

# HORIZON RIDGE PROFESSIONAL CENTRE

2298 W. Horizon Ridge Parkway, Henderson, NV 89052

AVAILABLE  
For Lease



AVAILABLE  
702.388.1800  
MDLGroup  
www.mdlgroup.com



5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800  
F 702.388.1010  
www.mdlgroup.com

**Michael Greene, CCIM**  
Vice President  
Lic#: S.0186326  
702.388.1800  
mgreene@mdlgroup.com

**Luke Ramous**  
Senior Advisor  
Lic#: S.0188531  
702.388.1800  
lramous@mdlgroup.com

**Hayim Mizrachi, SIOR, CCIM**  
CEO | Broker | Principal  
Lic#: B.0143643.corp  
702.388.1800  
hmizrachi@mdlgroup.com



### Leasing Details



**\$2.00 PSF NNN**

Lease Rate



**\$0.49 PSF**

Monthly CAM Charges



**±1,450 SF**

Space Available

### Demographics

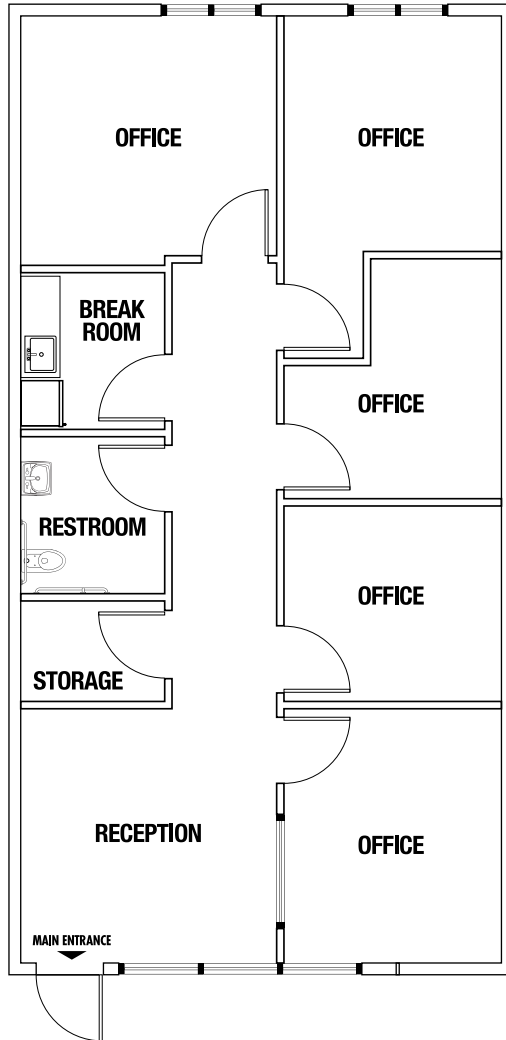
	1 mile	3 miles	5 miles
<b>Population</b>			
2025 Population	16,455	129,593	305,400
<b>Average Household Income</b>			
2025 Average Household Income	\$149,501	\$138,735	\$128,364

### Property Highlights

- Garden-style office suites available
- All suites include bathrooms and breakrooms
- Well maintained with covered parking, sprinklers, and landscaping
- Easy access to the I-215 freeway from Green Valley Parkway
- Conveniently located within minutes of Green Valley Ranch, the Eastern Avenue commercial corridor, and the exclusive communities of Anthem, Seven Hills, and MacDonald Highland
- Numerous amenities are within walking distance that include Target, Staples, Starbucks, and Sprouts Farmers Market

