

MEDICAL OFFICE / RETAIL FOR LEASE

# Horizon Square

2551 WEST HORIZON RIDGE PARKWAY, HENDERSON, NV 89052



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YOUNG**

*The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.*

## Property highlights

- Medical office space
- Retail space
- Tenant improvements negotiable
- Less than a mile east of Dignity Health St. Rose Dominican Hospital, Siena Campus on Eastern Ave.
- Located within a predominant medical hub servicing the City of Henderson
- Surrounded by several national and local health providers
- Covered parking available
- Horizon Ridge Pkwy. frontage and signage



Available  
1,800 sf and 4,000 sf



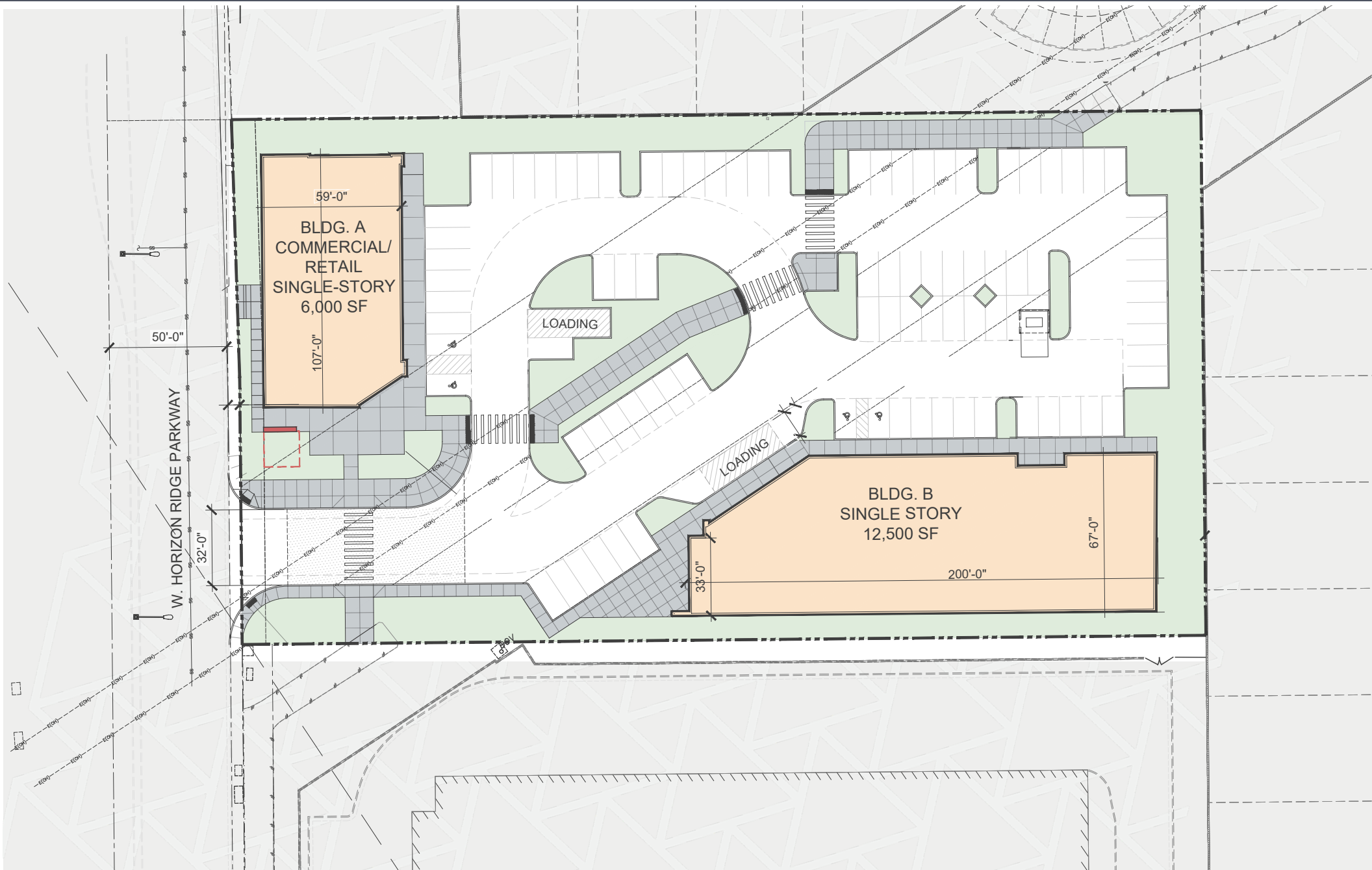
