

Parkway Medical Plaza

✚ MEDICAL SUITES FOR LEASE



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100 North Green Valley Parkway
Henderson, NV



PARKWAY MEDICAL PLAZA

Parkway Medical Plaza, in the Green Valley submarket of Henderson, Nevada, is a best-in-class medical outpatient building and home to a diverse group of medical providers. The building is anchored by a large ambulatory surgery center which is a joint venture between Dignity Health and United Surgical Partners. The property has on-site urgent care and imaging services for the community as well as Ob-Gyn, physical therapy, and family medicine among other providers.

Parked at 5 cars per 1,000 square feet and adjacent to the 215 Freeway at Green Valley Parkway, the building provides an easy patient experience to see their provider. Adjacent retail (Smith's, Starbucks, banks, etc) add to the draw from the community and fantastic convenience for physicians and staff. Parkway Medical Plaza is a one-of-a-kind offering.

Drone Video

CLICK OR SCAN





PROMINENT LOCATION & ACCESSIBILITY

- 3-Story, Class A Medical Building
- Building Area 88,958 SF
- Abundant Surface and Covered Parking at 5 stalls per 1,000 SF



IDEAL MARKET & SITE LOCATION

- Visible from Interstate 215
- 3 Miles from Dignity Health, St. Rose Dominican Siena Hospital
- Prime Location, Excellent Demographics



BUILDING HIGHLIGHTS

- Signage Opportunities
- Built Suites
- Views of Las Vegas Strips
- Corner Location

