

FOR LEASE

2425 W. Horizon Ridge Parkway, Henderson, NV 89052



PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

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

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FABIAN LECHUGA

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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 bull pin, 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.

PROPERTY HIGHLIGHTS

- Reception, conference room, four private offices, bull pin, break room, and restroom
- Functional space with modern architecture and versatile floor plans
- Large windows throughout with hardwood floors in private offices
- Availability of building signage
- Covered parking for tenant convenience

PROPERTY PHOTOS



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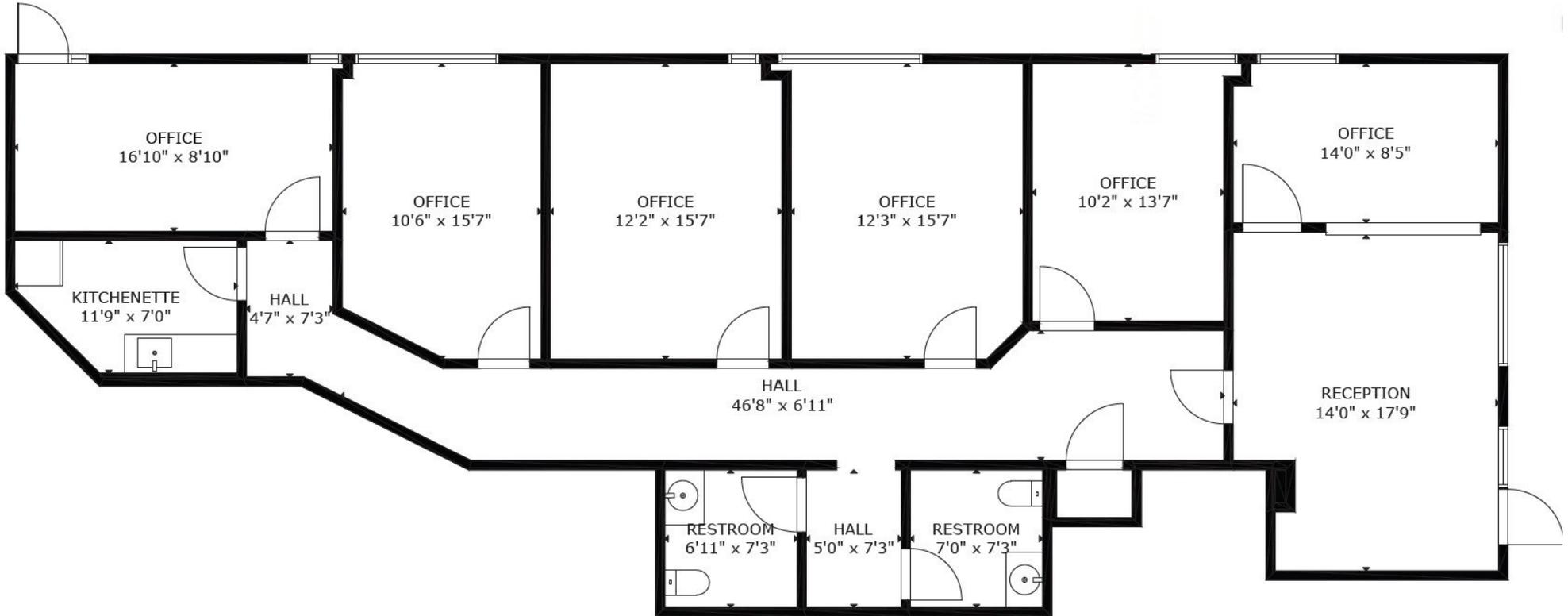
AERIAL



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FLOOR PLAN



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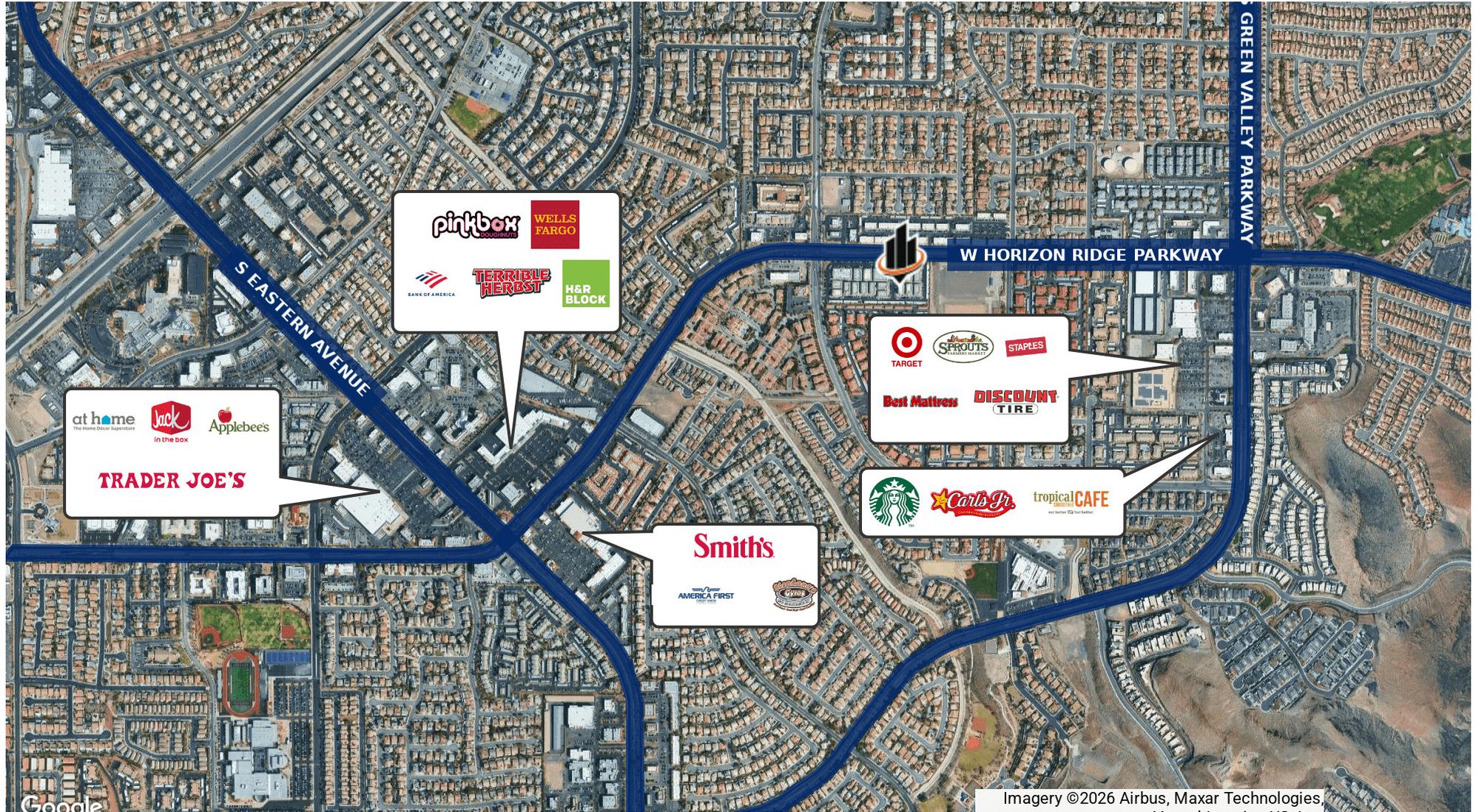
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

