

FOR LEASE

2425 W. Horizon Ridge Parkway, Henderson, NV 89052



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.95 SF/month (NNN)
NNN:	\$0.39 SF/month
AVAILABLE SF:	1,853 SF
LOT SIZE:	19,698 SF
YEAR BUILT:	2004
ZONING:	CN
APN:	178-30-317-011

DAVID LIVINGSTON

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NV #BS.146519

PROPERTY OVERVIEW

Fantastic space for an attorney or another professional office tenant. The suite offers a reception area, conference room, four private offices, small bull pin, break room, and a private restroom, providing a well-equipped and functional workspace. The inclusion of hardwood floors in the private offices adds a touch of sophistication, while the large windows ensure ample natural light, creating a pleasant work environment. The availability of building signage and covered parking enhances the convenience and visibility of the space, making it an attractive option for professionals seeking a distinguished office setting.

PROPERTY HIGHLIGHTS

- Modern architecture and versatile floor plans
- ±1,853 Square Feet of functional space
- Reception area, conference room, four private offices, small bull pin, break room, and private restroom
- Hardwood floors in private offices
- Abundant natural light from large windows
- Availability of building signage and covered parking for tenant convenience

PROPERTY PHOTOS



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AERIAL



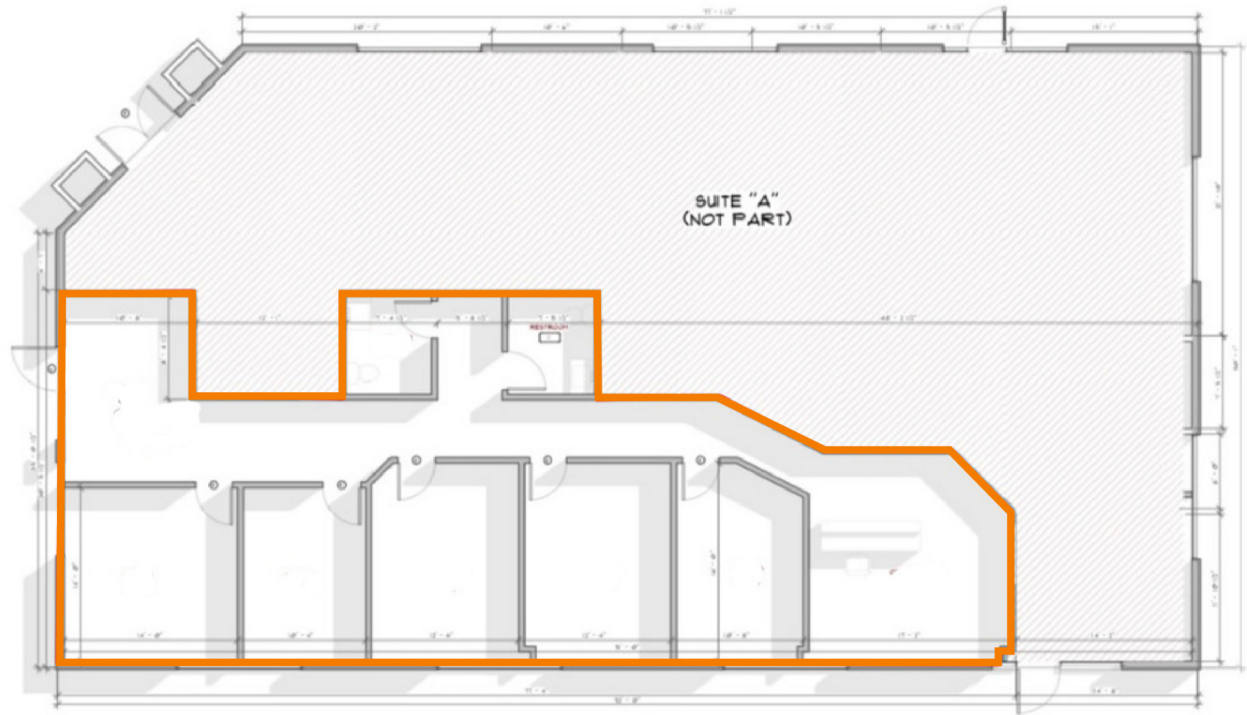
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PLANS

