

3007 West Horizon Ridge Plaza

Horizon Medical Plaza

Henderson, NV 89052



OFFERING MEMORANDUM
OWNER/USER INVESTMENT PROPERTY

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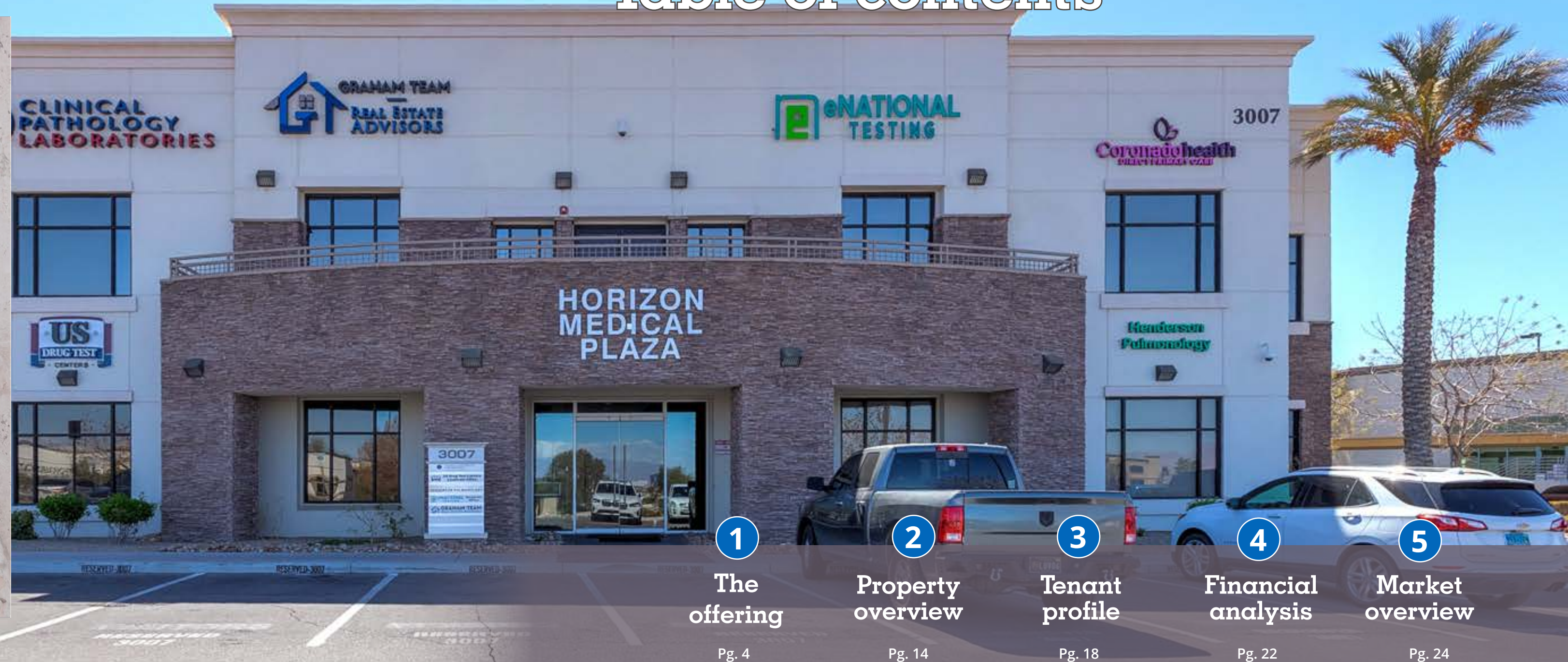
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The offering	Property overview	Tenant profile	Financial analysis	Market overview
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OVERVIEW

3007 West Horizon Ridge Parkway was constructed in 2006 and is a two-story, Medical Office building that total +/-22,254 square feet. The property is located on approx. 1.5 acres of land, zoned Office Commercial (CO).

Located on Horizon Ridge Parkway, with significant daily traffic of approx. 13,500 to 18,100 vehicles, making it ideal for businesses that thrive on exposure, like medical practices or professional services. Less than one mile from West Henderson and St. Rose Dominican Hospital's Siena campus, a major healthcare hub with over 300 beds, which attracts doctors, therapists, and related businesses wanting to be near a key medical facility. The surrounding area has established healthcare providers such as Southwest Medical and Encompass Health Rehabilitation. Close proximity to the affluent master-planned communities like Seven Hills and Anthem, where residents have the income to support premium services.



PROPERTY OVERVIEW

ADDRESS	3007 West Horizon Ridge Parkway Henderson, NV 89052
OCCUPANCY	68%
SQUARE FOOTAGE	22,254
STORIES	TWO
LOT SIZE	±1.51 Acres
YEAR BUILT	2006
PARKING	5/1,000 - 32 Covered / 79 Surface
APN	177-35-510-028

OFFERING SUMMARY

PROPERTY	HORIZON MEDICAL PLAZA
ADDRESS	3007 West Horizon Ridge Parkway Henderson, NV 89052
SQUARE FOOTAGE	±22,254 sf
STORIES	Two
YEAR BUILT	2006

ASKING PRICE

\$9,800,000



HIGH IMAGE MEDICAL OFFICE BUILDING WITH VALUE-ADD OPPORTUNITY

RARE MEDICAL OFFICE OFFERING

The high image medical office building consists of two stories with multiple suites. The property offers attractive curb appeal, long-term investment security and flexibility. Ideally located in the Henderson submarket of Las Vegas and directly across from St. Rose Dominican Hospital. The property is beautifully maintained with mature landscaping.



OWNER/USER FLEXIBILITY

An owner/user would have the immediate ability to occupy up to approx. 7,151 square feet with the ability to acquire additional spaces as leases expire.



STRONG IN-PLACE INCOME STREAM

At 68% leased to tenants for the next three years, new ownership will benefit from an in-place income stream to help offset debt service prior to taking occupancy. New ownership can also grow the income by leasing the remaining space that is currently vacant. Las Vegas has solid medical office fundamentals and limited new development, despite strong demand.



VALUE-ADD OPPORTUNITY

The property offers significant long-term upside with minimal vacancy to lease. Accelerated rent growth, along with continued strong demand should significantly increase yields in future years. The property is priced significantly below replacement cost.



BELOW REPLACEMENT COST

The Las Vegas office market is currently experiencing a supply-constrained environment due to the absence of any new office buildings under construction for the next 5 years.



