

# THE PARK AT HORIZON RIDGE

NEW MEDICAL AND PROFESSIONAL OFFICE BUILDING

2980 West Horizon Ridge Parkway, Henderson, NV 89052



FIRST FEDERAL REALTY



**±3000 UP TO ±6,162 SF AVAILABLE FOR LEASE**

**PRESENTED BY:**

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## Summary

The Park at Horizon Ridge, a medical and office complex in West Henderson fronting Horizon Ridge Pkwy., just west of Eastern Ave.

The office park consists of six freestanding, single-story office and medical buildings ranging in size from ±4,750 to ±14,950 square feet. The developer is offering a generous, \$100 PSF tenant improvement allowance for qualified tenants.

The Park at Horizon Ridge is in close proximity to several medical facilities, including the new West Henderson Hospital and St. Rose Dominican Hospital, located just two blocks from the site. The location offers quick and convenient access to the 215 Beltway and I-15, and is near several major retail centers, restaurants, and abundant amenities within the West Henderson submarket.

The Park at Horizon Ridge is located just east of Dundee Jones Park. The location boasts heavy traffic and high visibility and is surrounded by high-income master-planned communities including Green Valley, Anthem, Seven Hills, and Inspirada.

The developer is experienced and well known in the community, having developed 80+- professional office buildings. Recently completed commercial developments in Las Vegas and Henderson include Horizon Ridge Professional Park, Fort Apache Point, Fort Apache Professional Park, Railroad Pass Truck Stop and Travel Center, and Holiday Inn Express.

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## FOR LEASE

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Suite	Size	Rate	Status	Use	Condition	Tenant
Building A-100	6,100	\$0 /mo	Leased	Medical		Cosmetic Surgery
Building A-110	6,389	\$0/mo	Leased	Office		HR & Payroll Svcs
Building A-120	2,446	\$0/mo	Leased	Office		Mortgage Broker
Building B	6,162	\$3.00 sf/mo	Available	Office/Med	Under Construction	Available
Building C	4,750	\$0 /mo	Sold	Medical		Pulmonology Clinic

- Custom build out available for tenant's specifications.
- Generous \$100 PSF TI allowance for qualified tenants.
- Easy access to 215 Beltway and Harry Reid Int'l airport.

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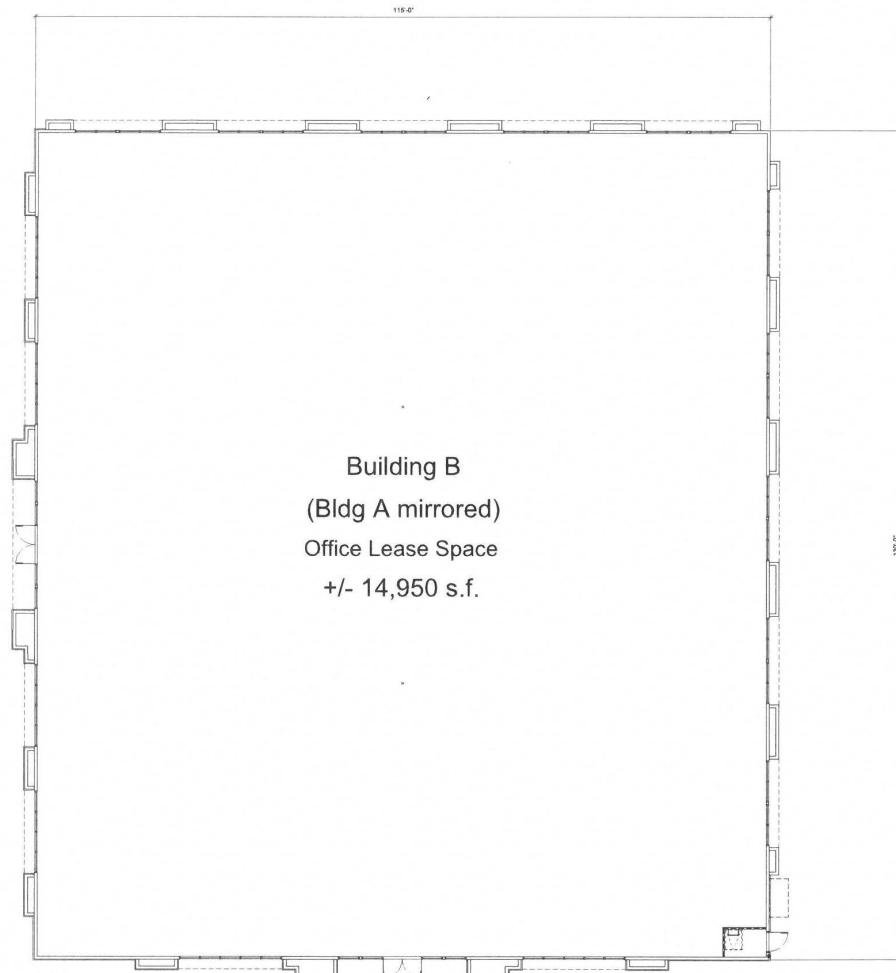
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# PROPERTY PHOTOS

