

FOR SUBLEASE
Willow Creek Siena Office Park

2904

**2904 West Horizon Ridge Parkway
Henderson, NV 89052**

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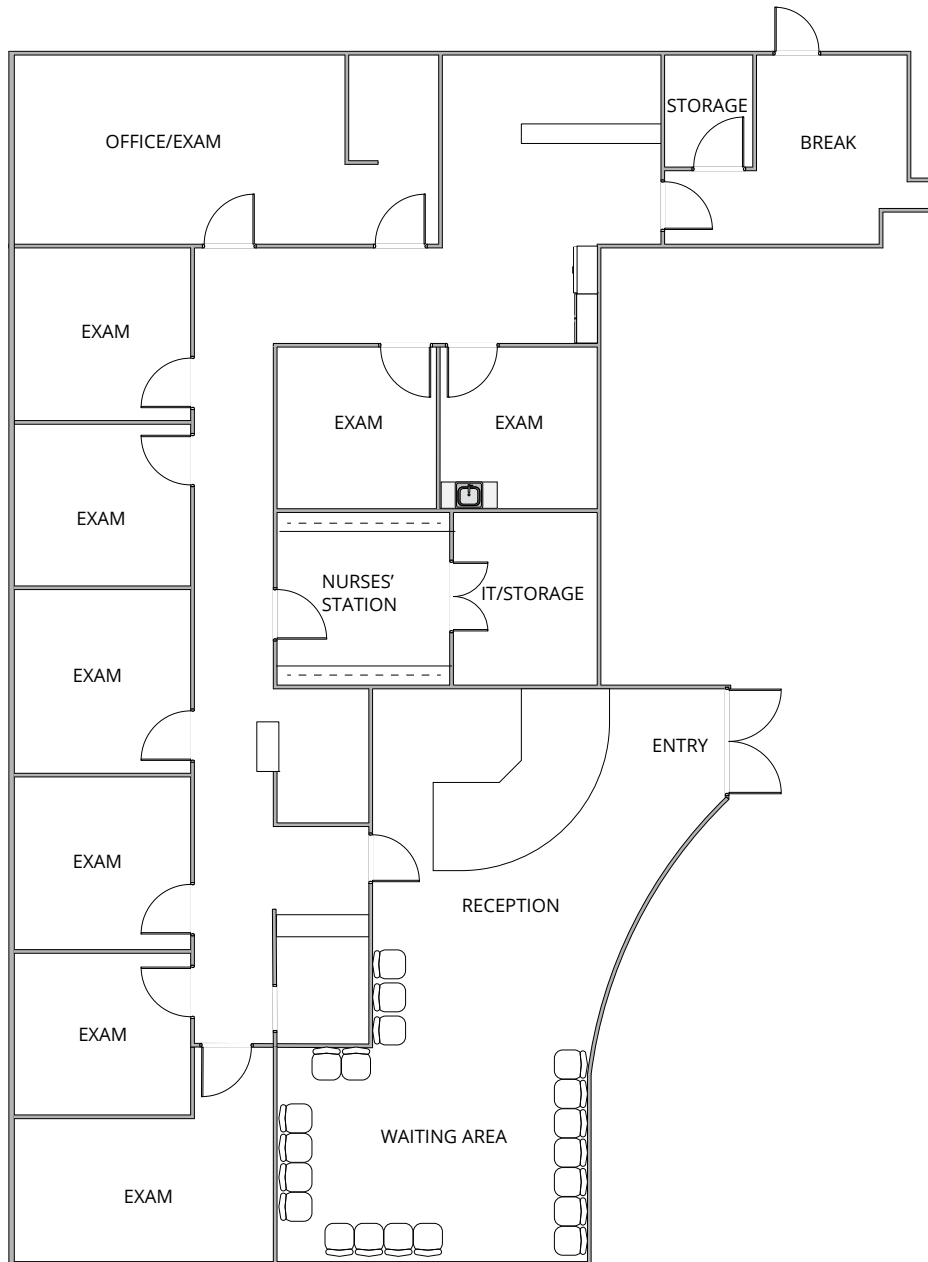
2904 West Horizon Ridge Parkway
Henderson, NV 89052

This premier medical office location in Henderson, Nevada, offers a highly desirable setting for healthcare professionals seeking a well-connected, amenity-rich environment. Situated just off Eastern Avenue and Saint Rose Parkway, this address provides excellent visibility, accessibility, and proximity to a wide range of medical services and conveniences. The building at 2904 W Horizon Ridge Parkway is home to several established and reputable medical practices, making it an ideal hub for healthcare tenants.