● Power Retail ● Hotel & Casino ● Hospital ● Golf & Recreation





### Lease Details



**\$2.00 PSF NNN**

Monthly Lease Rate



**\$0.49 PSF**

CAM Charges



**\$3,610.50**

Monthly Rent

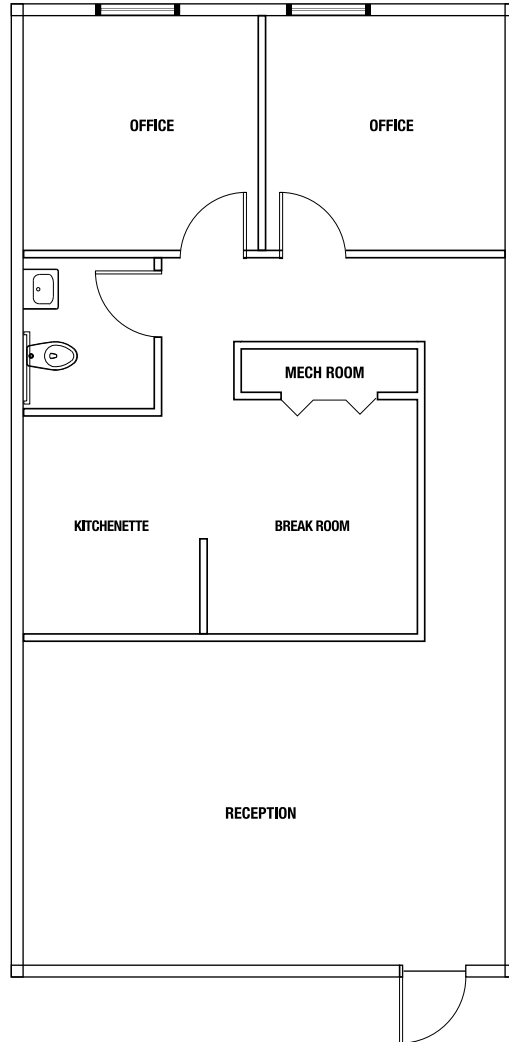
### Suite 206 Details

**+ Total SF** ±1,450

- **Private Offices** 5
- **Restroom** 1
- **Break Room** 1
- **Reception Area** 1

**+ Availability** Immediately

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



## Lease Details



**\$2.00 PSF NNN**

Monthly Lease Rate



**\$0.49 PSF**

CAM Charges



**\$3,610.50**

Monthly Rent

## Suite 211 Details

**+ Total SF** ±1,450

- **Private Offices** 2
- **Restroom** 1
- **Break Room** 1
- **Kitchenette** 1
- **Reception Area** 1

**+ Availability** Immediately

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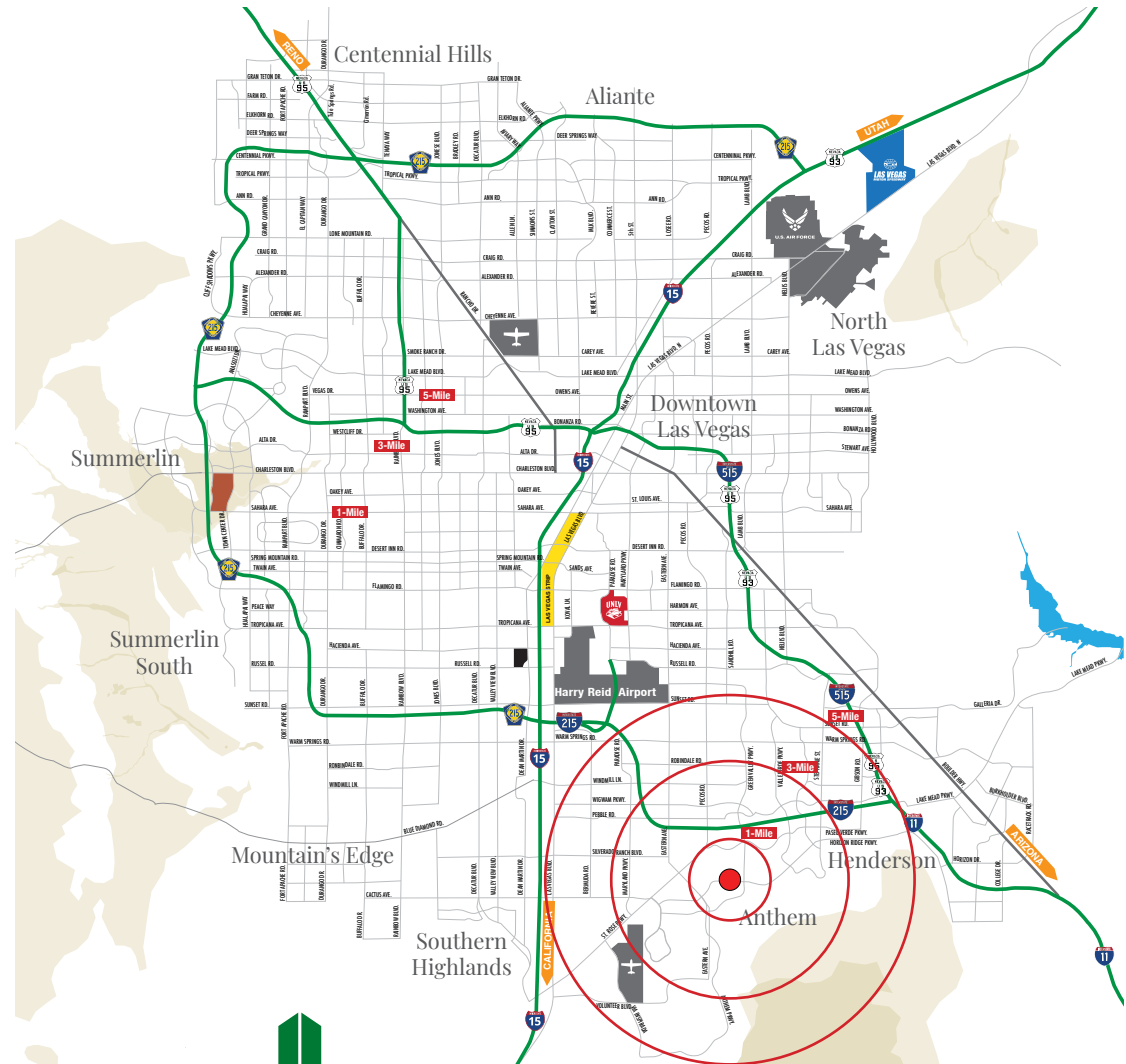


