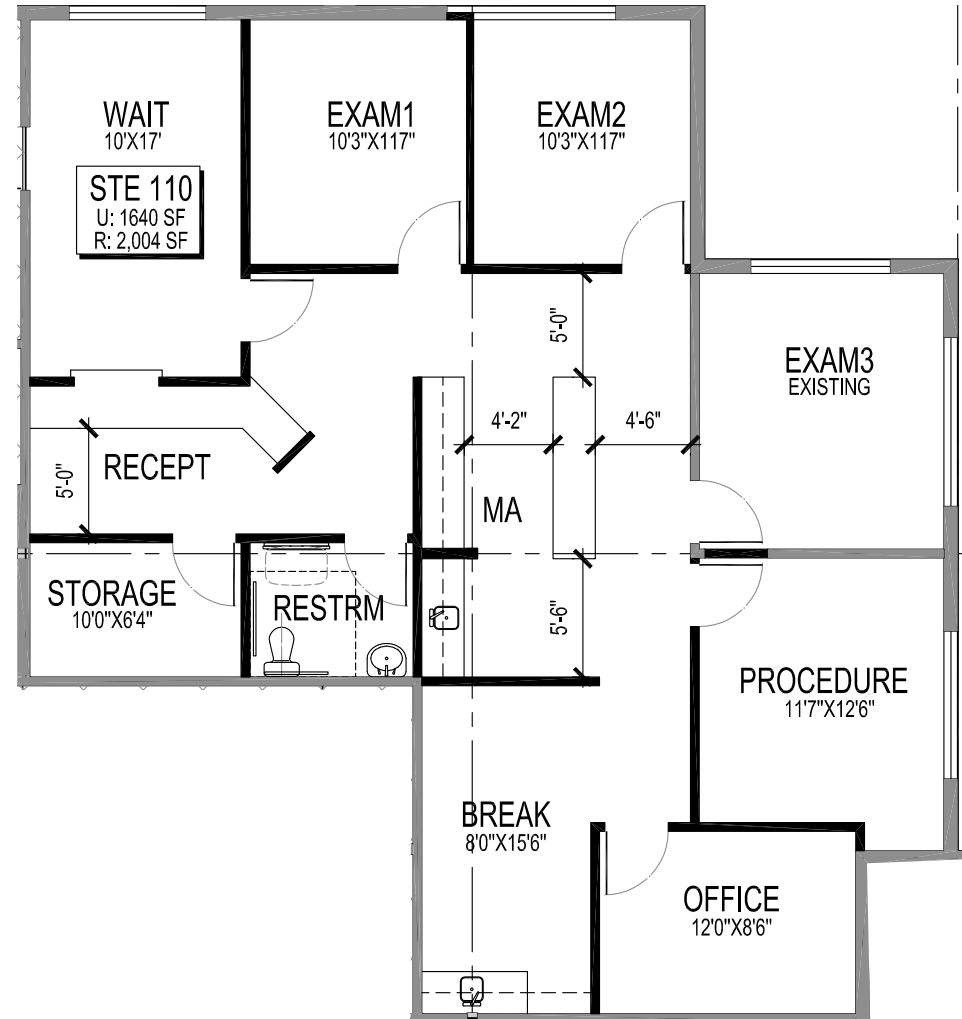
Can be completed within 3-4 months

Suite 110

2,004 sf

Lease rate: To Be Determined

\$0.53/sf/mo CAM



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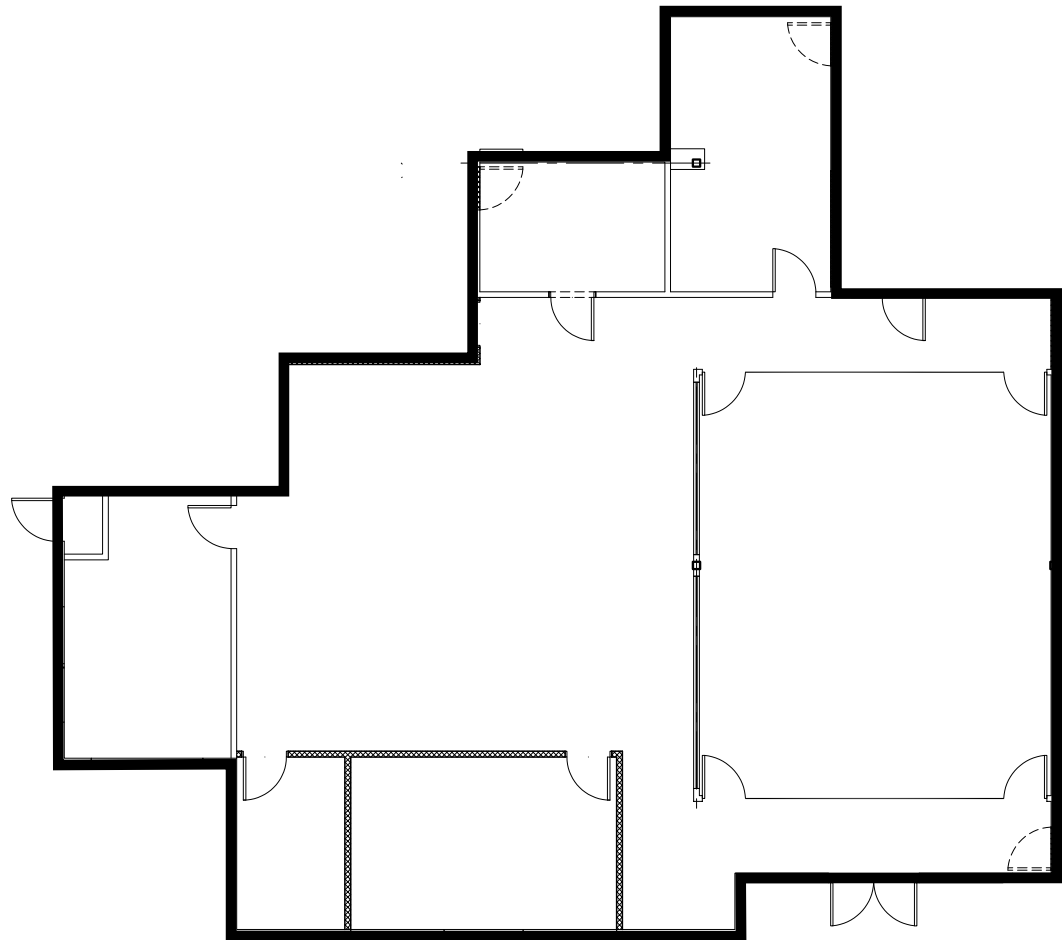
AS-BUILT PLAN