Lease rate  
\$3.50/sf/month NNN

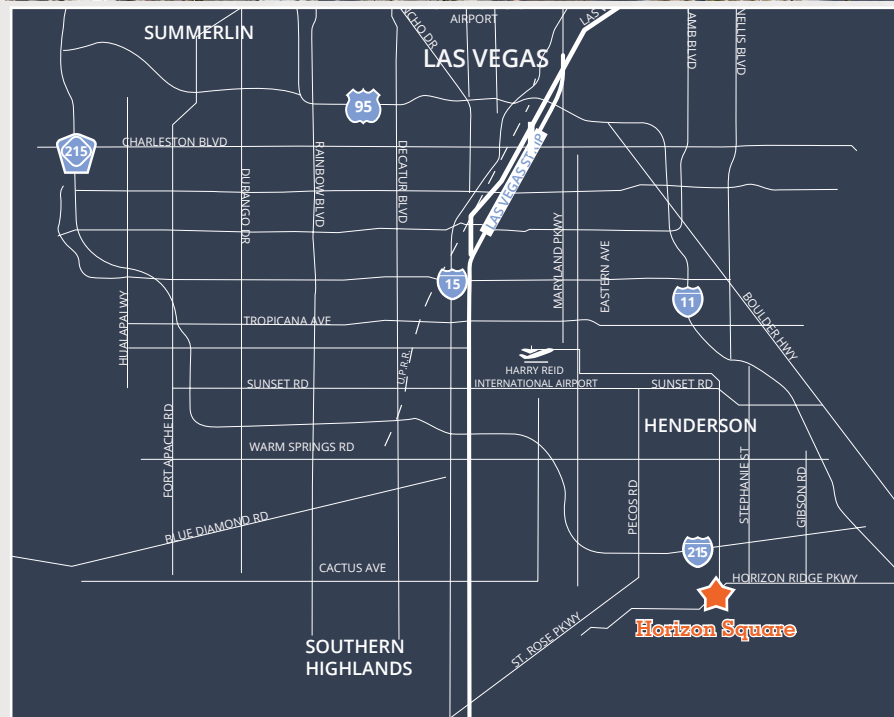


FOR LEASE




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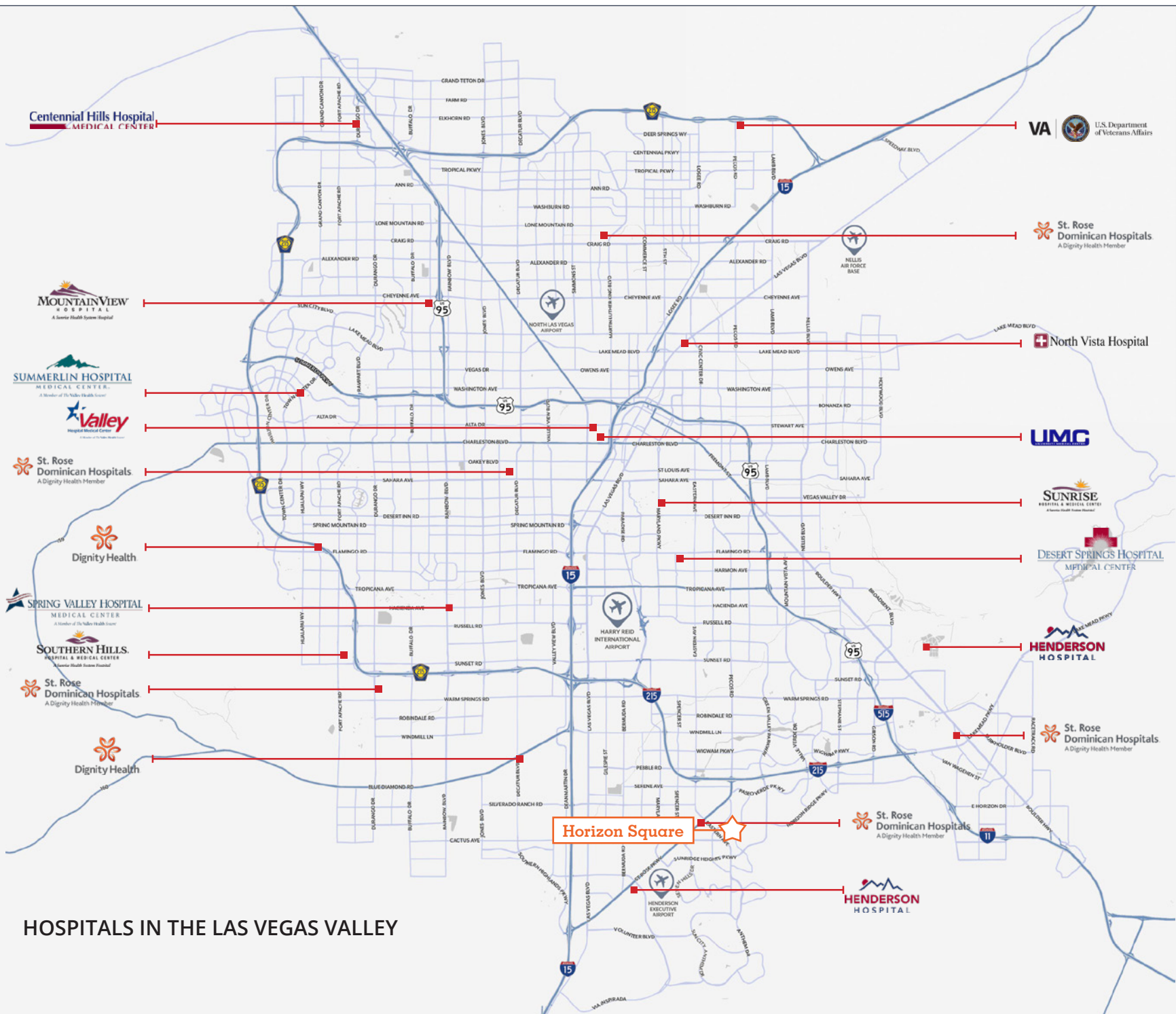
2551 W. HORIZON RIDGE PKWY.  
HENDERSON, NV 89052





**Horizon Square** is located along West Horizon Ridge Parkway near Sandy Ridge Avenue in Henderson, Nevada. This area is home 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.

DISTANCE TO:	HARRY REID INTERNATIONAL AIRPORT	±7 MI ±15 MINS		±4 MI ±10 MINS
	LAS VEGAS STRIP	±11 MI ±20MINS		±2.5 MI ±7 MINS
	DOWNTOWN LAS VEGAS	±16 MI ±25 MINS		±8 MI ±15 MINS



**HOSPITALS IN THE LAS VEGAS VALLEY**

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