

# FOR LEASE

2425 W. Horizon Ridge Parkway, Henderson, NV 89052



# PROPERTY SUMMARY



## 360° VIRTUAL TOUR

### OFFERING SUMMARY

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

#### DAVID LIVINGSTON

O: 702.527.7915 | C: 702.533.9562  
david.livingston@svn.com  
NV #BS.146519

#### FABIAN LECHUGA

O: 702.527.7547 | C: 702.569.1821  
fabian.lechuga@svn.com  
NV #S.201673

### 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



## DAVID LIVINGSTON

O: 702.527.7915 | C: 702.533.9562  
david.livingston@svn.com  
NV #BS.146519

## FABIAN LECHUGA

O: 702.527.7547 | C: 702.569.1821  
fabian.lechuga@svn.com  
NV #S.201673

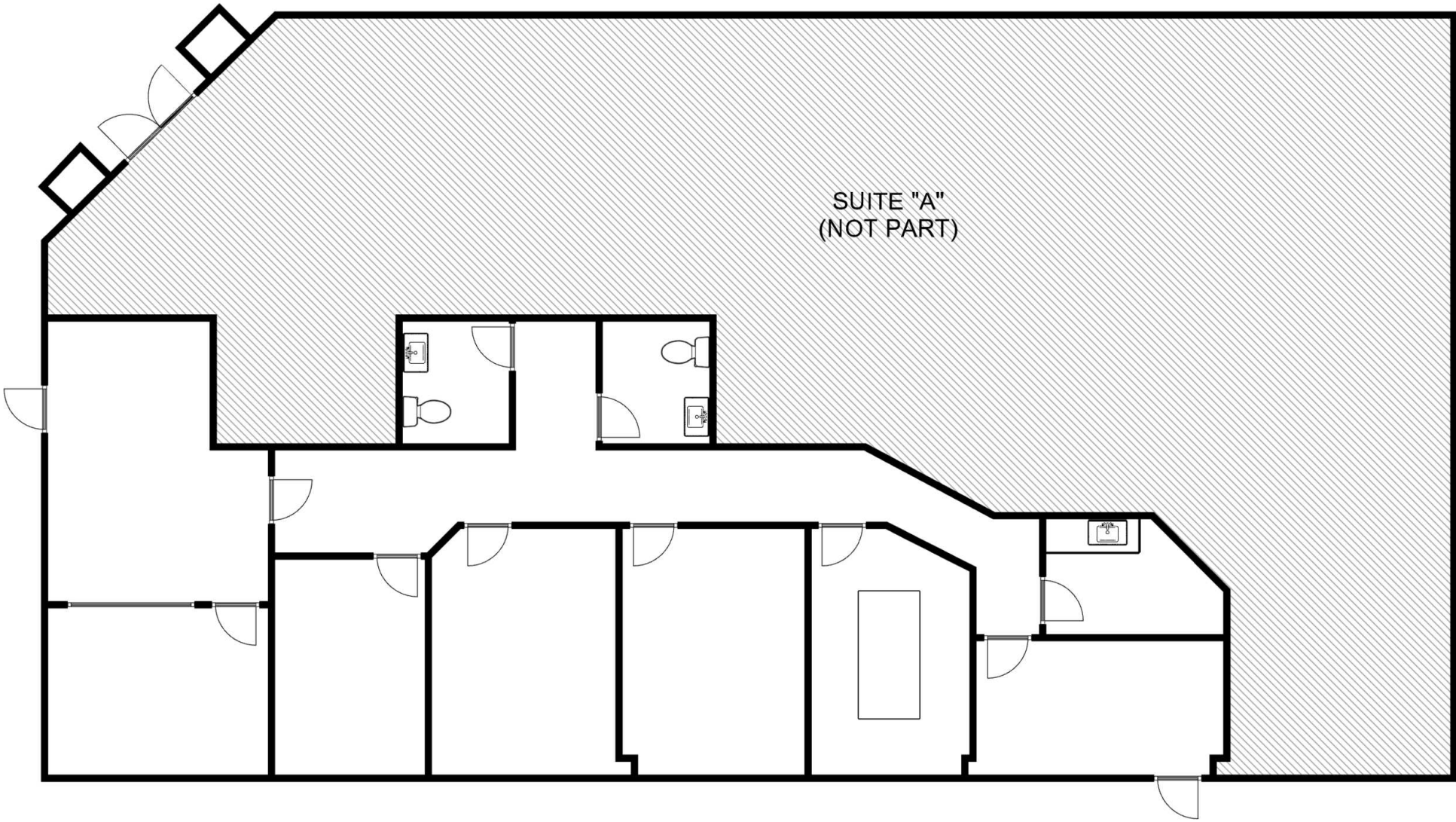
**AERIAL**



**DAVID LIVINGSTON**  
O: 702.527.7915 | C: 702.533.9562  