Suite 130

3,442 sf

Lease rate: \$2.50/sf/mo NNN

\$0.53/sf/mo CAM



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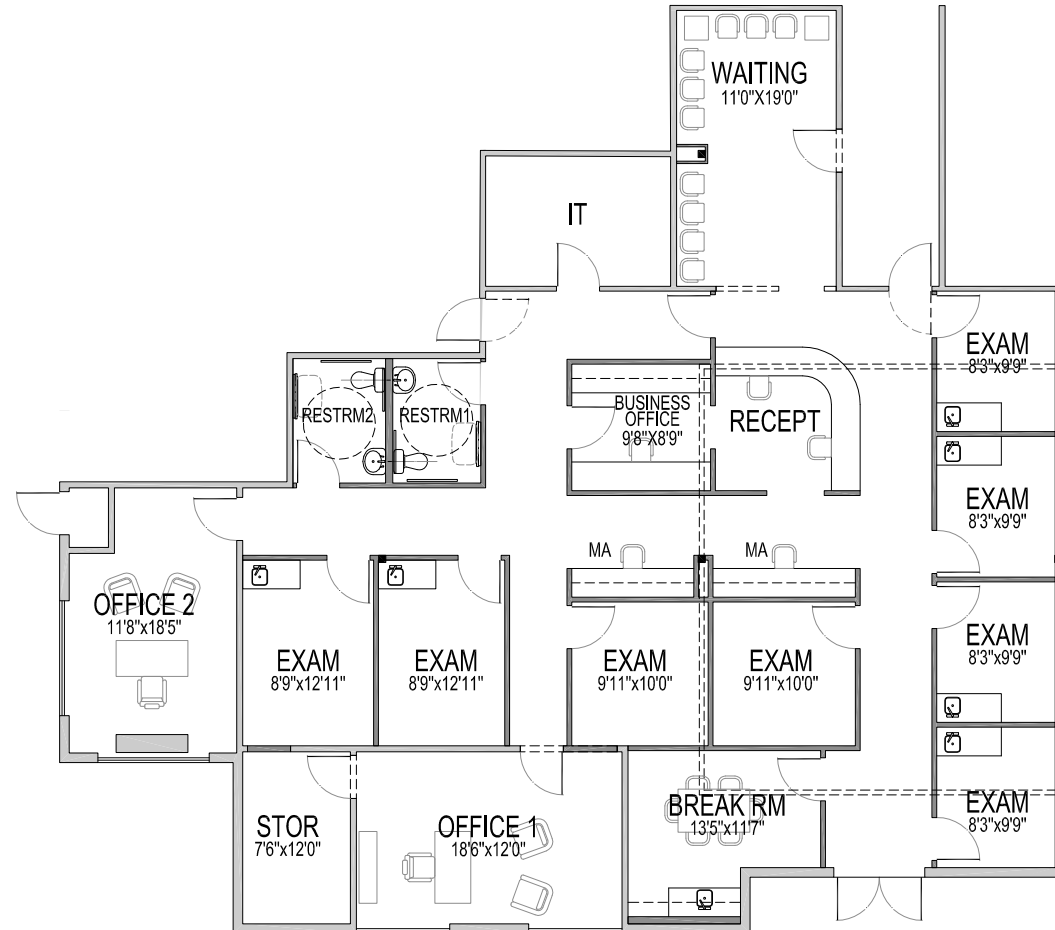