BUILDING HIGHLIGHTS

- Ground-floor and second-floor spaces are available with direct lobby access and a partial office build-out.
- Bright interiors are defined by a dramatic steel-and-wire staircase and tiled accent walls in a mostly open floor plan.
- Large windows and excellent window lines provide spaces with abundant natural lighting.
- Glass partition front doors deliver a striking entryway that is sure to impress.
- Recently remodeled with a modern design. Improvements totaling over \$800,000, all suites and common areas feature new HVACs, tile flooring, and fresh paint.
- Monument Signage.



INVESTMENT HIGHLIGHTS

EXCEPTIONAL HEALTHCARE LOCATION: St. Rose San Martin (directly across the street), Spring Valley Hospital (approx. 4 miles), and Southern Hills Hospital (approx. 2 miles) and The Durango Health Center, a 98,800 SF private medical office building with planned completion summer of 2023.

BARRIERS TO ENTRY: The limited available land for new development and rising construction costs in Las Vegas create high barriers to entry for the Henderson submarket.

HENDERSON SUBMARKET LOCATION: Excellent access to 215 Beltway and Interstate 15, the irreplaceable location is one of the assets strengths with close proximities to Harry Reid International Airport, Green Valley Ranch, and The Strip. New development construction of Office, Retail, Restaurants, which includes the Cliff at GVR – scheduled to open late 2025.

The asset is at the center of a dynamic and increasing urbanized business core, with frontage along a prominent thoroughfare that links to the surrounding pipeline with thousands of new homes and approx. 1 MSF of upscale retail amenities.

HOSPITAL SNAPSHOT

ST. ROSE DOMINICAN (SIENA CAMPUS)

- OVERVIEW:** St. Rose Dominican refers to a network under Dignity Health, but the Siena Campus (3001 St. Rose Parkway, Henderson, NV) is likely the most relevant for comparison, as it's the largest and most comprehensive of the St. Rose facilities in Henderson. Opened in 2000, it's a well-established, non-profit hospital with a long history of serving the area.
- CAPACITY AND SERVICES:** It has 366 beds and offers a wide range of services, including a dedicated Children's ER, cardiology (with an America's 100 Best Hospitals for Cardiac Care Award from Healthgrades), orthopedics, oncology, and open-heart surgery. It's a hub for advanced care in Henderson.

WEST HENDERSON HOSPITAL

- OVERVIEW:** West Henderson Hospital is a newer facility, opened in late 2022 by HCA Healthcare's Sunrise Health System. Located at 1155 Raiders Way, Henderson, NV, it's designed as a full-service acute care hospital with a focus on expanding healthcare access in the growing West Henderson area.
- CAPACITY AND SERVICES:** It started with 150 beds (expandable to 300) and offers 24/7 emergency care, cardiology, orthopedics, general surgery, and labor and delivery services. It's still ramping up, with plans to add more specialties over time.

LARGE OFFICE USERS NEARBY

(within 3 mile radius of subject property)





DEMOGRAPHICS

POPULATION

1 Mile	3 Miles	5 Miles
25,231	141,431	305,543

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$111,350	\$130,205	\$135,930