Estimate 15 Min Drive

POPULATION ESTIMATES

702,821

>17 145,780

18-44 256,352

AVERAGE HOUSEHOLD INCOME

\$105,976

45-64 180,976

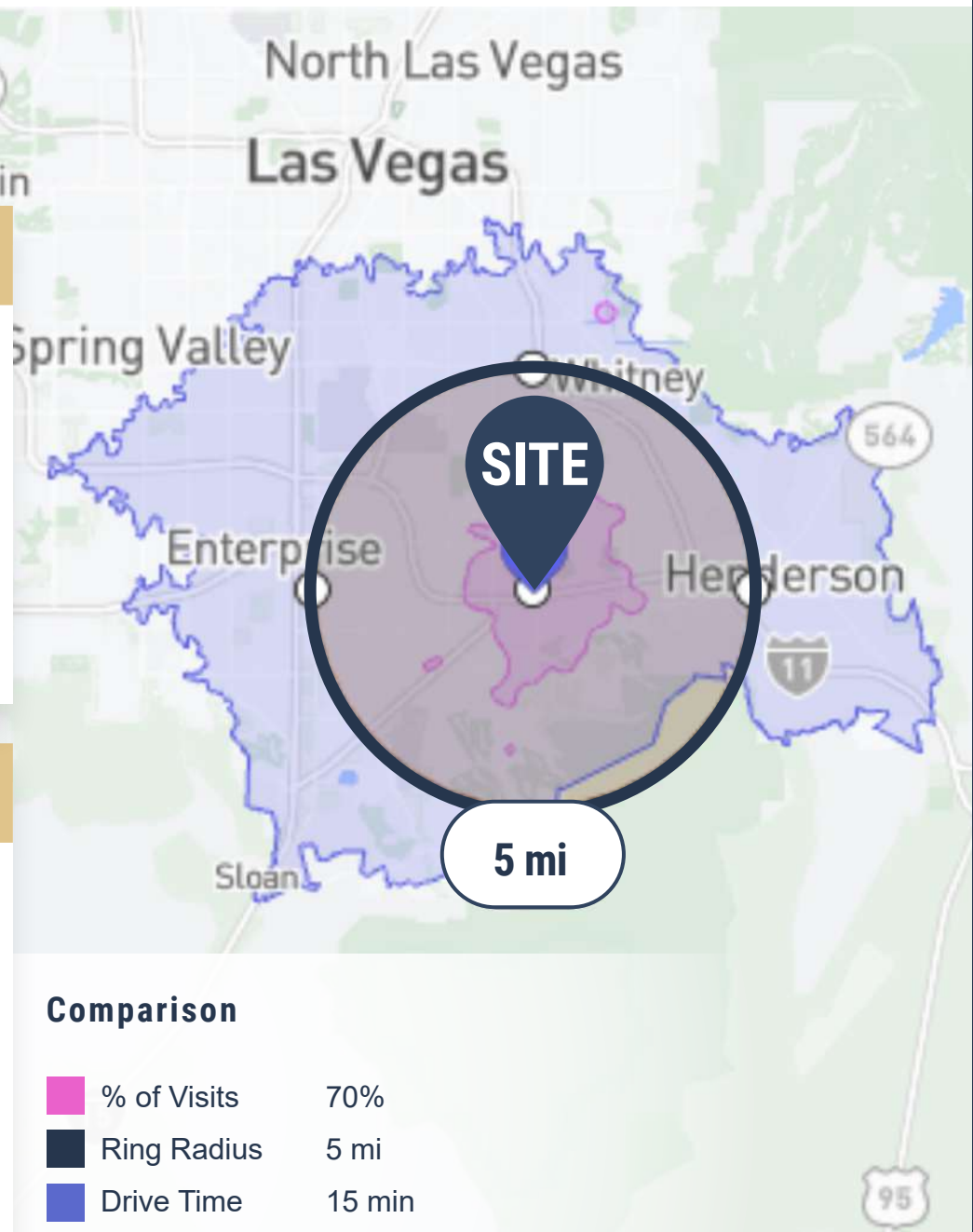
65+ 119,713

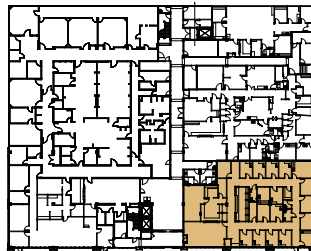
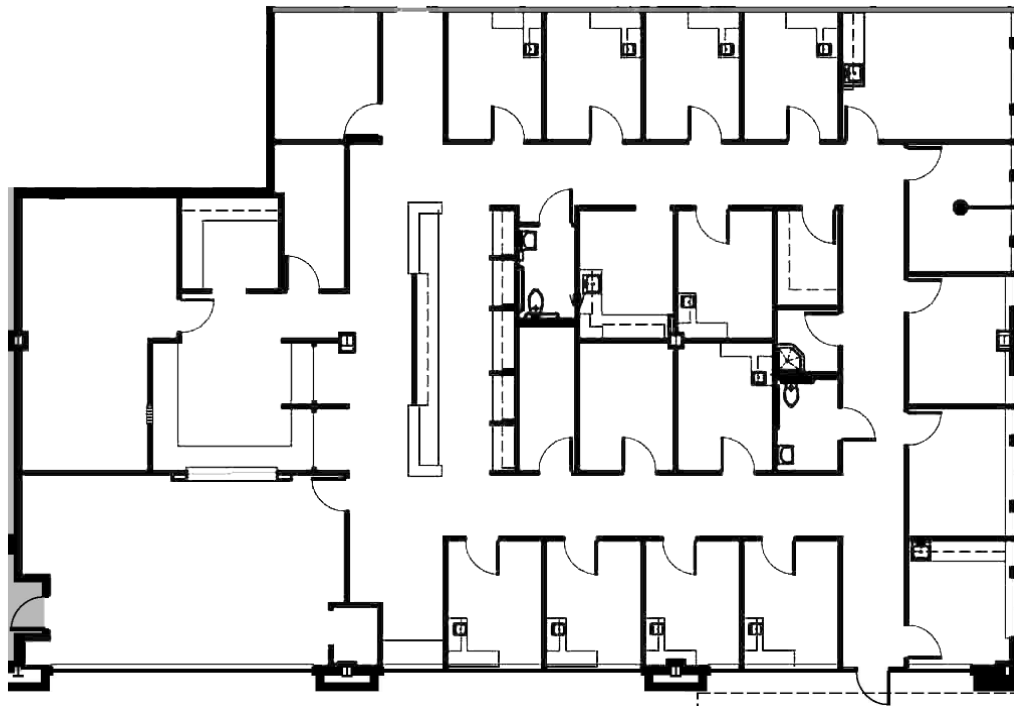
Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL	8.2%
EMPLOYER BASED	48.8%
GOVERNMENT	25.1%
MULTIPLE	7.5%
SELF PAY	10.3%

Data Source:  **Placer.ai**





AVAILABLE SUITE

Suite 110 - 5,753 RSF

SUITE DESCRIPTION

Former Urgent Care suite available for lease, 12 Exam Rooms, 4 Private Offices, Nurses' Station, 2 Restrooms, Lab, Breakroom, 2 Storage Rooms, Waiting Room, Reception/Admin