SPEC PLAN

New planned construction
Plan subject to change

Suite 130

3,442 sf

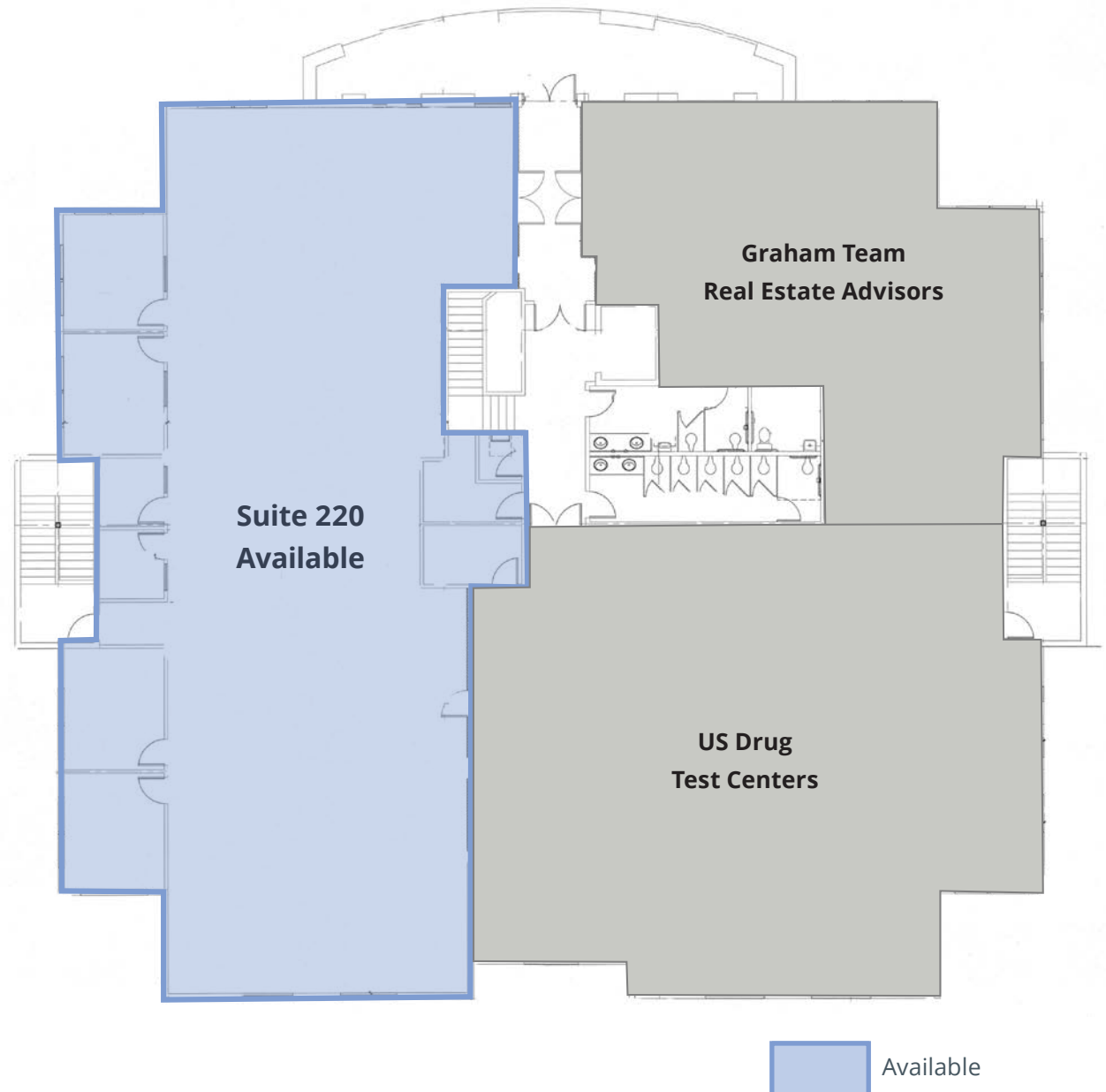
Lease rate: To Be Determined
\$0.53/sf/mo CAM