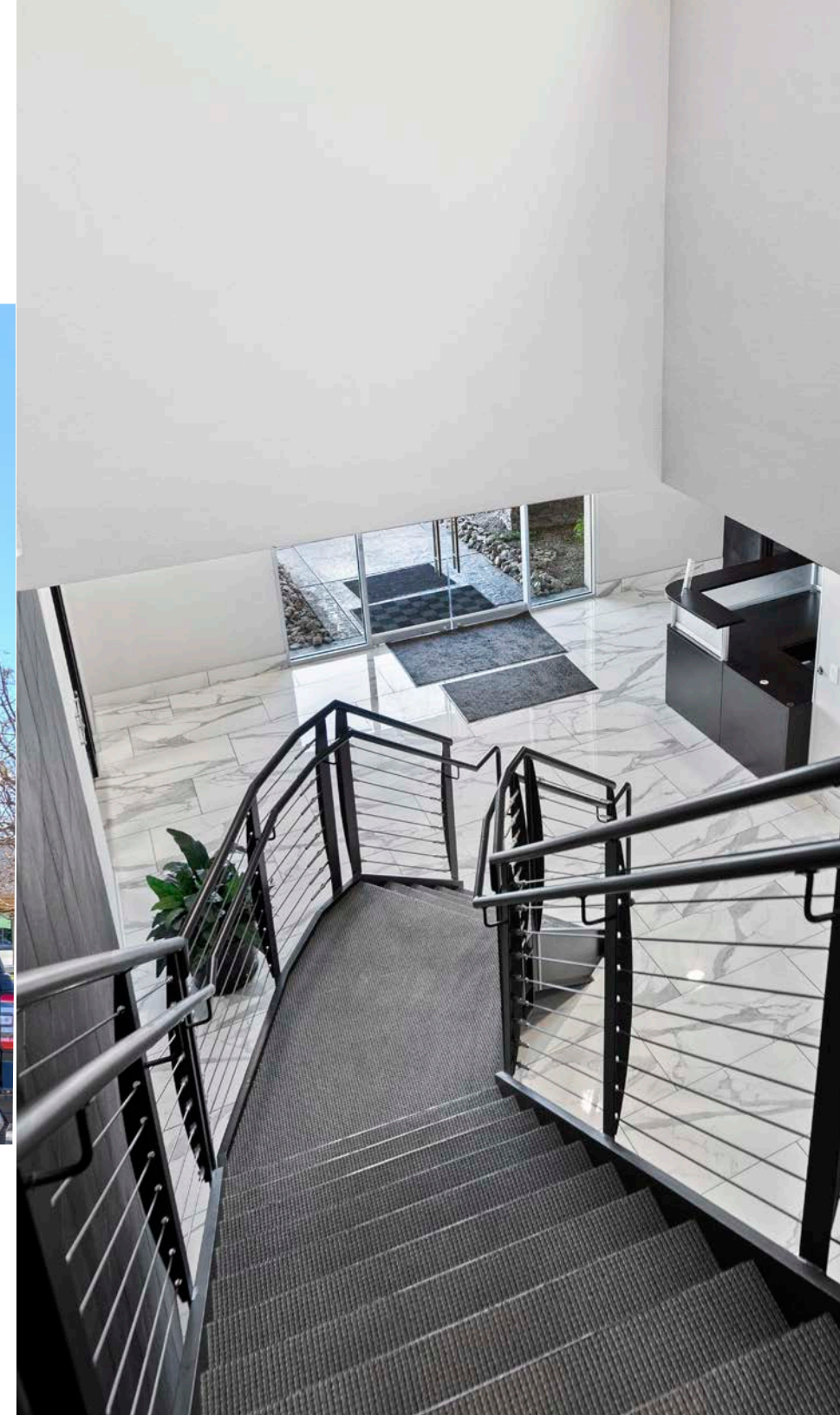
MEDIAN HOME VALUE

1 Mile	3 Miles	5 Miles
\$476,238	\$485,178	\$492,924

TRAFFIC COUNTS

West Horizon Ridge - 21,081 VPD
Jeffreys Street - 4,341 VPD

- Harry Reid Inter'l Airport**
±8 Miles
- Green Valley Ranch**
±2.8 Mile
- Allegiant Stadium**
±9.9 Miles
- Dignity Health**
±1.3 Miles
- The Las Vegas Strip**
±11.8 Miles



HIGH-QUALITY, CLASS A OFFICE OFFERING

PROPERTY SIZE	±22,254 sf
LAND SIZE	±1.51 Acres
YEAR BUILT	2006
SUBMARKET	South Las Vegas
ZONING	CO (Office Commercial)
PARKING	5/1,000 32 Covered / 79 Surface
OCCUPANCY	68%
NO. OF TENANTS	7
CURRENT ASKING LEASE RATE	\$1.85 psf NNN
WALT	5.4 YEARS

