

3005

WEST HORIZON RIDGE PARKWAY

LISTED BY:



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FOR LEASE

Move-In Ready Office/Medical Suites

3005

WEST HORIZON RIDGE PARKWAY

EXECUTIVE SUMMARY

Colliers is pleased to offer two available suites for lease at 3005 W. Horizon Ridge Parkway, a ±22,091 SF, two-story office building prominently positioned along the highly trafficked Horizon Ridge Parkway, offering strong visibility and convenient access.

Suite 210 is a ±2,909 SF, recently renovated office suite available for immediate occupancy. The suite features a thoughtfully designed corner layout with new flooring and fresh paint, an open ceiling concept, and abundant natural light throughout. Expansive window lines enhance visibility and create a bright, modern workspace well suited for a wide range of professional office users seeking a polished, contemporary environment. Suite 100 is a ±4,083 SF, off-lobby, fully built-out medical suite offering excellent accessibility and patient flow. The suite is well configured for medical or healthcare users and presents a strong opportunity for users seeking a purpose-built medical layout in a highly visible location.

Colliers

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

AVAILABLE SEPTEMBER 1, 2026

SUITE 100
±4,083 SF

Lease Rate: \$2.20/SF, NNN
Built Out Medical Suite

AVAILABLE

SUITE 210
±2,909 SF

As-is Lease Rate: \$1.40/SF, NNN
Newly Improved Open Plan
*Tenant Improvement
Package Negotiable