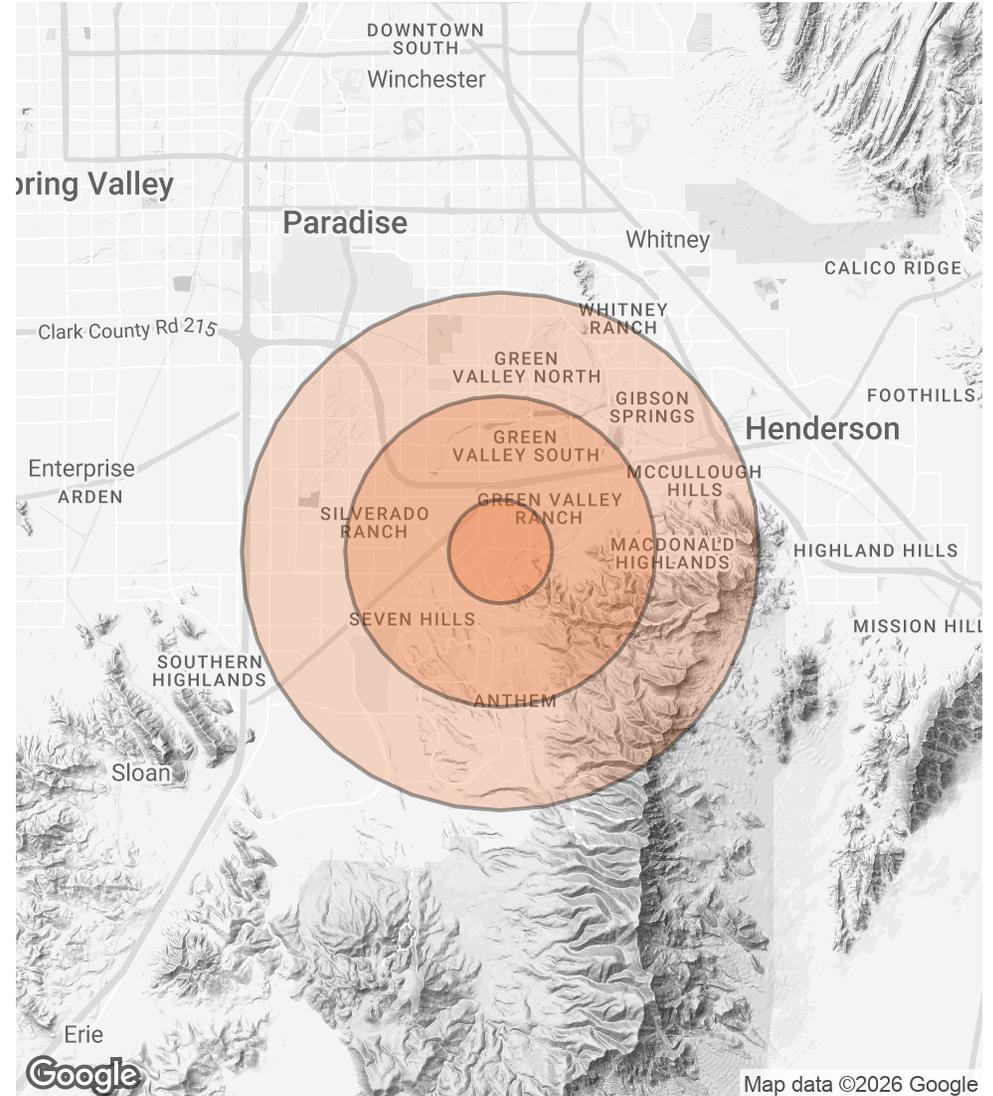
POPULATION

	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

2020 American Community Survey (ACS)



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