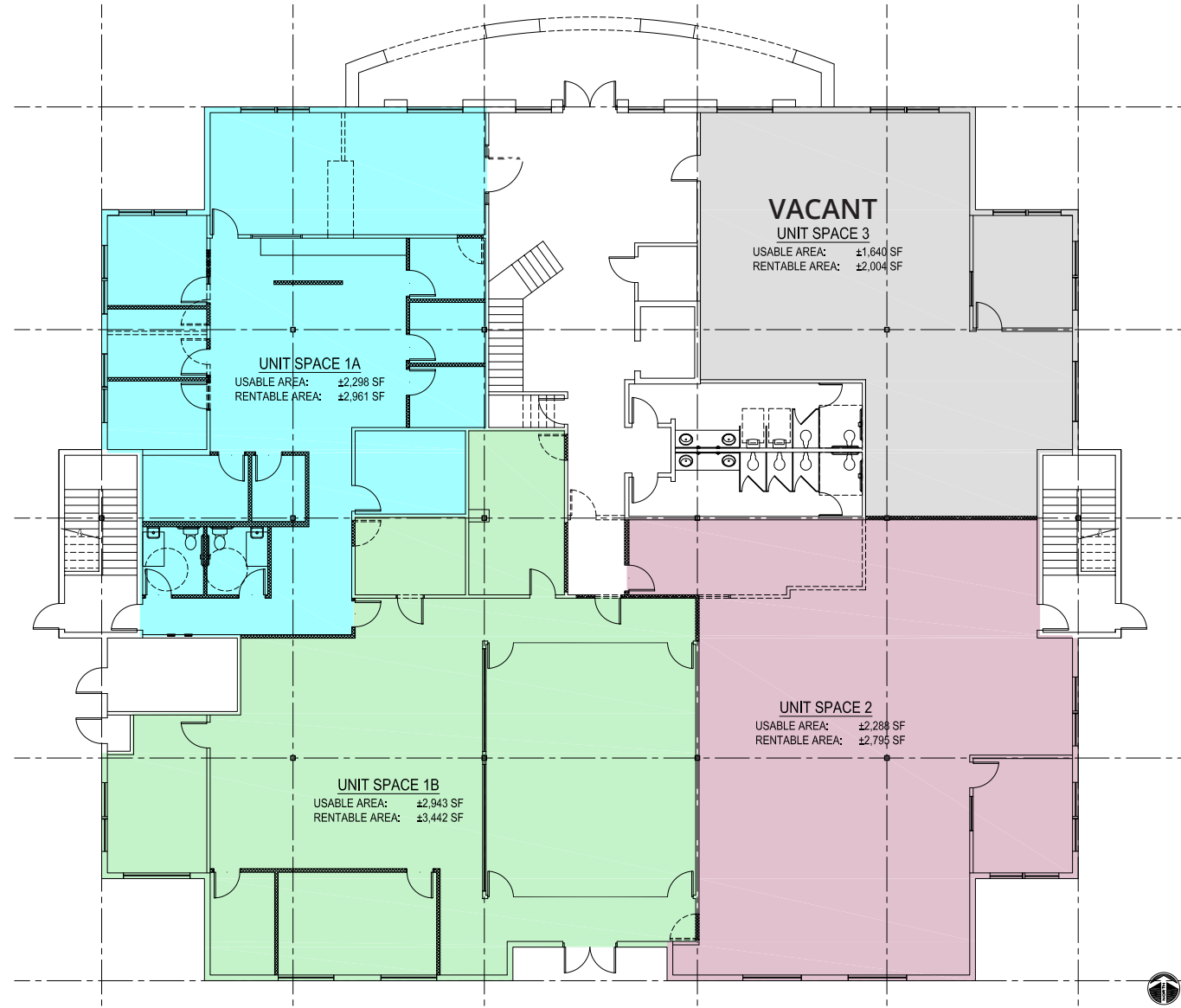
PROPERTY OVERVIEW

HORIZON MEDICAL PLAZA

3007

FLOOR PLANS

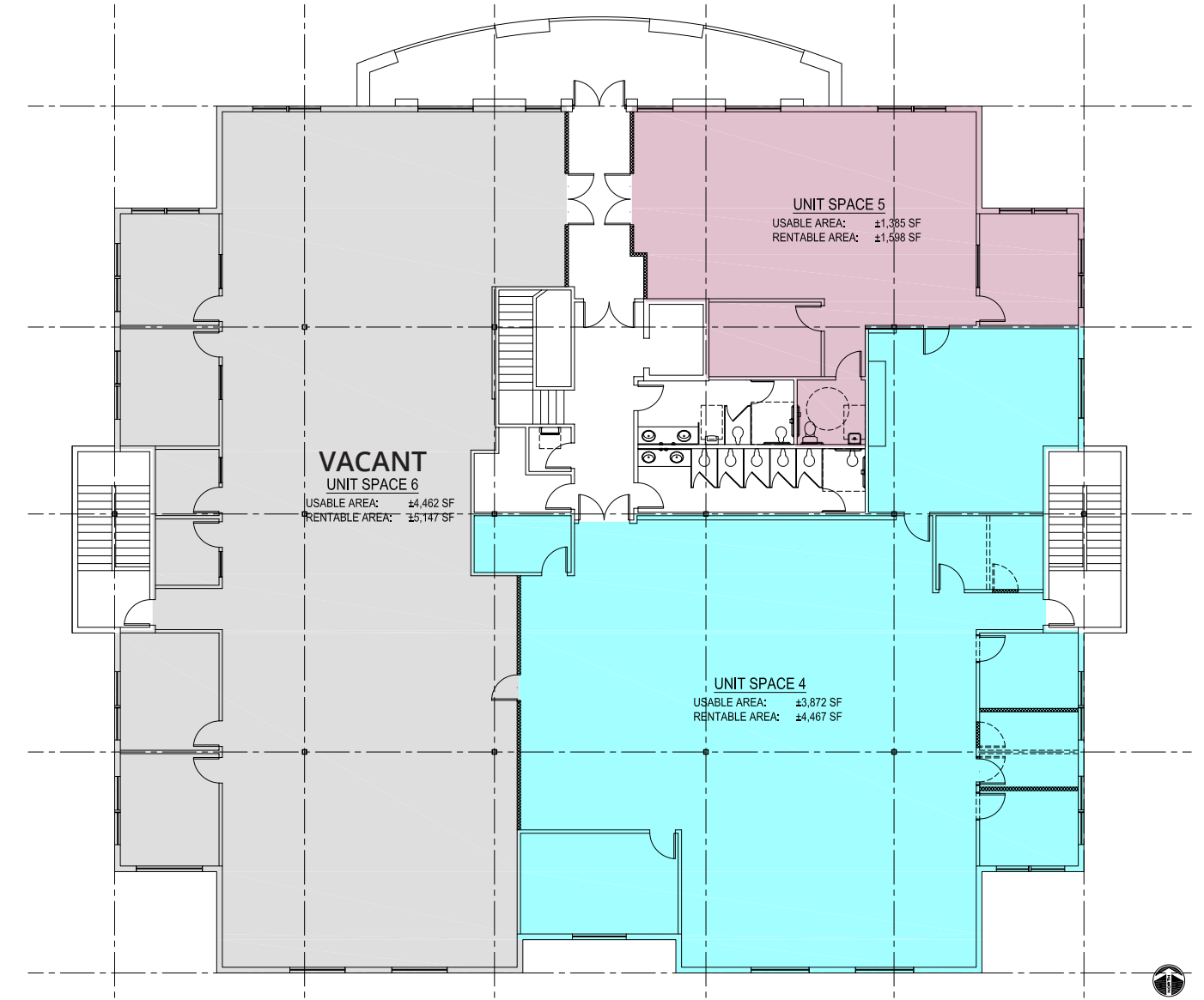
First Floor



3007

FLOOR PLANS

Second Floor





HORIZON MEDICAL PLAZA

TENANT PROFILES

1

**Harpreet Tsui, DO and
Kevin Tsui, DO**
OFFICE

Suite Number	100
Suite sf	2,808 sf
Lease Exp Date	12/31/34

2

**Clinical Pathology
Laboratories, Inc.**
OFFICE

Suite Number	120
Suite sf	2,847 sf
Lease Exp Date	11/30/27

3

Enational Testing
OFFICE

Suite Number	130
Suite sf	3,442 sf
Lease Exp Date	01/31/32

4

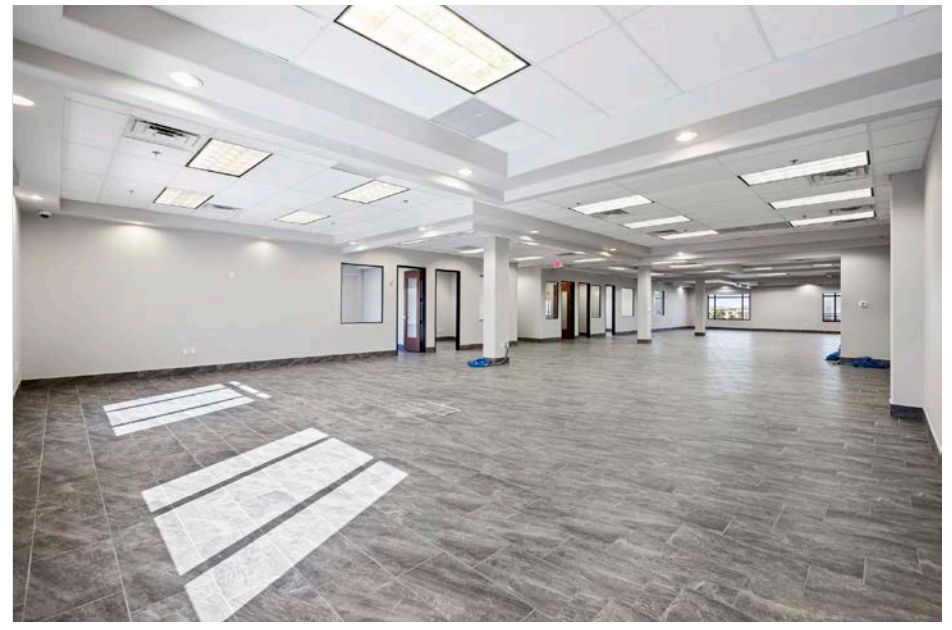
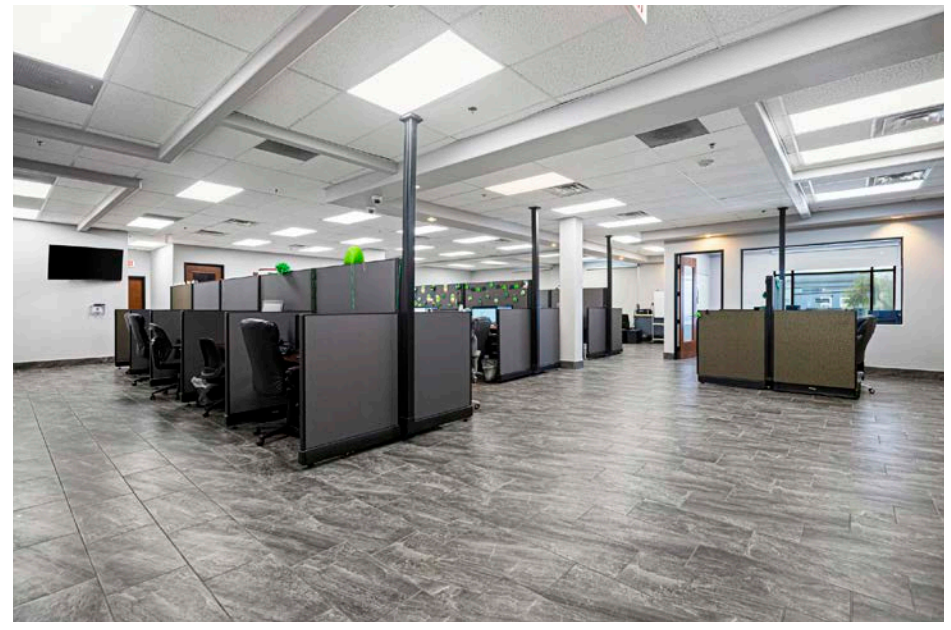
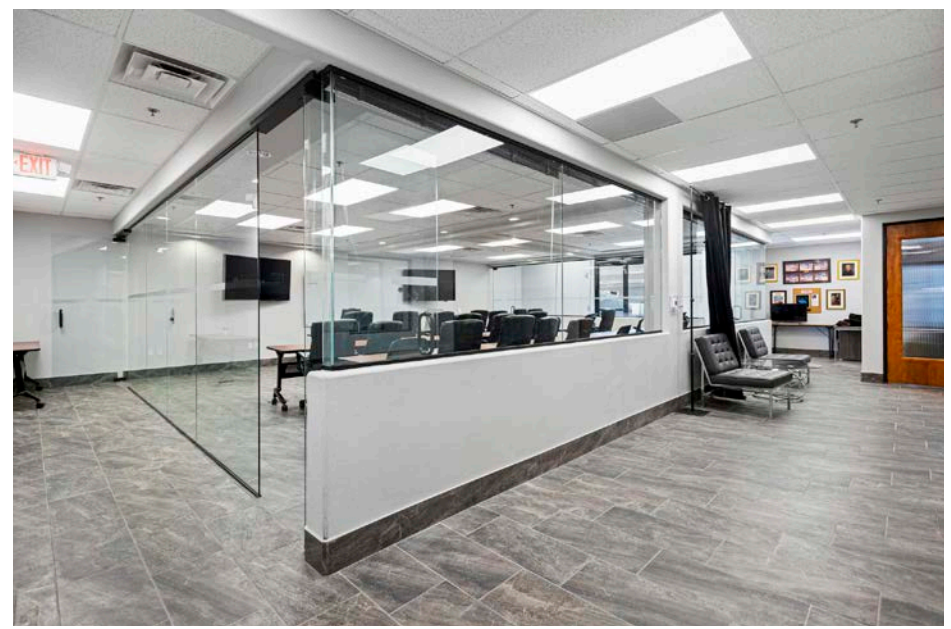
US Drug Test Centers, LLC
OFFICE

Suite Number	200
Suite sf	4,487 sf
Lease Exp Date	01/31/32

5

Crown Point Realty, LLC
OFFICE

Suite Number	210
Suite sf	1,598 sf
Lease Exp Date	08/31/28



NOI summary

10-year hold period

IN-PLACE vs. PRO FORMA vs. MARK-TO-MARKET NOI SUMMARY

	<u>In Place NOI [1]</u>	<u>PSF</u>	<u>Pro Forma NOI [2]</u>	<u>PSF</u>	<u>Mark-to-Market NOI [3]</u>	<u>PSF</u>
Rental Revenue						
Potential Base Rent	\$451,419	\$20.21	\$554,142	\$24.81	\$568,752	\$25.47
Absorption & Turnover Vacancy	-\$60,319	-\$2.70	-\$60,319	-\$2.70	-\$60,319	-\$2.70
Free Rent	\$0	\$0.00	-\$40,761	-\$1.83	-\$40,761	-\$1.83
