# 3005

WEST HORIZON RIDGE PARKWAY

LISTED BY: Colliers




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**FOR LEASE**

## Move-In Ready Office/Medical Suites

# 3005

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**±22,091 SF**, two-story office building offering strong visibility and convenient access.

## EXECUTIVE SUMMARY

Colliers is pleased to offer multiple suites for lease at 3005 W. Horizon Ridge Parkway, a ±22,091 SF, two-story professional office building prominently positioned along the highly trafficked Horizon Ridge Parkway, offering strong visibility, convenient access, and ample parking. The current availabilities include both traditional office and medical office opportunities, ranging from move-in ready professional office space with private entrances to fully built-out medical suites. The property offers flexible leasing options for a wide range of professional and healthcare users seeking a highly accessible location in the heart of Henderson.

| SUITE | TOTAL SF | LEASE RATE |
|---|---|---|
| 100 | ±4,083 SF | $2.20/SF, NNN |
| 140 | ±1,502 SF | $2.20/SF, NNN |
| 210 | ±2,909 SF | $2.05/SF, NNN |




**LEASE RATE**

**$2.05 - $2.20 / SF, NNN**

**CAMs** *2026 Estimate

**$0.56/SF**

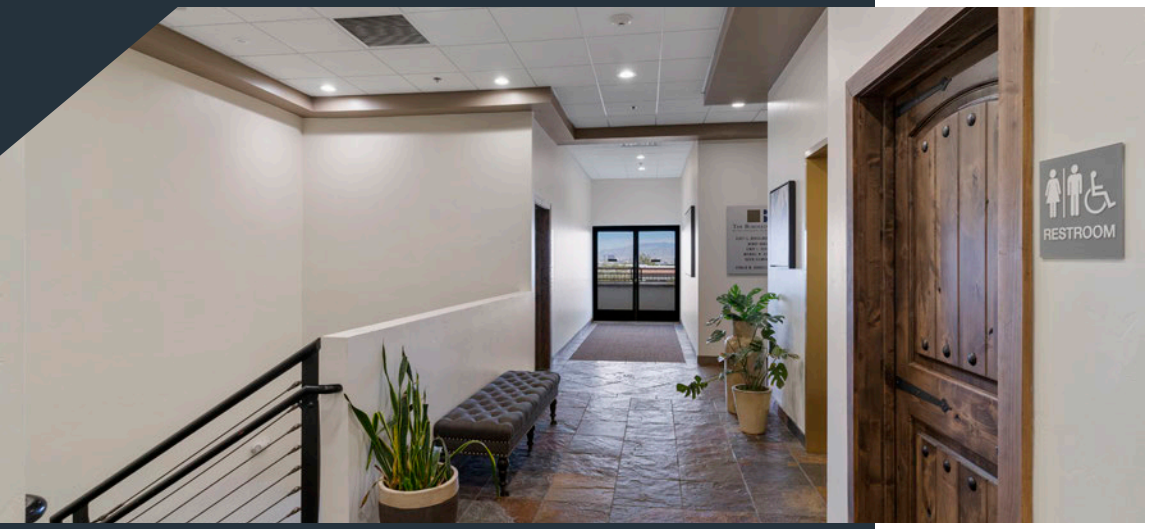
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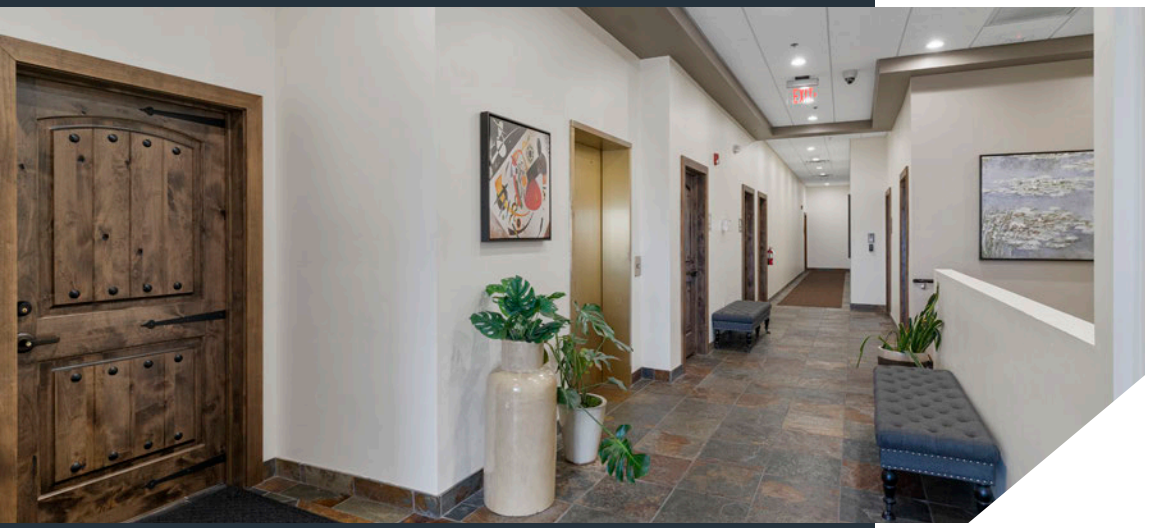
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3005 WEST HORIZON RIDGE PKWY, HENDERSON, NV 89052