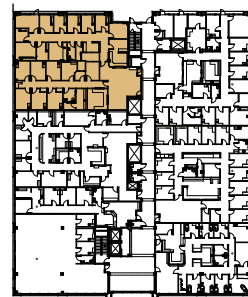
AVAILABLE SUITE

Suite 239 - 5,280 RSF

(Divisible to 2,000 RSF)

SUITE DESCRIPTION

Waiting Room,
Reception/Admin, 15 Exam
Rooms, 2 In-Suite Restrooms,
3 Offices, Lab, Nurses' Station,
Breakroom, Storage

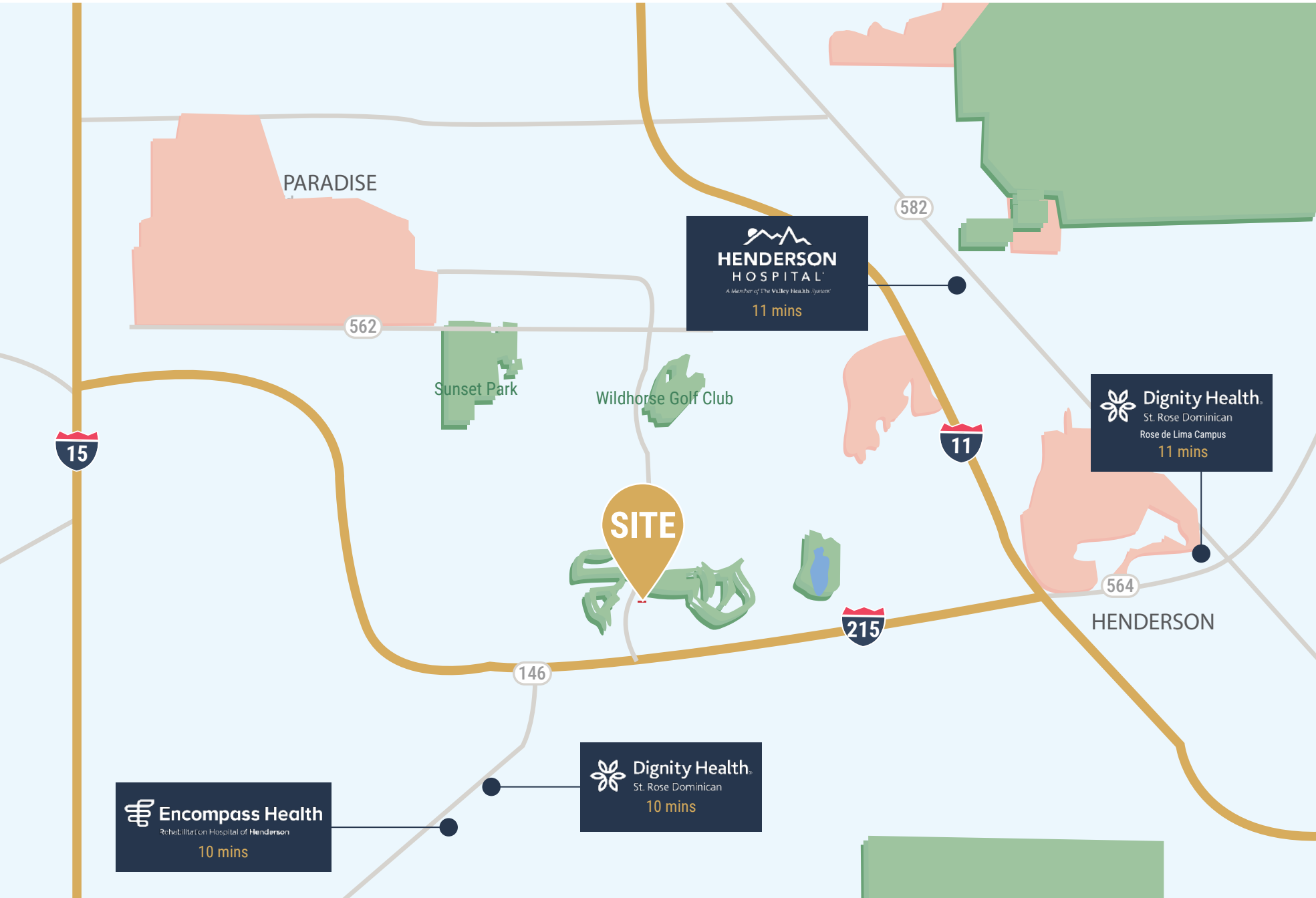


Virtual Floor Plan

CLICK OR SCAN







① Retail

Smith's
Nevada State Bank
Bank of America
Verizon
Wendy's
Houston TX Hot Chicken
Starbucks