Scheduled Base Rent	\$391,100	\$17.51	\$453,062	\$20.29	\$467,672	\$20.94
Total Rental Revenue	\$391,100	\$17.51	\$453,062	\$20.29	\$467,672	\$20.94
		\$0.00		\$0.00		\$0.00
Other Tenant Revenue		\$0.00		\$0.00		\$0.00
Total Expense Recoveries	\$126,555	\$5.67	\$126,555	\$5.67	\$126,555	\$5.67
Total Other Tenant Revenue	\$126,555	\$5.67	\$126,555	\$5.67	\$126,555	\$5.67
		\$0.00		\$0.00		\$0.00
Total Tenant Revenue	\$517,655	\$23.18	\$579,618	\$25.95	\$594,228	\$26.61
		\$0.00		\$0.00		\$0.00
Parking Revenue		\$0.00		\$0.00		\$0.00
Parking	\$2,160	\$0.10	\$2,160	\$0.10	\$2,160	\$0.10
Total Other Revenue	\$2,160	\$0.10	\$2,160	\$0.10	\$2,160	\$0.10
		\$0.00		\$0.00		\$0.00
Potential Gross Revenue	\$519,815	\$23.28	\$581,778	\$26.05	\$596,388	\$26.70
		\$0.00		\$0.00		\$0.00
Vacancy & Credit Loss		\$0.00		\$0.00		\$0.00
Vacancy Allowance	-\$15,726	-\$0.70	-\$18,824	-\$0.84	-\$19,251	-\$0.86
Credit Loss	-\$10,396	-\$0.47	-\$11,636	-\$0.52	-\$11,928	-\$0.53
Total Vacancy & Credit Loss	-\$26,122	-\$1.17	-\$30,460	-\$1.36	-\$31,179	-\$1.40
		\$0.00		\$0.00		\$0.00
Effective Gross Revenue	\$493,693	\$22.11	\$551,318	\$24.69	\$565,208	\$25.31
		\$0.00		\$0.00		\$0.00
Total Operating Expenses	\$143,562	\$6.43	\$143,562	\$6.43	\$143,562	\$6.43
Net Operating Income	\$350,131	\$15.68	\$407,756	\$18.26	\$421,647	\$18.88