LEASE RATE

\$1.40 - \$2.20/SF, NNN

CAMs *2026 Estimate

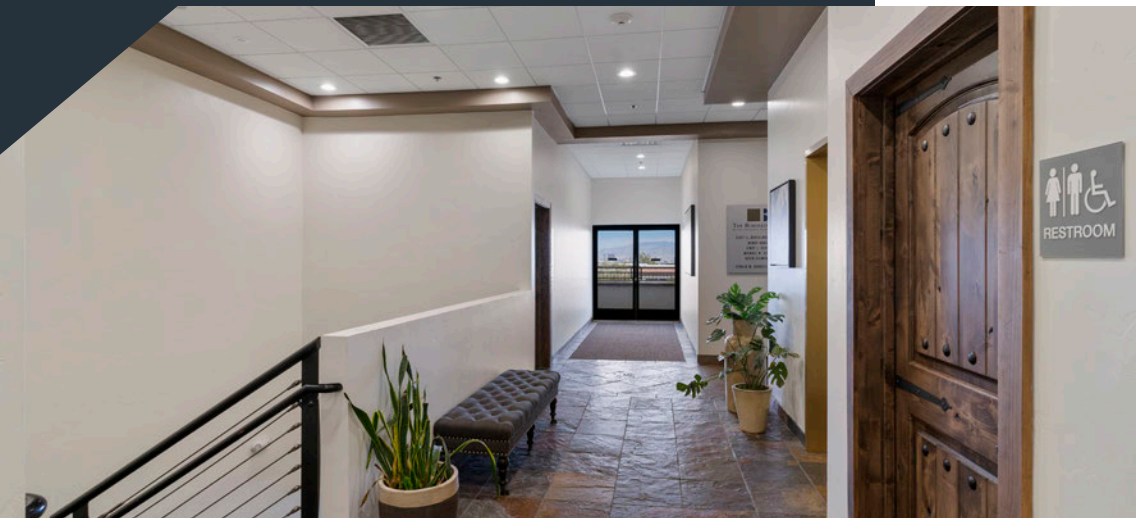
\$0.56/SF

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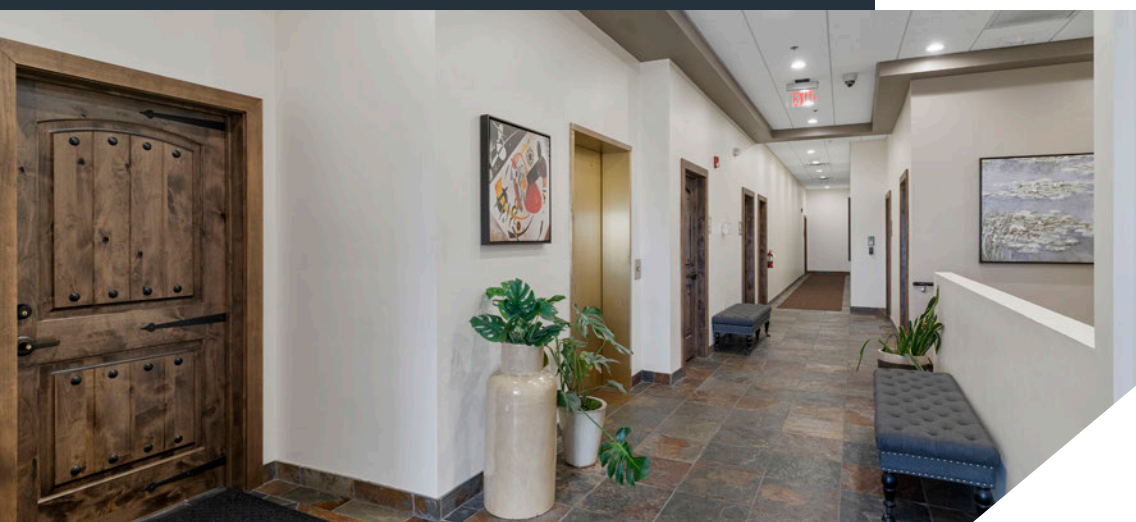
WEST HORIZON RIDGE PARKWAY

3005 WEST HORIZON RIDGE PKWY, HENDERSON, NV 89052



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

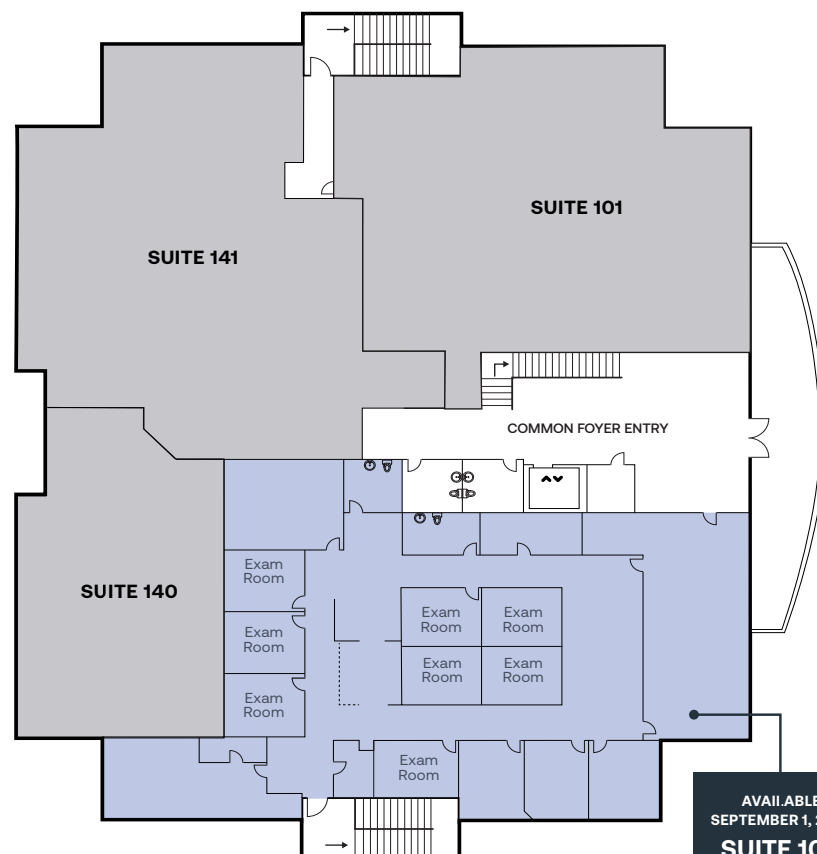
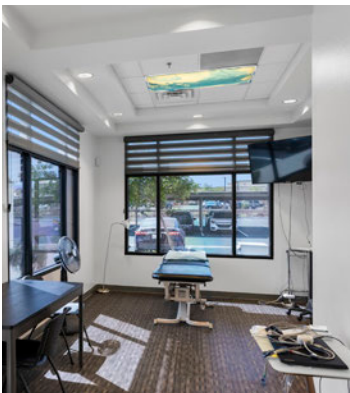


