

FOR LEASE SEVEN HILLS CENTER II

3007 W. Horizon Ridge Parkway,
Henderson, NV 89052



Pete Janemark, CCIM

Senior Vice President

D: 702.527.7923 | C: 702.885.7383

pete.janemark@svn.com

NV #S.76731



All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

AVAILABLE SF:	1,888 - 5,147 SF
RENOVATED:	2023
ZONING:	CO Office Commercial
APN:	177-35-510-028

PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

PROPERTY DESCRIPTION

This modern and stylish medical building features elegant corridors, and sophisticated common areas. The property features a freshly tiled entry, elevator, stainless steel railings, cultured stone accents, a common area balcony, and common area restrooms. Fresh renovations makes for a bright and classy atmosphere.

LOCATION DESCRIPTION

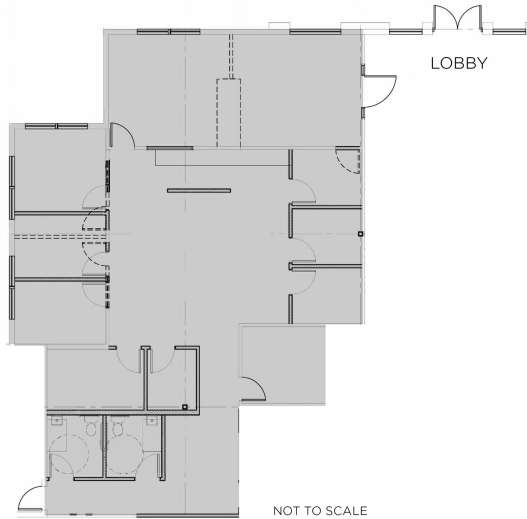
This building is located in the heart of the Henderson Medical District, within a short distance of the St Rose Dominican Medical Center (Dignity Health). The area serves as the predominant medical hub, with major medical providers, local medical specialists, and supporting services throughout the area. The property is accessed via a number of major arterial streets, including Eastern Avenue and St Rose Parkway. Services such as grocery shopping, eateries, fast food, banking, fuel, etc. are in abundance in this area.

ADDITIONAL PHOTOS



PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

3007 HORIZON RIDGE PARKWAY - SUITE 100 - ±2,849 SF



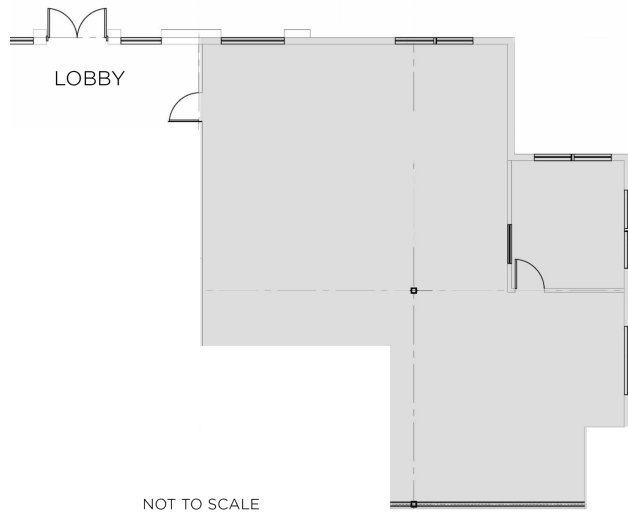
SUITE DESCRIPTION

Elegant plug-and-play ready off-lobby space featuring a large secure reception/waiting area, a total of nine exam rooms/offices, a conference room, and two restrooms. Brand new finishes, including tile throughout.



PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

3007 W HORIZON RIDGE PARKWAY - SUITE 110 - ±2,004 SF



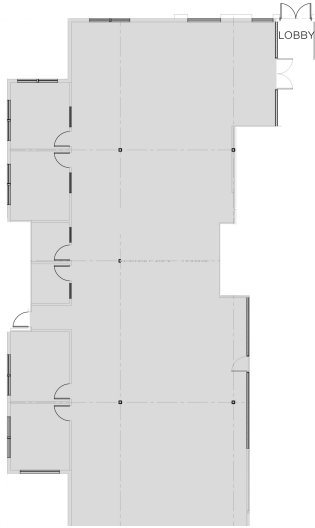
SUITE DESCRIPTION

Brand new off-lobby space featuring a large open work area, and one large office. Potential for building internal restrooms.



PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

3007 W HORIZON RIDGE PARKWAY - SUITE 220 - ±5,147 SF



SUITE DESCRIPTION

A very large open space and four large offices, two smaller offices, and two entrances. This space features brand new tiled floor, and CAT-6 wiring throughout.



PETE JANEMARK, CCIM

O: 702.527.7923 | C: 702.885.7383

pete.janemark@svn.com

NV #S.76731

RETAILER MAP



PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731