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## PROPERTY HIGHLIGHTS

+ Building signage opportunities available
+ Upgraded common areas
+ Abundant natural light
+ High image office/medical building constructed in 2005
+ 5:1000 parking; covered & uncovered available
+ Numerous amenities within walking distance
+ Ideal location for all professional office users including administrative offices, insurance companies and law offices
+ On-site management services

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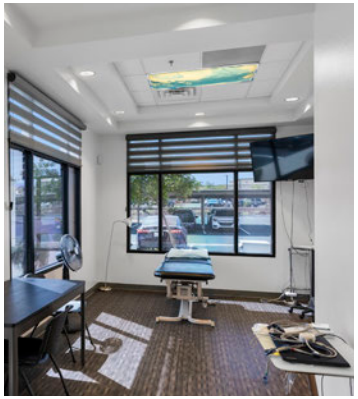
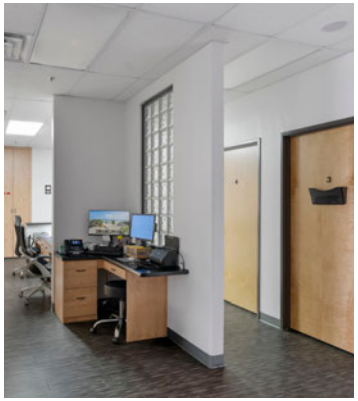
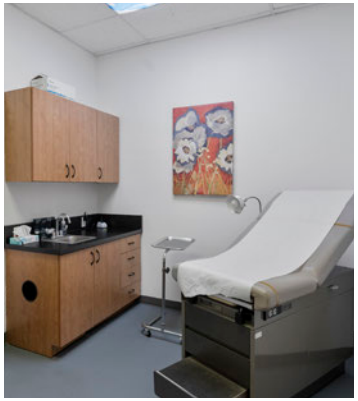
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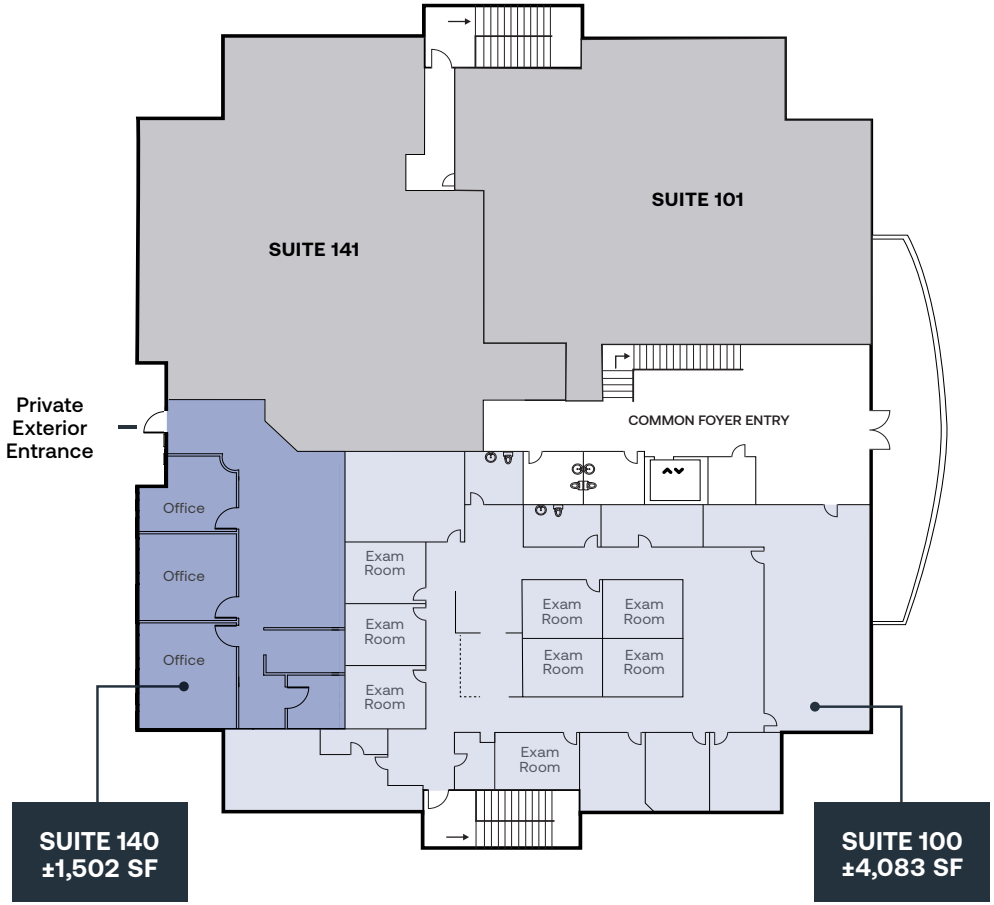
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## FIRST FLOOR