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Suite 101

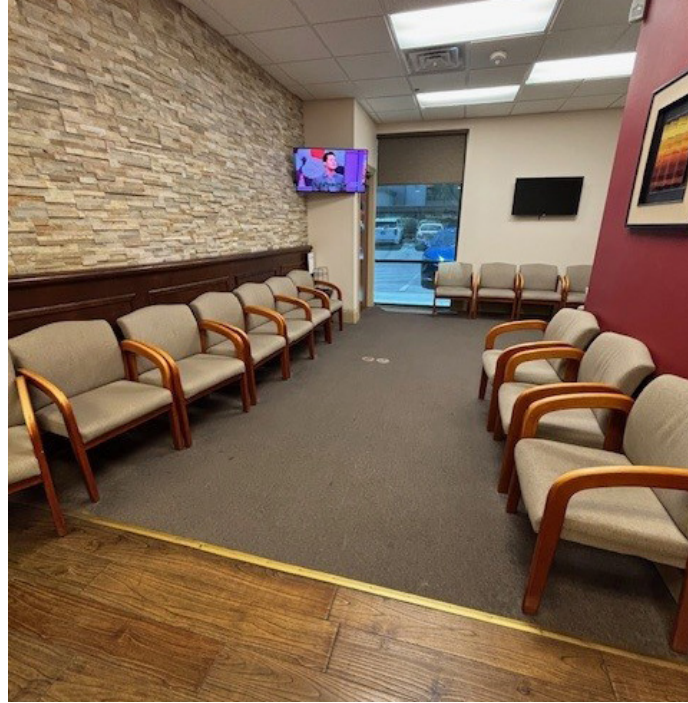
±3,578 rsf

- Medical or office
- Sublease thru 9/30/2030
- Move-in-ready
- Class A interior improvements
- Interior and common area restrooms
- Grand staircase and elevator
- Total building size : 27,600 sf
- Monument signage
- 3 covered reserved parking spaces
- Zoned Office Commercial (CO)
- **\$1.65 psf/month/net \$0.46 psf/month/CAM**