2980 WEST HORIZON RIDGE PARKWAY | HENDERSON, NV 89052



2980 W. Horizon Ridge Parkway

Floor Plan - Building B (Building A - mirror image)

1

Scale: 1/8" = 1'-0"

Building Area = 14,950 s.f.

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#	Description
1	NEW WALL CONSTRUCTION - SEE WALL LEGEND BELOW
2	ADVANIS ACCESSIBLE ALUMINUM THRESHOLD - SEE DETAIL 4 ON SHEET ST2
3	ALUMINUM STOREFRONT DOOR OR WINDOW - SEE SCHEDULE SHEET
4	DASHED LINE OF EXTERIOR SOFFIT ABOVE
5	ROOF ACCESS LADDER AND HATCH - SEE DETAIL 1 ON SHEET DT2
6	LOCATION OF ELECTRICAL SWITCHGEAR - SEE ELECTRICAL DRAWINGS
7	STRUCTURAL STEEL COLUMN - SEE STRUCTURAL DRAWINGS

General Notes	
1	ALL DIMENSIONS ARE SHOWN TO FACE OF STUD UNLESS NOTED OTHERWISE.
2	REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR COLORS AND MATERIALS.
3	VERIFY WITH OWNER ALL INTERIOR SIGNAGE, OUTLETS (AREAS WITH POWER) FOR J-BOX LOCATIONS WITH OWNER PRIOR TO CLOSING IN WALLS.

Wall Legend	
NOTE: STRUCTURAL INFORMATION SUPERSEDES ARCHITECTURAL DETAILS	
■■■■■	(1 HR. RATED) 2" X 6" WOOD STUDS @ 24" O.C. FULL HEIGHT TO BOTTOM OF ROOF SHEATHING W/ 8/8" GYP. BOARD EACH SIDE. REFER TO SECTION 1404.1.2 OF THE 2018 IBC. SEE DETAIL 1 ON SHEET DT2
■■■■■	PORECLAIN TILE VENEER (SEE EXTERIOR ELEVATIONS) INSTALLED PER SECTION 1404.1.2 OF THE 2018 IBC. (TYPE 'S' MORTAR AND SCRATCH COAT) OR (1) COAT STUCCO WIRE MESH (2) LAYERS OF GRADE 'D' BUILDING PAPER (3) O/P WOOD SHEATHING 1/2" X 4" WOOD STUDS AT 16" O.C. (4) O/P WOOD SHEATHING 1/2" X 4" WOOD STUDS AT 16" O.C. (5) O/P WOOD SHEATHING 1/2" X 4" WOOD STUDS AT 16" O.C. (6) INTERIOR GYPSUM BOARD TO BE INSTALLED BY FUTURE TENANT. WALL ABOVE PORECLAIN TILE VENEER TO BE INSTALLED BY FUTURE TENANT. (7) STUCCO WIRE MESH (2) LAYERS OF GRADE 'D' BUILDING PAPER (3) O/P WOOD SHEATHING 1/2" X 4" WOOD STUDS AT 16" O.C. (4) O/P WOOD SHEATHING 1/2" X 4" WOOD STUDS AT 16" O.C. (5) O/P WOOD SHEATHING 1/2" X 4" WOOD STUDS AT 16" O.C. (6) INTERIOR GYPSUM BOARD TO BE INSTALLED BY FUTURE TENANT.
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Revisions	None
date	7/20/2021
proj. no.	202-21
drawn by	
checked by	
sheet no.	A2