For Lease

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Second floor



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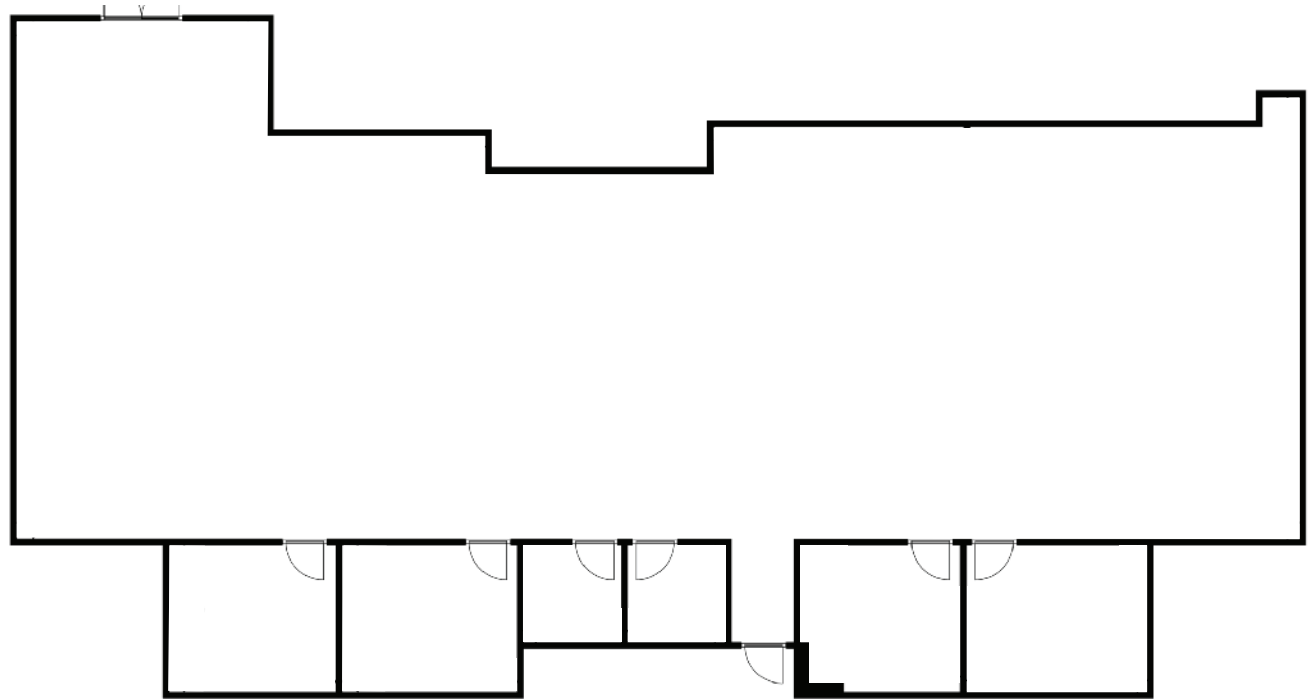
AS-BUILT PLAN