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**VIDEO TOUR**




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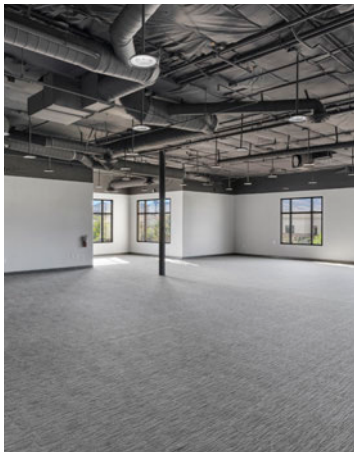
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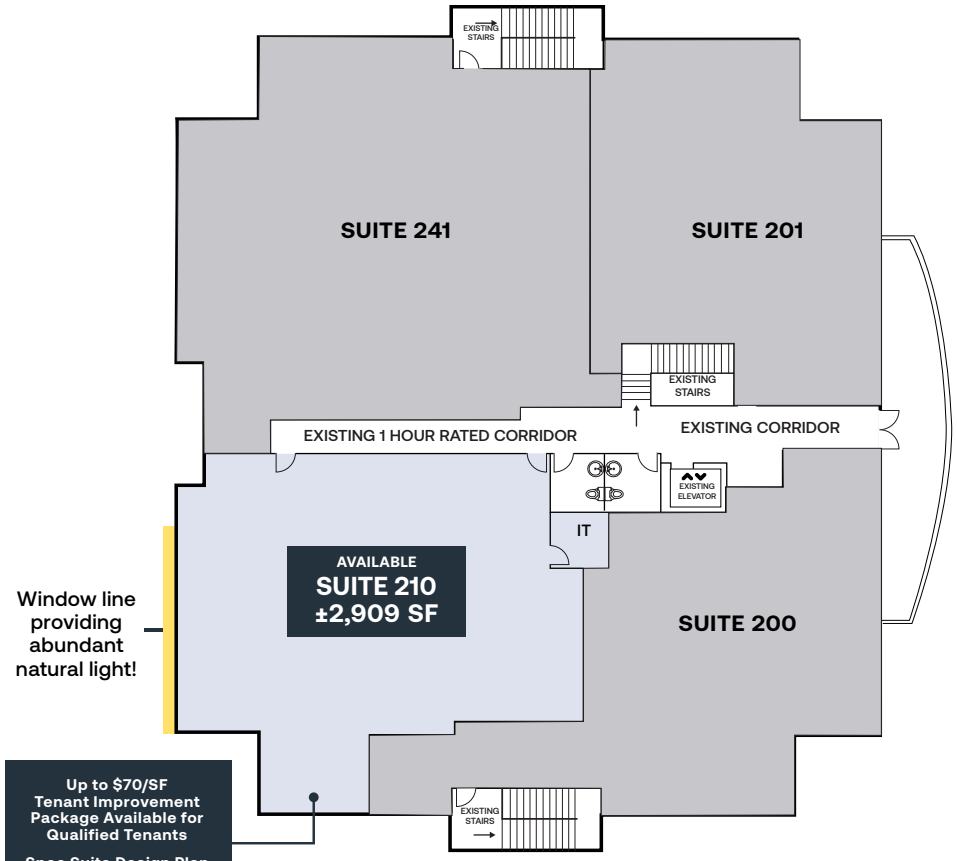
## SECOND FLOOR