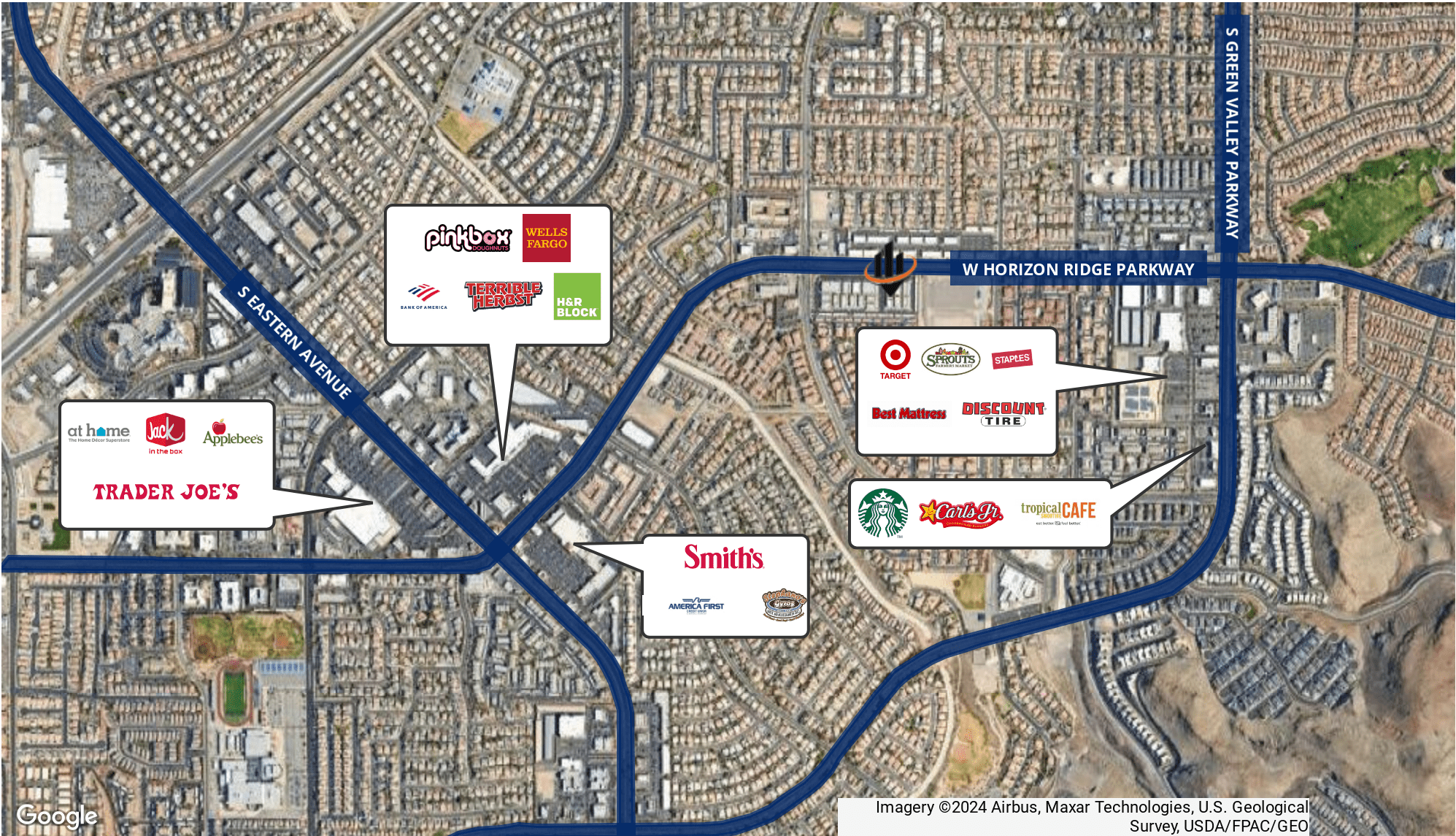


AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 101	Available	1,853 SF	NNN	\$1.95 SF/month	-