Notes:



Cash flow projection

10-year hold period

CASH FLOW PROJECTION

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
For the Years Ending	Jun-2026	Jun-2027	Jun-2028	Jun-2029	Jun-2030	Jun-2031	Jun-2032	Jun-2033	Jun-2034	Jun-2035	Jun-2036	Total
Rental Revenue												
Potential Base Rent	554,142	558,944	561,435	579,825	597,705	615,636	618,973	616,358	634,848	655,358	675,274	6,668,498
Absorption & Turnover Vacancy	-60,319	0	0	0	0	0	0	0	0	0	0	-60,319
Free Rent	-40,761	-10,104	-8,608	-4,977	0	-17,005	-15,269	0	0	-10,442	-7,676	-114,842
Scheduled Base Rent	453,062	548,840	552,827	574,848	597,705	598,631	603,704	616,358	634,848	644,916	667,598	6,493,337
Total Rental Revenue	453,062	548,840	552,827	574,848	597,705	598,631	603,704	616,358	634,848	644,916	667,598	6,493,337
Other Tenant Revenue												
Total Expense Recoveries	126,555	147,869	152,305	156,874	161,580	166,427	171,420	176,563	181,860	187,316	192,935	1,821,704
Total Other Tenant Revenue	126,555	147,869	152,305	156,874	161,580	166,427	171,420	176,563	181,860	187,316	192,935	1,821,704
Total Tenant Revenue	579,618	696,709	705,131	731,722	759,285	765,058	775,124	792,921	816,708	832,232	860,533	8,315,041
Parking Revenue												
Parking	2,160	2,225	2,292	2,360	2,431	2,504	2,579	2,657	2,736	2,818	2,903	27,665
Total Other Revenue	2,160	2,225	2,292	2,360	2,431	2,504	2,579	2,657	2,736	2,818	2,903	27,665
Potential Gross Revenue	581,778	698,934	707,423	734,083	761,716	767,562	777,703	795,577	819,444	835,050	863,436	8,342,706
Vacancy & Credit Loss												
Vacancy Allowance	-18,824	-34,947	-35,371	-36,704	-38,086	-38,378	-38,885	-39,779	-40,972	-41,753	-43,172	-406,871
Credit Loss	-11,636	-13,979	-14,148	-14,682	-15,234	-15,351	-15,554	-15,912	-16,389	-16,701	-17,269	-166,854
Total Vacancy & Credit Loss	-30,460	-48,925	-49,520	-51,386	-53,320	-53,729	-54,439	-55,690	-57,361	-58,454	-60,441	-573,725
Effective Gross Revenue	551,318	650,008	657,903	682,697	708,396	713,833	723,264	739,887	762,083	776,597	802,995	7,768,981
Operating Expenses												
OE-General repairs	98	101	104	107	110	114	117	121	124	128	132	1,255
OE-Janitorial supplies	12,150	12,515	12,890	13,277	13,675	14,085	14,508	14,943	15,391	15,853	16,329	155,617
OE-Carpet cleaning	170	175	180	186	191	197	203	209	215	222	228	2,177
OE-HVAC service & repair	7,931	8,169	8,415	8,667	8,927	9,195	9,471	9,755	10,047	10,349	10,659	101,585
OE-Elevator services & repair	3,916	4,033	4,154	4,279	4,407	4,540	4,676	4,816	4,961	5,109	5,263	50,154
OE-Landscaping service	17,113	17,626	18,155	18,700	19,261	19,839	20,434	21,047	21,678	22,329	22,998	219,180
OE-Locksmith & key expense	85	88	90	93	96	99	101	105	108	111	114	1,089
OE-Pest control service	840	865	891	918	945	974	1,003	1,033	1,064	1,096	1,129	10,759
OE-Porter service	11,690	12,041	12,402	12,774	13,157	13,552	13,958	14,377	14,809	15,253	15,710	149,723
OE-Alarm service, fire, & safety	4,466	4,600	4,738	4,880	5,026	5,177	5,333	5,492	5,657	5,827	6,002	57,198
OE-Plumbing expense	2,510	2,586	2,663	2,743	2,825	2,910	2,997	3,087	3,180	3,275	3,374	32,151
OE-Lighting/Electric Expense	3,311	3,411	3,513	3,618	3,727	3,839	3,954	4,073	4,195	4,321	4,450	42,411

CASH FLOW PROJECTION

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
OE-Roof maintenance & repair	1,375	1,416	1,459	1,502	1,548	1,594	1,642	1,691	1,742	1,794	1,848	17,611
OE-Sign maintenance & repair	394	406	418	430	443	457	470	484	499	514	529	5,044
OE-Property management fee	12,687	13,068	13,460	13,864	14,280	14,708	15,149	15,604	16,072	16,554	17,051	162,498
OE-Administrative fee	63	65	67	69	71	73	75	78	80	82	85	808
OE-Office supplies	621	640	659	679	699	720	742	764	787	810	835	7,954
OE-Insurance expense	9,771	10,065	10,367	10,678	10,998	11,328	11,668	12,018	12,378	12,750	13,132	125,151
OE-Property tax	34,163	35,188	36,244	37,331	38,451	39,604	40,792	42,016	43,277	44,575	45,912	437,553
OE-Electricity service	8,896	9,162	9,437	9,720	10,012	10,312	10,622	10,940	11,269	11,607	11,955	113,932
OE-Disposal service	7,144	7,359	7,579	7,807	8,041	8,282	8,531	8,787	9,050	9,322	9,601	91,504
OE-Water service	3,917	4,035	4,156	4,280	4,409	4,541	4,677	4,818	4,962	5,111	5,264	50,169
OE-Sewer service	249	256	264	272	280	288	297	306	315	325	334	3,187
Total Operating Expenses	143,562	147,869	152,305	156,874	161,580	166,427	171,420	176,563	181,860	187,316	192,935	1,838,710
Net Operating Income	407,756	502,140	505,599	525,823	546,816	547,405	551,844	563,324	580,224	589,281	610,060	5,930,271
Leasing Costs												
Tenant Improvements	178,775	110,789	94,387	54,568	0	186,462	167,429	0	0	114,494	84,163	991,066
Leasing Commissions	66,364	34,370	29,282	16,929	0	57,846	51,942	0	0	35,520	26,110	318,363
Total Leasing Costs	245,139	145,160	123,669	71,497	0	244,308	219,370	0	0	150,013	110,273	1,309,429
Total Leasing & Capital Costs	245,139	145,160	123,669	71,497	0	244,308	219,370	0	0	150,013	110,273	1,309,429
Cash Flow Before Debt Service	162,617	356,980	381,930	454,326	546,816	303,097	332,473	563,324	580,224	439,267	499,788	4,620,841
Cash Flow Available for Distribution	162,617	356,980	381,930	454,326	546,816	303,097	332,473	563,324	580,224	439,267	499,788	4,620,841

