



KINETIC

Real Estate Advisors

Energy Behind Every Deal

FOR LEASE

2425 W. Horizon Ridge Pkwy.
Henderson, NV



2425

Cassady Law Offices
College Planning, Probate & Estate Services



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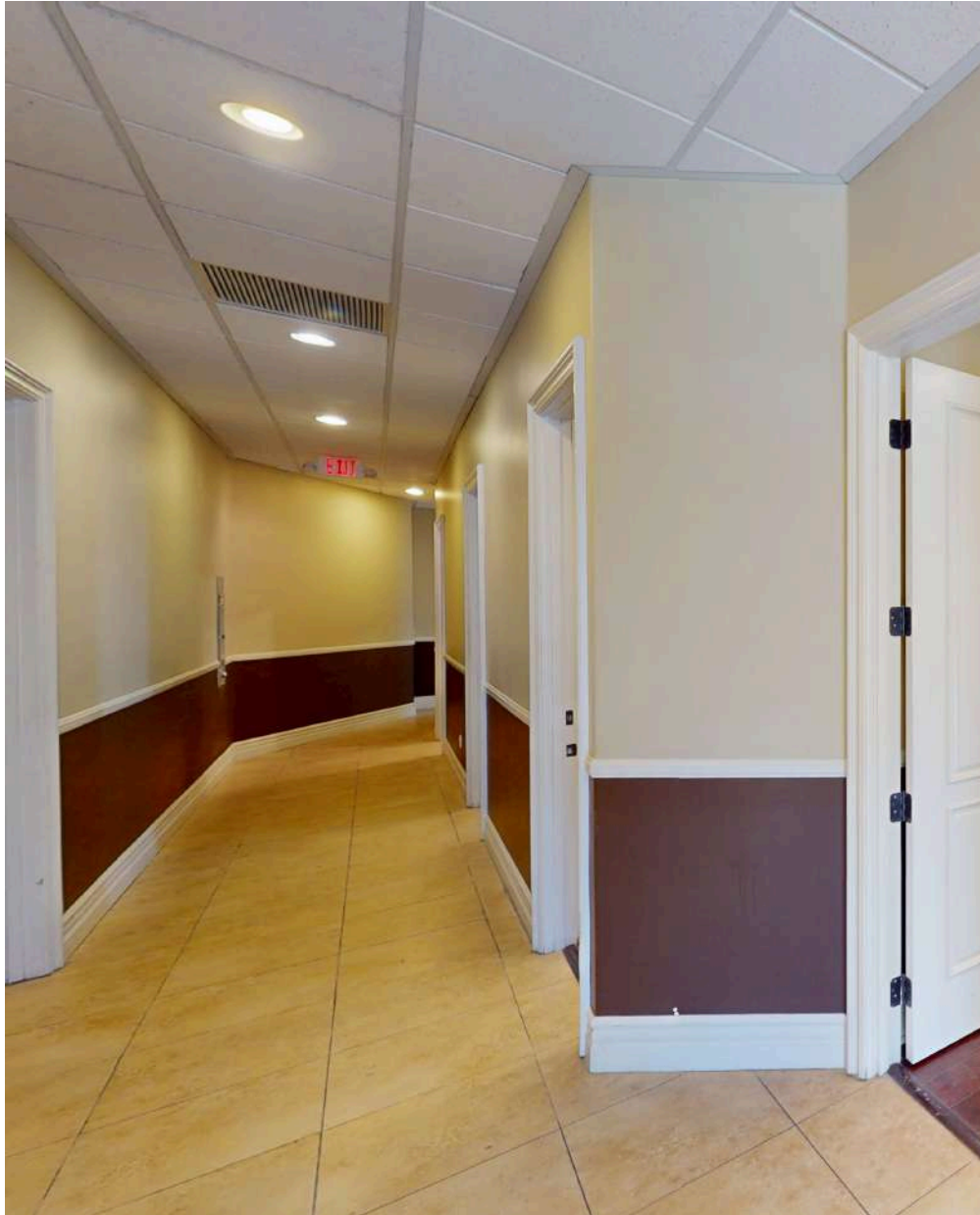
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The information contained herein is subject to change without notice, and the recipient of these materials shall not look to Owner or the Kinetic Advisor nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time, with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in the Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Kinectic Advisor from any liability arising therefrom.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.



OFFERING SUMMARY

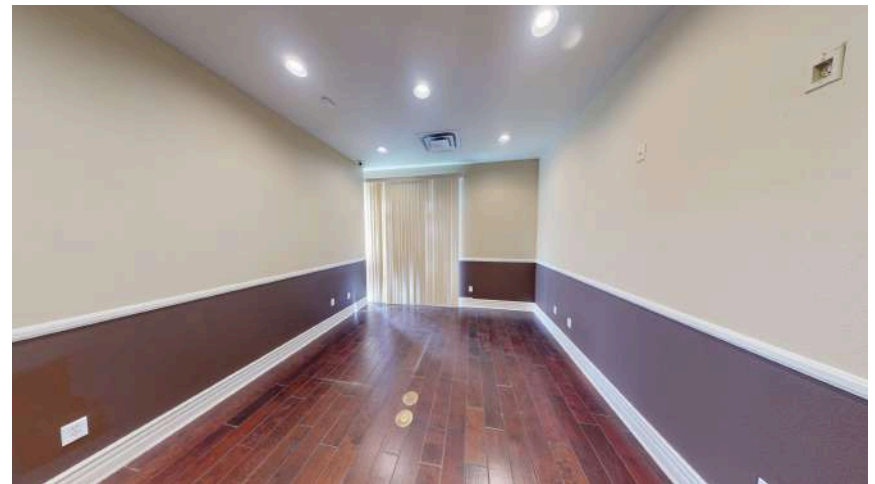
LEASE RATE:	\$1.95 PSF NNN
CAM:	\$0.40
AVAILABLE SF:	1,853
YEAR BUILT:	2004
ZONING:	CN
APN:	178-30-317-011

PROPERTY DESCRIPTION

Fantastic space for an attorney or another professional office tenant. The suite's layout offers a reception area, a conference room, four private offices, a small bullpen, a 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.



PHOTOS 05





KINETIC[®]
Property Advisors

Presented by:

DAVID LIVINGSTON

Founder | Broker

C: 702.533.9562

david.livingston@kineticpropertyadvisors.com

NV # B.0146519