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# AMENITY MAP

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A GLIMPSE AT

# Henderson

Henderson, Nevada, is the state's second largest city, home to over 359,059 residents. Recognized for its exceptional quality of life, Henderson has been named one of the best places to live in the U.S. by Money Magazine and ranked among the safest cities in America. The city boasts a thriving economy, strong job market, and diverse housing options, from master-planned communities to urban living spaces. With more than 70 parks, extensive trail systems, premier shopping and dining destinations, and top-rated schools, Henderson offers a balanced lifestyle for families, professionals, and retirees alike.

The city continues to grow with strategic commercial and residential developments, including revitalization efforts in the Water Street District and expansion in West Henderson. As a hub for business, innovation, and outdoor recreation, Henderson remains a premier destination to live, work, and play in Southern Nevada.

**Henderson has consistently been acknowledged for its safety and quality of life. In 2023, it ranked 3rd among the 15 Safest Large Cities in America.**





**Money Magazine included Henderson in its top 50 Best Places to Live in America in 2021.**

### NEW RETAIL ADDED

Smith's Marketplace opened in 2021 in Cadence. The store spans ±125,000 SF and added 230 jobs to the area. The Smith's Marketplace is the second Nevada Marketplace store and includes a fuel station. Nine retailers will occupy a 16-acre space located near Smith's Marketplace. Planned businesses include Starbucks, Domino's, Jersey Mike's, Teriyaki Madness, Wells Fargo, Providence Dental and UPS.

### LAKE LAS VEGAS

Lake Las Vegas is a spectacular residential and resort destination situated on a privately-owned 320-acre lake, home to 11,000 rooms at picturesque luxury resorts, each just minutes away from on-the-water fun, championship golf courses, fantastic dining, and more.

### CADENCE MASTER-PLANNED COMMUNITY

Cadence is a 2,200-acre master-planned community in Henderson, kicked off 2022 ranking in the top 10 best-selling master-planned communities in the U.S. according to John Burns Real Estate Consulting and RCLCO. Beyond national recognitions and strong sales, the Cadence community continues to blossom. The community features ±15,000 homes, a 50-acre central park and a variety of schools, bike trails, dog parks, pools, and a community amphitheater.