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LOCATION MAP



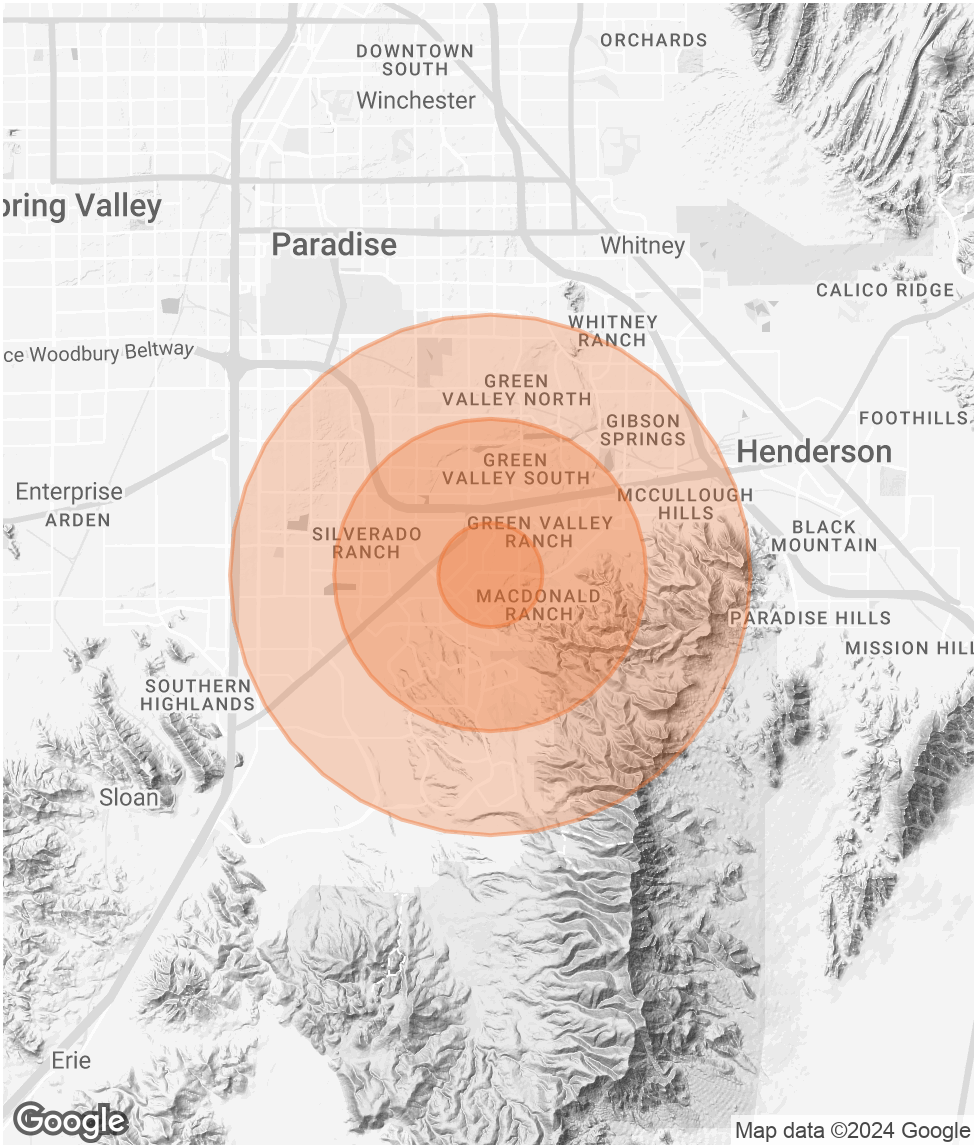
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,868	128,621	300,420
AVERAGE AGE	42.6	42.0	41.6
AVERAGE AGE (MALE)	40.4	40.8	40.9
AVERAGE AGE (FEMALE)	42.9	42.9	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,138	54,519	129,356
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$97,402	\$96,768	\$92,625
AVERAGE HOUSE VALUE	\$352,332	\$358,130	\$337,745

* Demographic data derived from 2020 ACS - US Census



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