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FIRST FLOOR

Not To Scale. For Illustration Purposes Only.

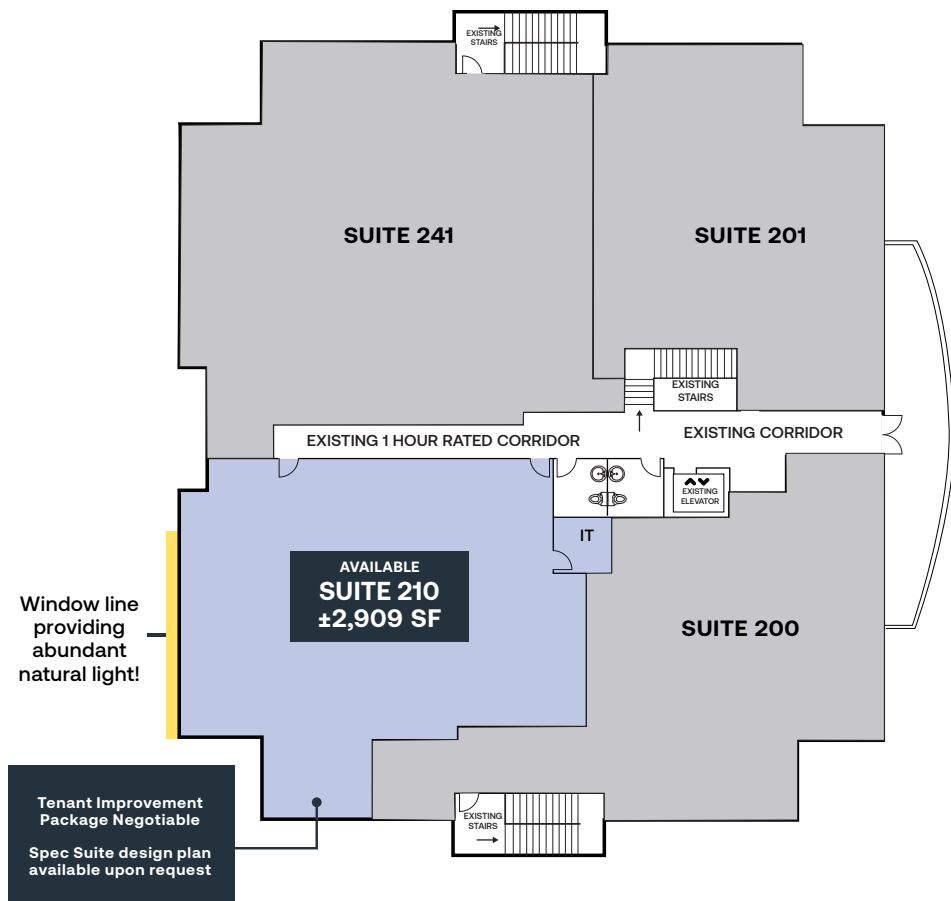
VIDEO TOUR



AVAILABLE
SEPTEMBER 1, 2026
SUITE 100
±4,083 SF

SECOND FLOOR

Not To Scale. For Illustration Purposes Only. 



AMENITY MAP

Not To Scale. For Illustration Purposes Only.



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.