NOI Yield 5.63% 6.63% 6.71% 6.97% 7.23% 7.28% 7.38% 7.55% 7.78% 7.92% 8.19%

*Based on purchase price of \$9,800,000

Rent roll

Jul, 2025 through Jun, 2026

Tenant Name	Location	Lease Type	Area	Lease Start Date	Lease End Date	Current Rent Rate PSF (7/1/25)	Potential Base Rent	Scheduled Base Rent	Expense Recoveries	Potential Gross Revenue	Net Cash Flow
HARPREET TSUI	100	Office	2,808	7/1/2024	12/31/2034	\$1.78	61,778	61,778	18,050	79,829	79,829
NEW TENANT #1	110	Office	2,004	10/1/2025	9/30/2035	\$1.90*	45,691	22,846	9,662	32,507	-48,335
CLINICAL PATHOLOGY LABORATORIES	120	Office	2,847	8/1/2022	11/30/2027	\$1.75	65,172	65,172	18,301	83,473	83,473
ENATIONAL TESTING	130	Office	3,442	2/1/2022	1/31/2027	\$2.19	100,079	100,079	22,126	122,205	122,205
US DRUG TEST CENTERS	200	Office	4,487	2/1/2022	1/31/2032	\$2.19	130,463	130,463	28,843	159,307	159,307
CROWN POINT REALTY	210	Office	1,598	9/1/2023	8/31/2028	\$1.66	33,607	33,607	10,272	43,879	43,879
NEW TENANT #2	220	Office	5,147	12/1/2025	11/30/2030	\$1.90*	117,352	39,117	19,300	58,417	-105,879
Total			11,101				272,720	249,875	126,554	579,617	334,479

Weighted Average Lease Term

Remaining: 5 Years 4 Months 4 Days

*New tenant rental rate: \$1.90/SF

SECTION

5



MARKET OVERVIEW

HORIZON MEDICAL PLAZA

Las Vegas office market trends

Q4 2024

14.6%

Direct vacancy increases but remains below historical highs and national averages.

The direct vacancy rate in the Las Vegas office market stood at 14.6% for 2024, slightly rising to 14.7% in the fourth quarter. This marks an increase of 190 basis points from the 2023 vacancy rate, signaling some challenges in filling office spaces over the past year. However, these figures remain well below the historically high vacancy rates seen in the early 2010s and are significantly lower than current vacancies in major metropolitan markets across the U.S. This relative stability highlights the resilience of Las Vegas' office market, even amid broader shifts in workplace dynamics and demand.

\$31.30

Rents remain high and continue growing across the office landscape.

Office rents in Las Vegas continue to climb across most submarkets, with Summerlin and the Southwest leading the market in pricing. The Southwest submarket recorded the highest rents at \$35.53 per square foot, followed closely by Downtown, Airport, and Summerlin areas. In contrast, North Las Vegas, primarily an industrial hub, remains more affordable, with rents still below \$25 per square foot, though gradually increasing. Submarkets near residential areas are particularly strong, experiencing the lowest vacancy rates and highest rents due to demand for newer buildings and proximity to workforce housing.

100.9%

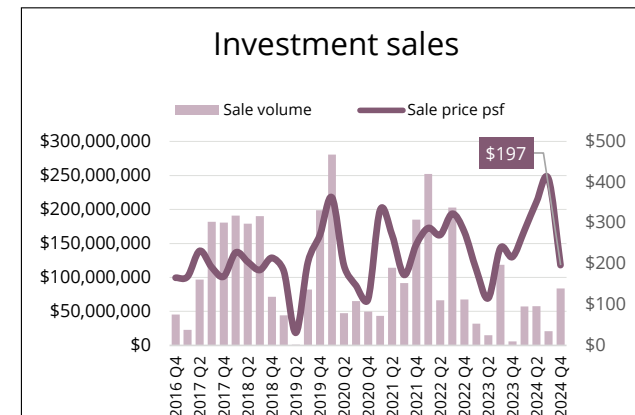
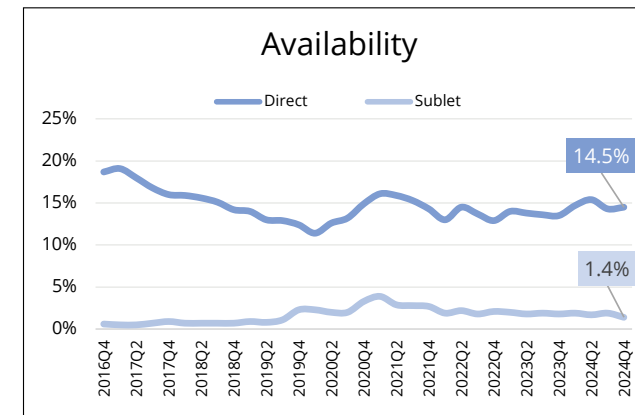
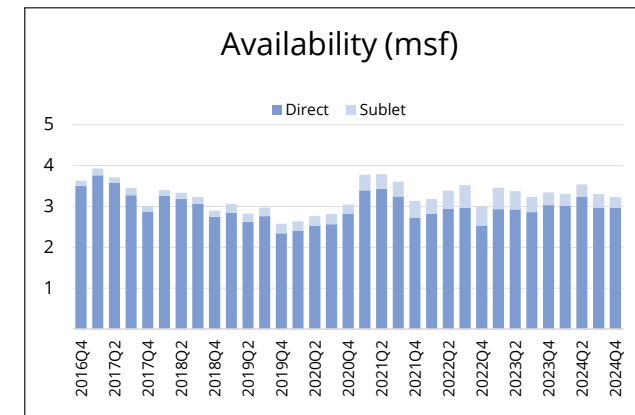
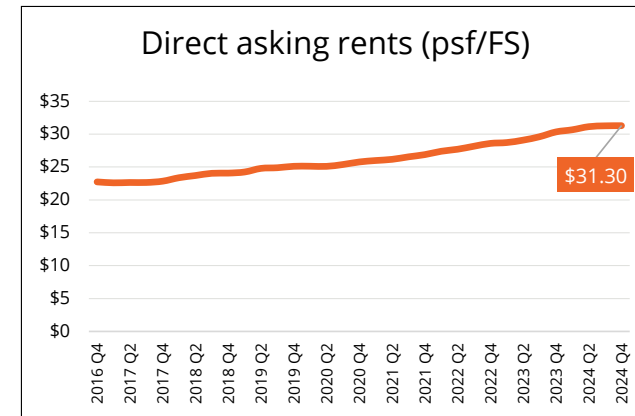
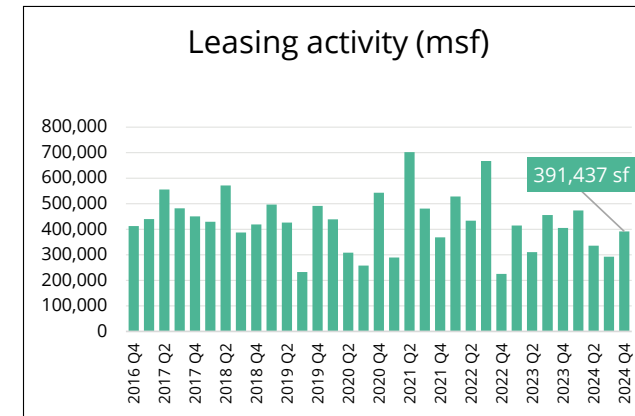
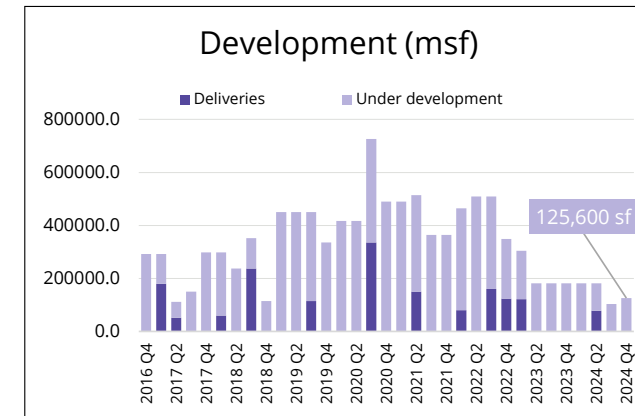
Return to office visitation reflects full recovery from November 2019 levels.