Take a virtual tour of Suite 101

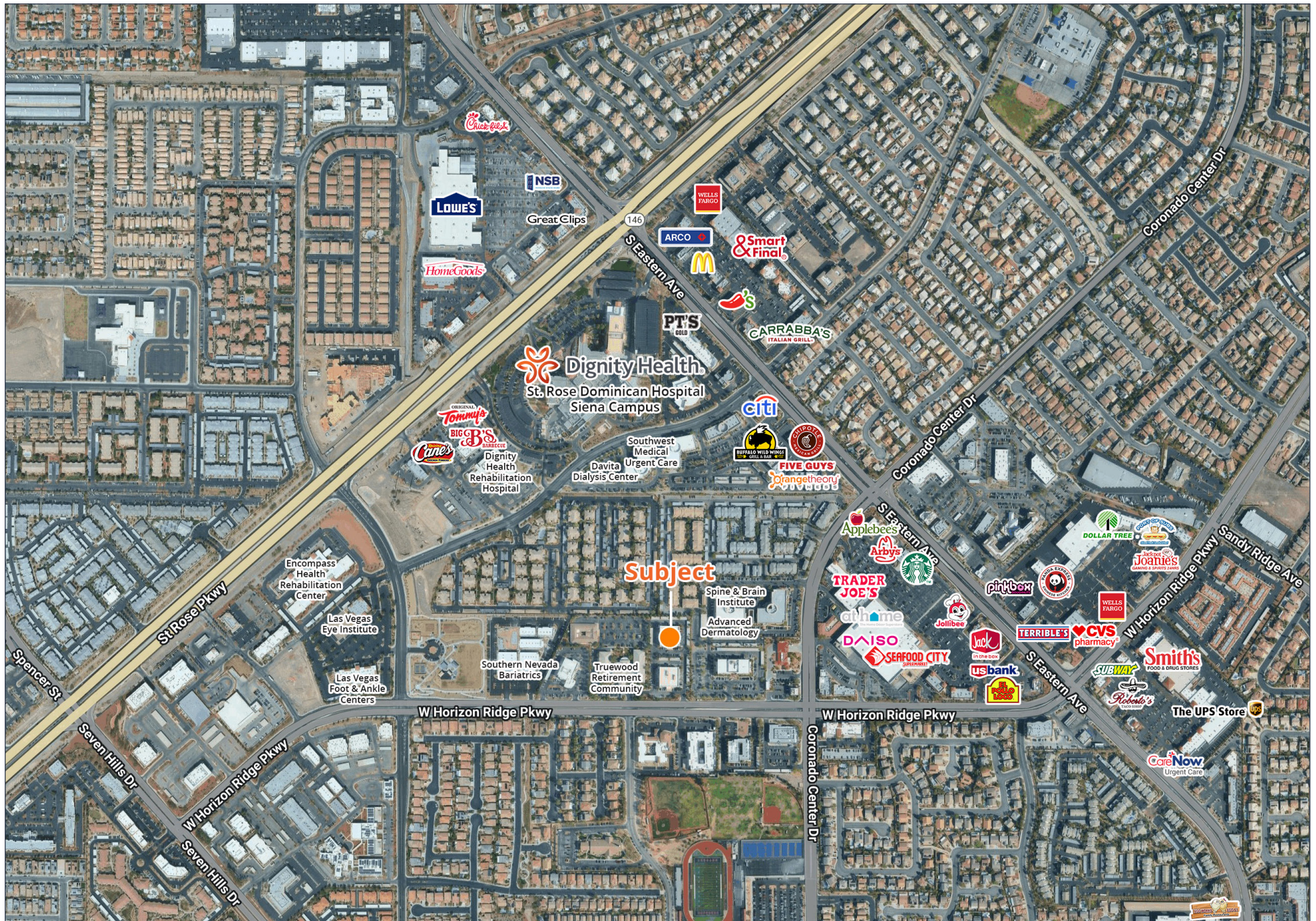
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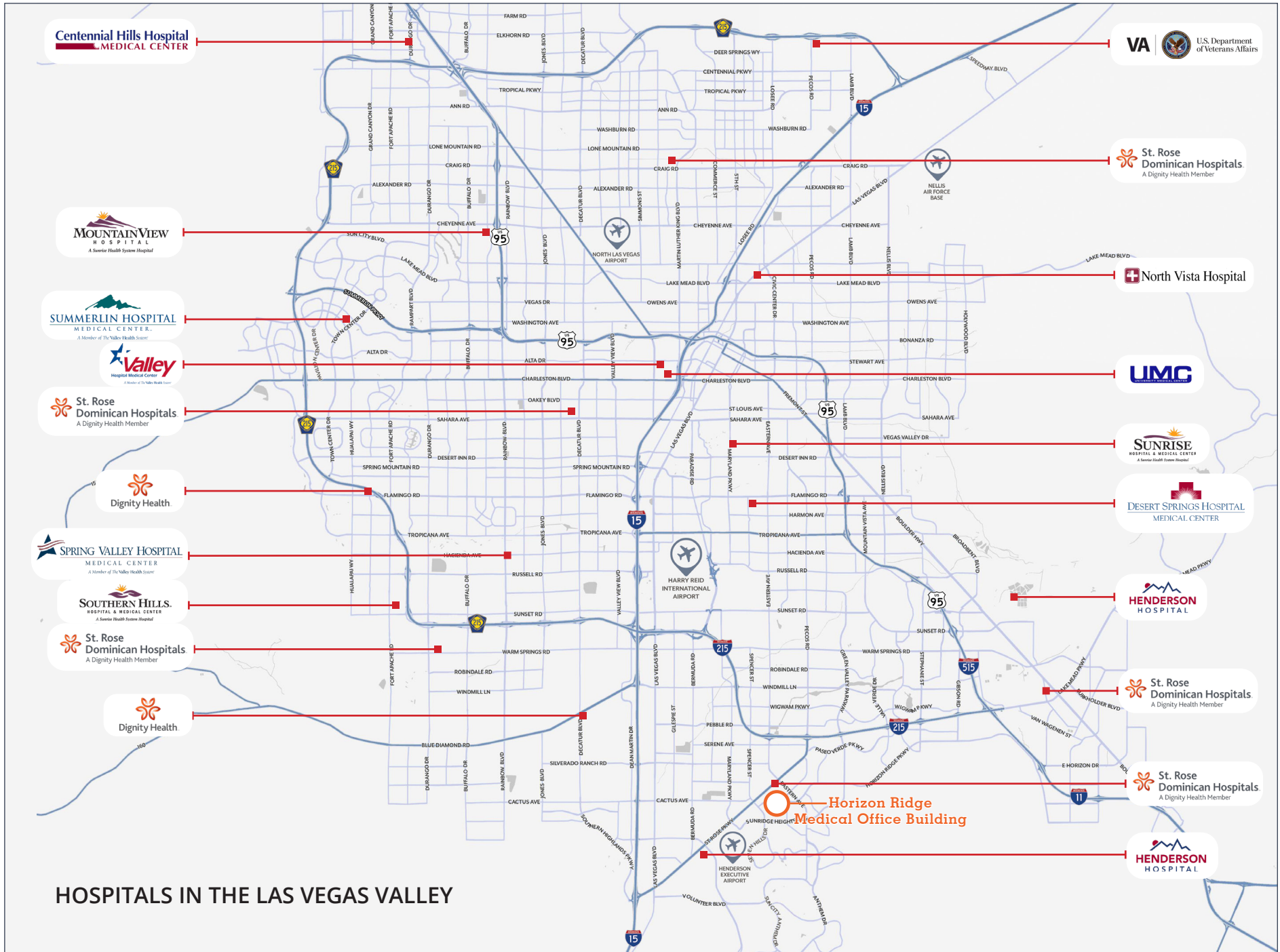


Suite photos

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HOSPITALS IN THE LAS VEGAS VALLEY