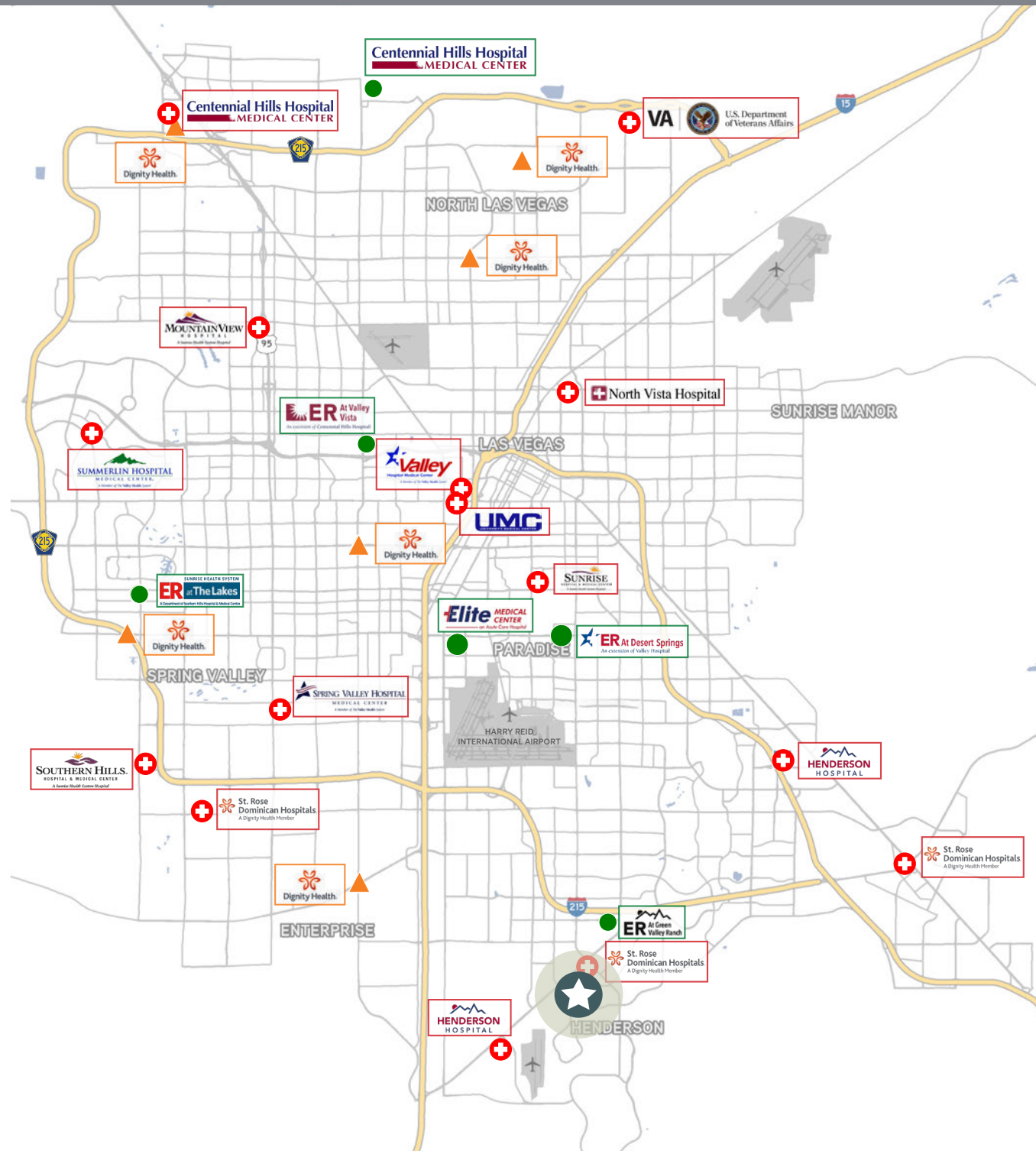
= SITE

HOSPITAL LOCATIONS

Existing Hospitals (15)

Freestanding ER (6)

Micro-Hospitals (6)





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