david.livingston@svn.com  
NV #BS.146519

**FABIAN LECHUGA**  
O: 702.527.7547 | C: 702.569.1821  
fabian.lechuga@svn.com  
NV #S.201673

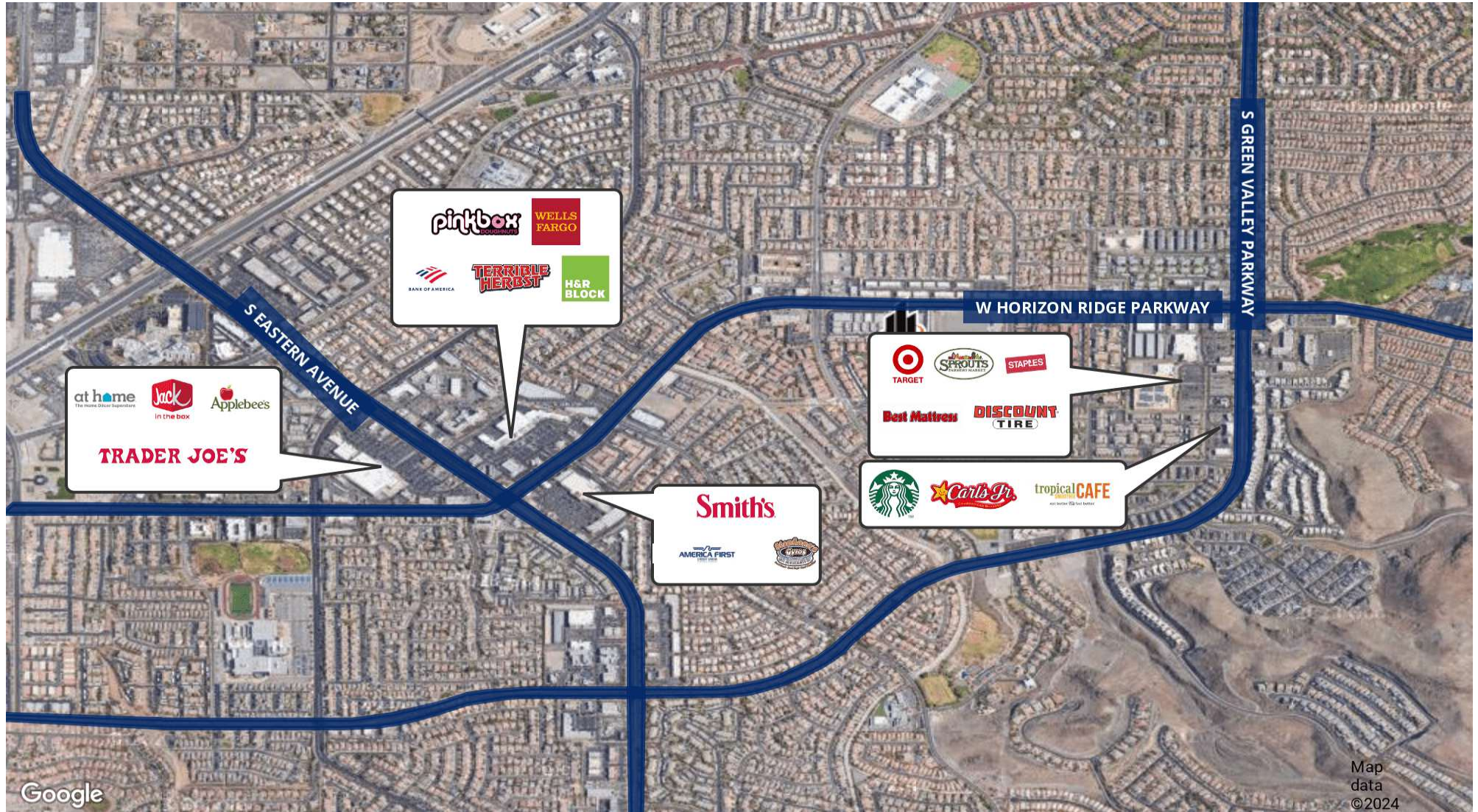
**FLOOR PLAN**



**DAVID LIVINGSTON**  
O: 702.527.7915 | C: 702.533.9562  
david.livingston@svn.com  
NV #BS.146519

**FABIAN LECHUGA**  
O: 702.527.7547 | C: 702.569.1821  
fabian.lechuga@svn.com  
NV #S.201673

# LOCATION MAP



**DAVID LIVINGSTON**  
O: 702.527.7915 | C: 702.533.9562  
david.livingston@svn.com  
NV #BS.146519

**FABIAN LECHUGA**  
O: 702.527.7547 | C: 702.569.1821  
fabian.lechuga@svn.com  
NV #S.201673

# DEMOGRAPHICS MAP & REPORT

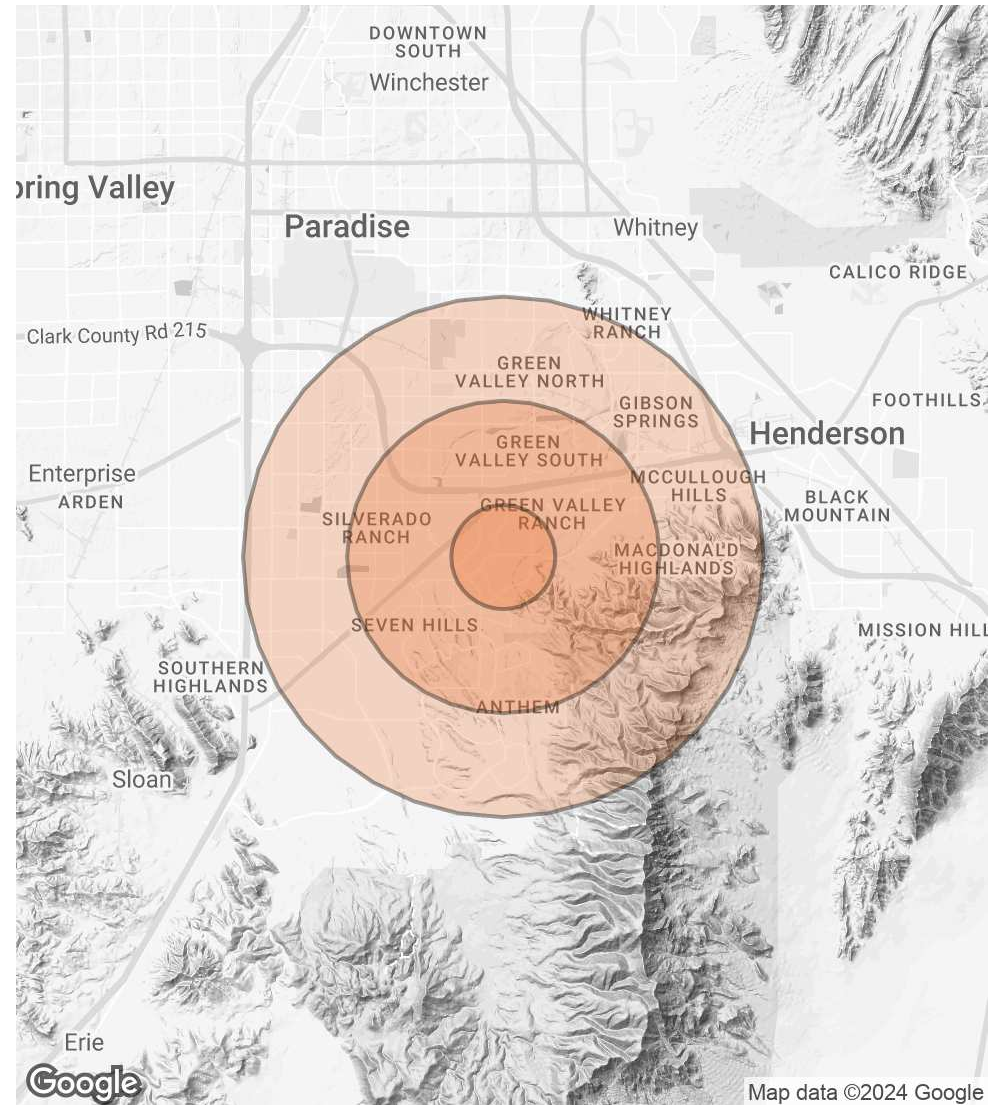
## POPULATION

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

## HOUSEHOLDS & INCOME

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

2020 American Community Survey (ACS)



### DAVID LIVINGSTON

O: 702.527.7915 | C: 702.533.9562  
 david.livingston@svn.com  
 NV #BS.146519

### FABIAN LECHUGA

O: 702.527.7547 | C: 702.569.1821  
 fabian.lechuga@svn.com  
 NV #S.201673



Presented by:

**DAVID LIVINGSTON**

Vice President

C: 702.533.9562 | O: 702.527.7915

david.livingston@svn.com

NV # BS.0146519

6018 S. DURANGO DR., STE#110  
LAS VEGAS, NV 89113  
[www.SVN-TheEquityGroup.com](http://www.SVN-TheEquityGroup.com)

All SVN® offices are independently owned and operated.

©2024 SVN | The Equity Group. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.