Population	1 mile	3 miles	5 miles
2010 Population	13,584	110,115	258,002
2020 Population	15,975	125,540	294,687
<b>2025 Population</b>	<b>16,455</b>	<b>129,593</b>	<b>305,400</b>
2030 Population	17,146	134,463	315,914
2010-2020 Annual Rate	1.63%	1.32%	1.34%
2020-2025 Annual Rate	0.57%	0.61%	0.68%
2025-2030 Annual Rate	0.83%	0.74%	0.68%
2025 Median Age	47.2	43.4	42.9

Households	1 mile	3 miles	5 miles
2025 Wealth Index	139	125	113
2010 Households	6,000	43,915	103,961
2020 Households	7,004	51,322	120,581
<b>2025 Total Households</b>	<b>7,279</b>	<b>54,069</b>	<b>127,134</b>
2030 Total Households	7,654	56,694	132,614
2010-2020 Annual Rate	1.56%	1.57%	1.49%
2020-2025 Annual Rate	0.74%	1.00%	1.01%
2025-2030 Annual Rate	1.01%	0.95%	0.85%

Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$149,501</b>	<b>\$138,735</b>	<b>\$128,364</b>
2030 Average Household Income	\$163,230	\$152,697	\$142,467
2025-2030 Annual Rate	1.77%	1.94%	2.11%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	6,715	48,835	116,588
2020 Total Housing Units	7,633	55,287	129,621
<b>2025 Total Housing Units</b>	<b>7,837</b>	<b>57,636</b>	<b>135,580</b>
2025 Owner Occupied Housing Units	4,811	33,043	76,928
2025 Renter Occupied Housing Units	2,468	21,026	50,206
2025 Vacant Housing Units	558	3,567	8,446
2030 Total Housing Units	8,272	60,353	141,331
2030 Owner Occupied Housing Units	5,116	35,128	80,933
2030 Renter Occupied Housing Units	2,538	21,566	51,681
2030 Vacant Housing Units	618	3,659	8,717



# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts



**±7,892**

Land Area  
(Square Miles)



**2,265,461**

Population  
(County Data per Census)



**298**

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



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## Market Overview

# City of Henderson

## Quick Facts

 **359,000**

**Est. Population**  
(as of 2025)

 **2,984**

**Pop. Density**  
(per square mile)

## Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam, and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping. Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.




In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.

**MDL Group**  
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 5960 S. Jones Boulevard, Las Vegas, Nevada 89118  
 (702) 388-1800 MAIN • (702) 388-1010 FAX  
 [www.mdlgroup.com](http://www.mdlgroup.com)