② Retail

Whole Foods Market
Settlebello Pizzeria
The Cheesecake Factory

③ The District at Green Valley Ranch

REI
Bath and Body Works
Williams Sonoma
Balboa Pizza
Lucille's Smokehouse BBQ

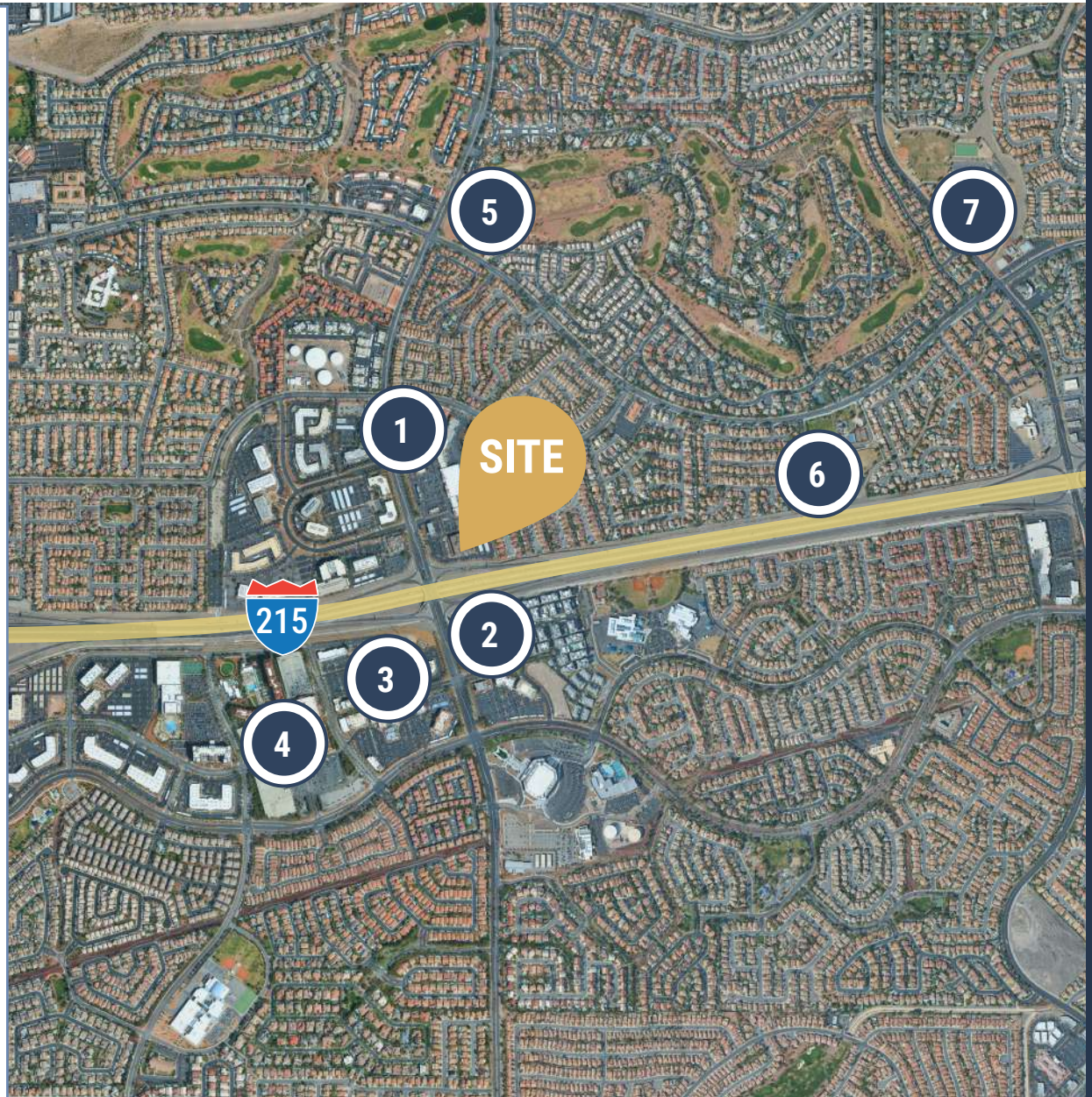
④ Leisure

Green Valley Ranch Resort
Spa and Casino

⑤ The Legacy Golf Club

⑥ Selma F Bartlett Elementary

⑦ Greenspun Jr. High School





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