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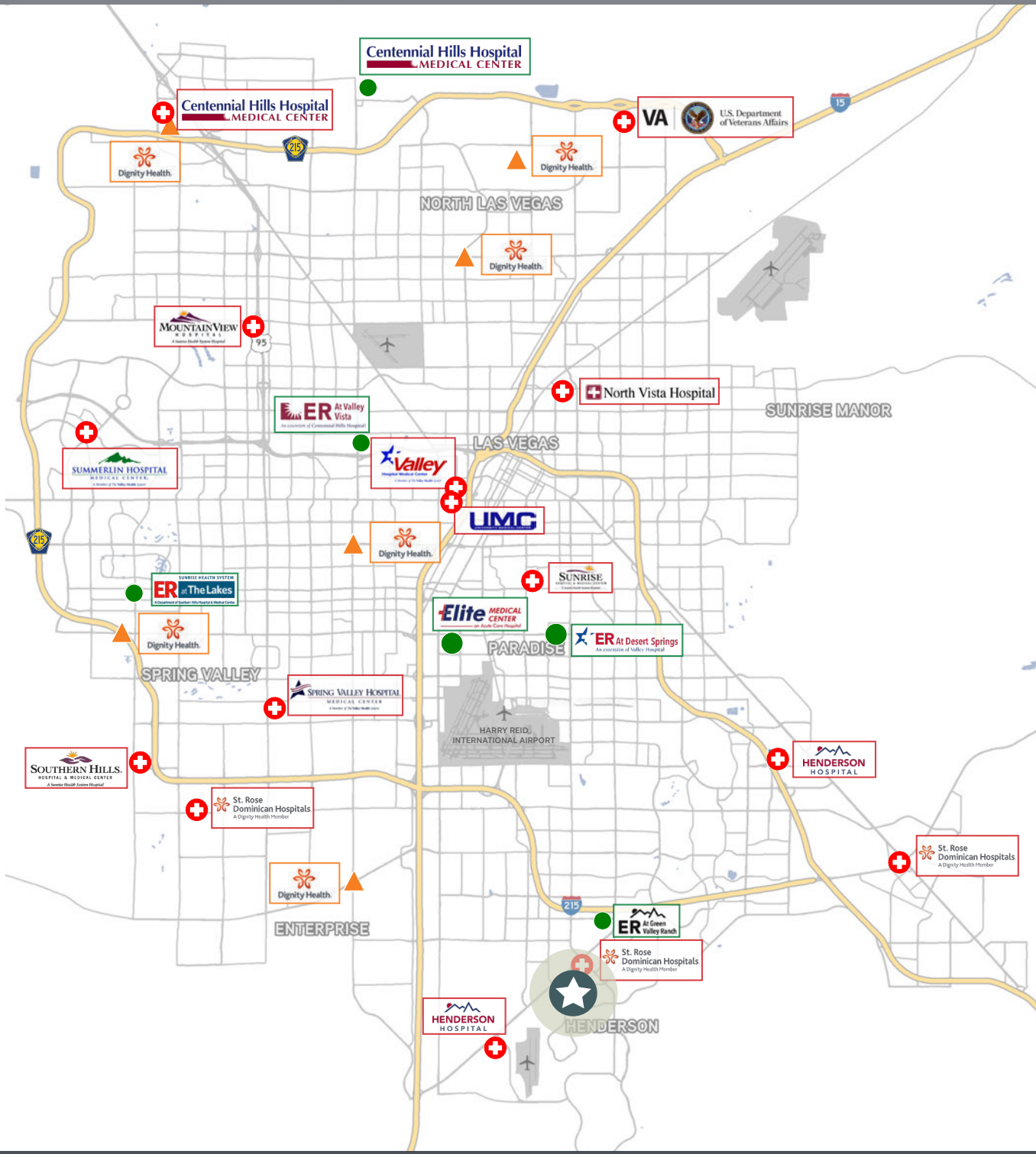
## MEDICAL PROXIMITY

Strategically positioned within minutes from Dignity's Siena Hospital Campus, just east of UHS's West Henderson Hospital and Freestanding ED.

= SITE

HOSPITAL LOCATIONS

- Existing Hospitals (15)
- Freestanding ER (6)
- Micro-Hospitals (6)




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