In October 2024, office visitation in Las Vegas reached 100.9% of pre-pandemic levels, benchmarked against November 2019. This milestone not only marked a full recovery but also positioned Las Vegas ahead of the national average by 250 basis points. Such a significant rebound reflects the city's resilience and adaptability in navigating post-pandemic workplace dynamics. The strong performance underscores how Las Vegas has emerged as a leader among markets striving to revitalize office spaces, offering an encouraging sign for stakeholders in commercial real estate.



Las Vegas office market indicators

Q4 2024

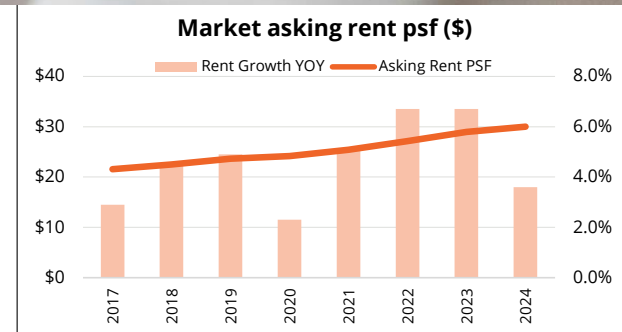
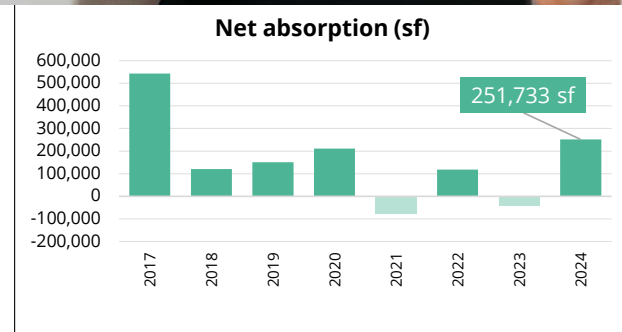
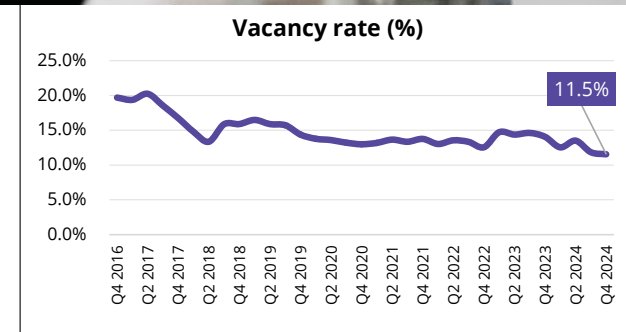


Las Vegas office submarket stats

Q4 2024

Las Vegas

Medical office market snapshot | Q4 2024



Q4 2024 - Top leasing activity

Tenant	Address	Size (sf)	Transaction type	Lease type
UnitedHealth Group	2650 N Tenaya Way	17,400	Renewal	Direct
Optum Heart & Vascular Center	2724 N Tenaya Way	11,948	New Lease	Direct
Foulk Nevada Fertility Center PC	5320 S Rainbow Blvd	11,410	Renewal	Direct
Laborers Union	7135 W Sahara Ave	10,046	Renewal	Direct

Q4 2024 - Top investment sales activity

Buyer	Address	Sale price	Sale price psf	Seller
Pegasus Asset Management	7150 W Sunset Rd	\$14.5M	\$435.93	Clarity Ventures Group
Nathan Chow	1070 W Horizon Ridge Pky - Bldg 1*	\$3.9M	\$206.22	Mary Manninen
Johnny Wang	6048 S Durango Dr - Bldg C	\$2.4M	\$412.23	Rik Ricciardi Revocable Trust

*Sale not included in investment sales graph due to property size falling under 20ksf.

Note: This data stands alone. Medical office data was not factored into other insights in this report.

Source: AVANT by AY, Costar. Survey criteria: Non-owner user medical office properties greater than 20k sf.

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