Suite 220

5,147 sf

Lease rate: \$1.85/sf/mo NNN

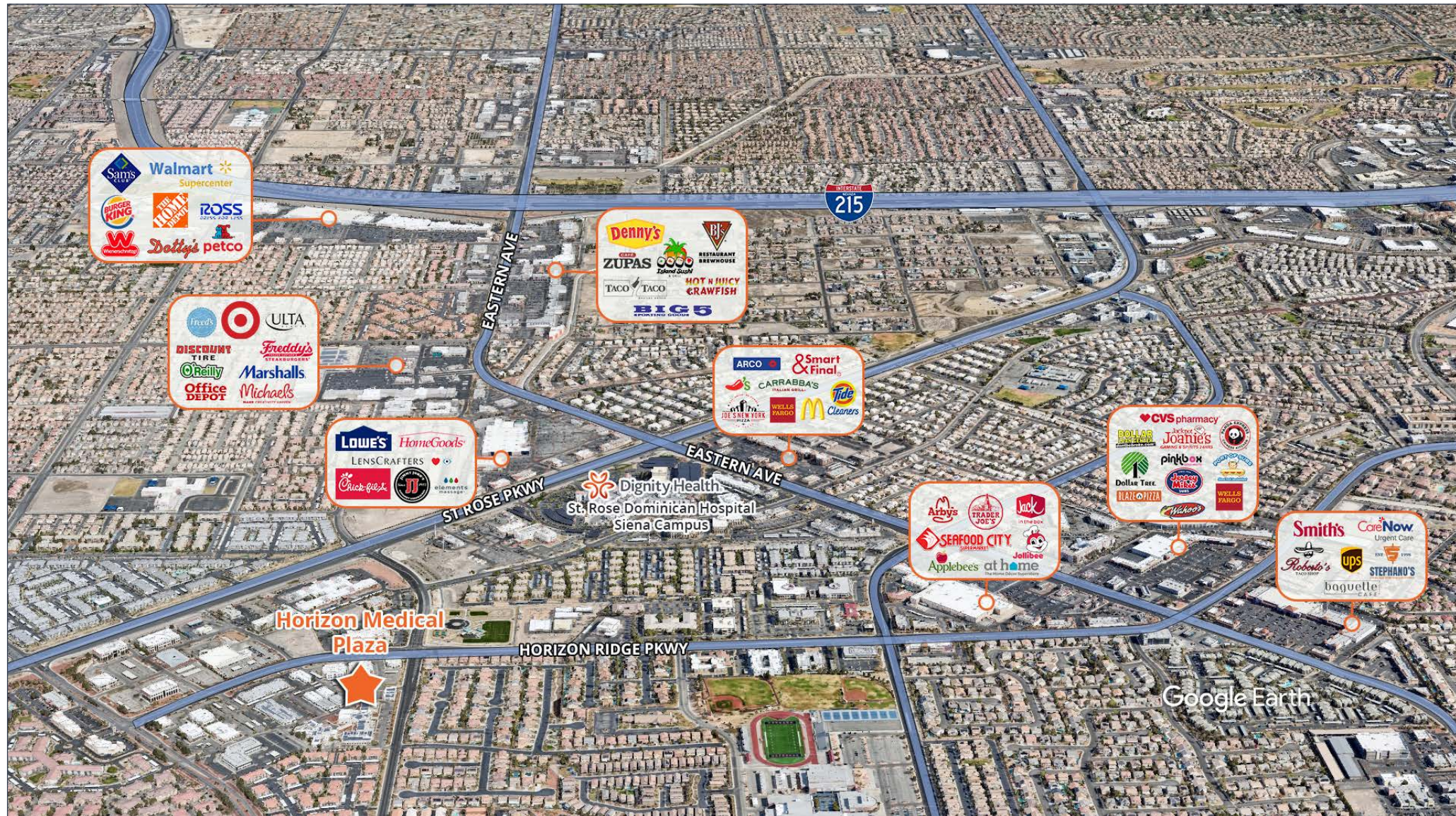
\$0.53/sf/mo CAM

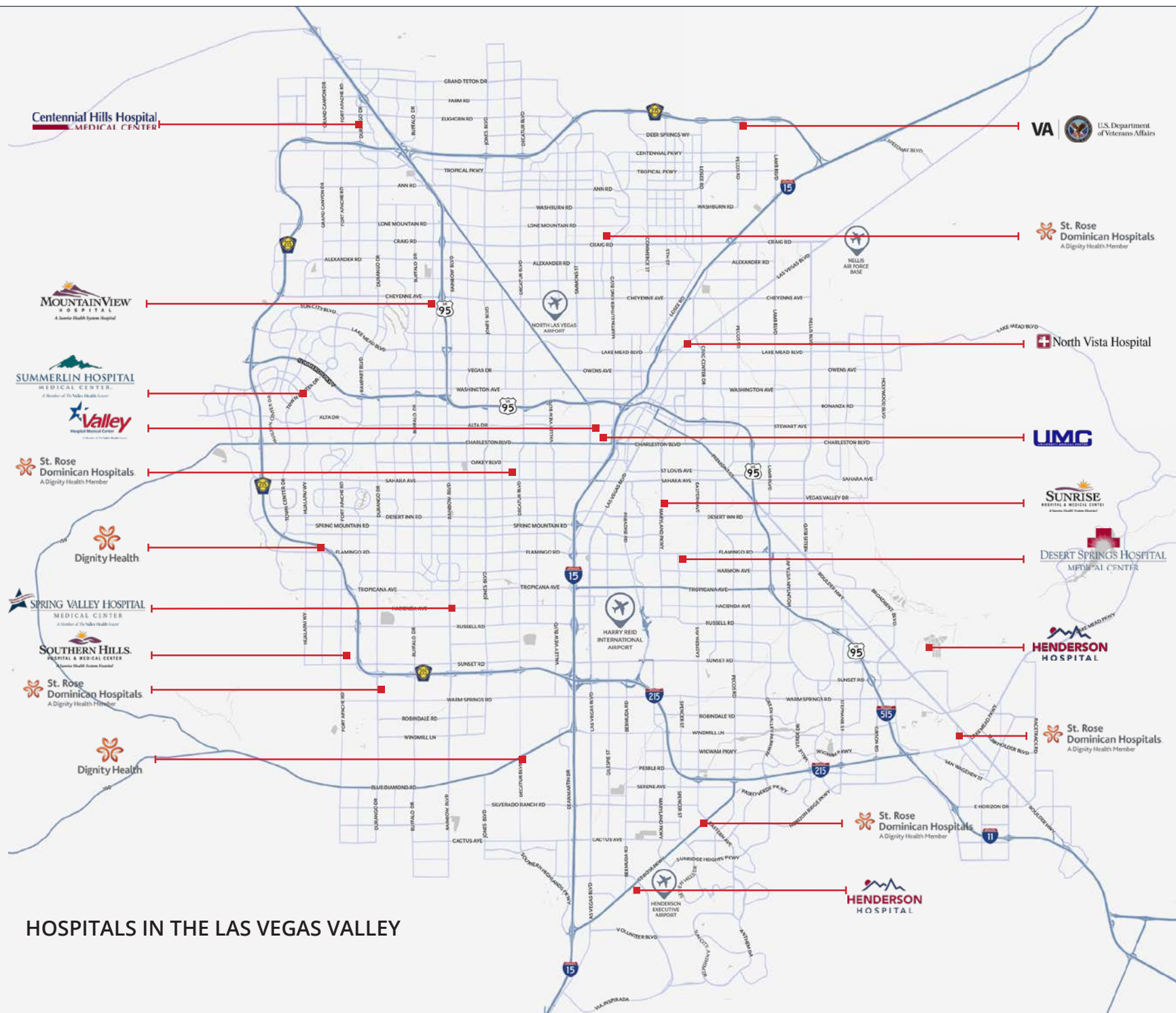




Location

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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