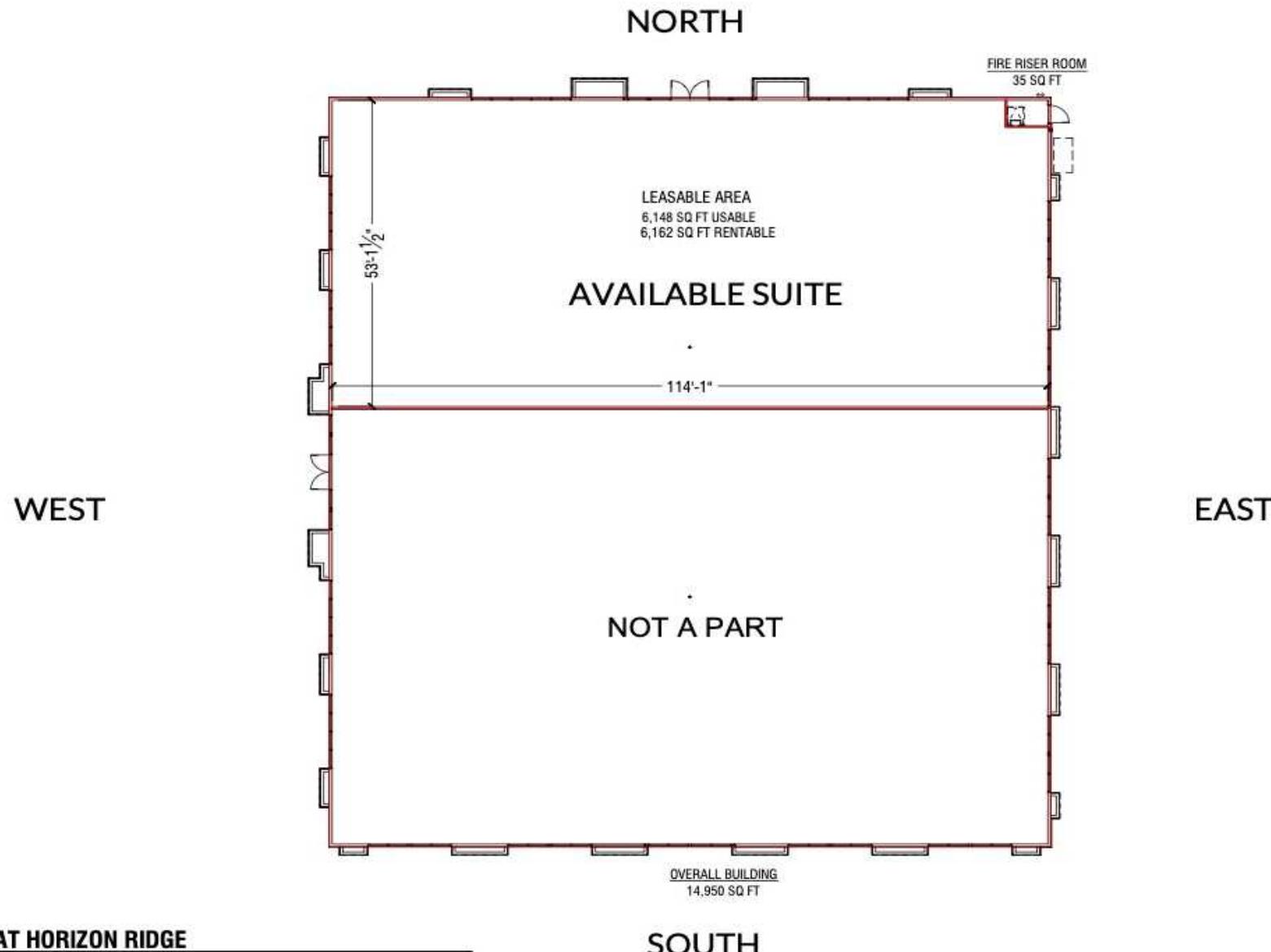
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for: DeSimone Companies  
N.E.C. Horizon Ridge Pkwy. & Jeffreys  
Henderson

jdB  
architect

Architectural Sheet 5 of 5 for Project No. 202-21 Rev. 0914 7/20/2021 Drawn by: jdB Architect

## FLOOR PLAN

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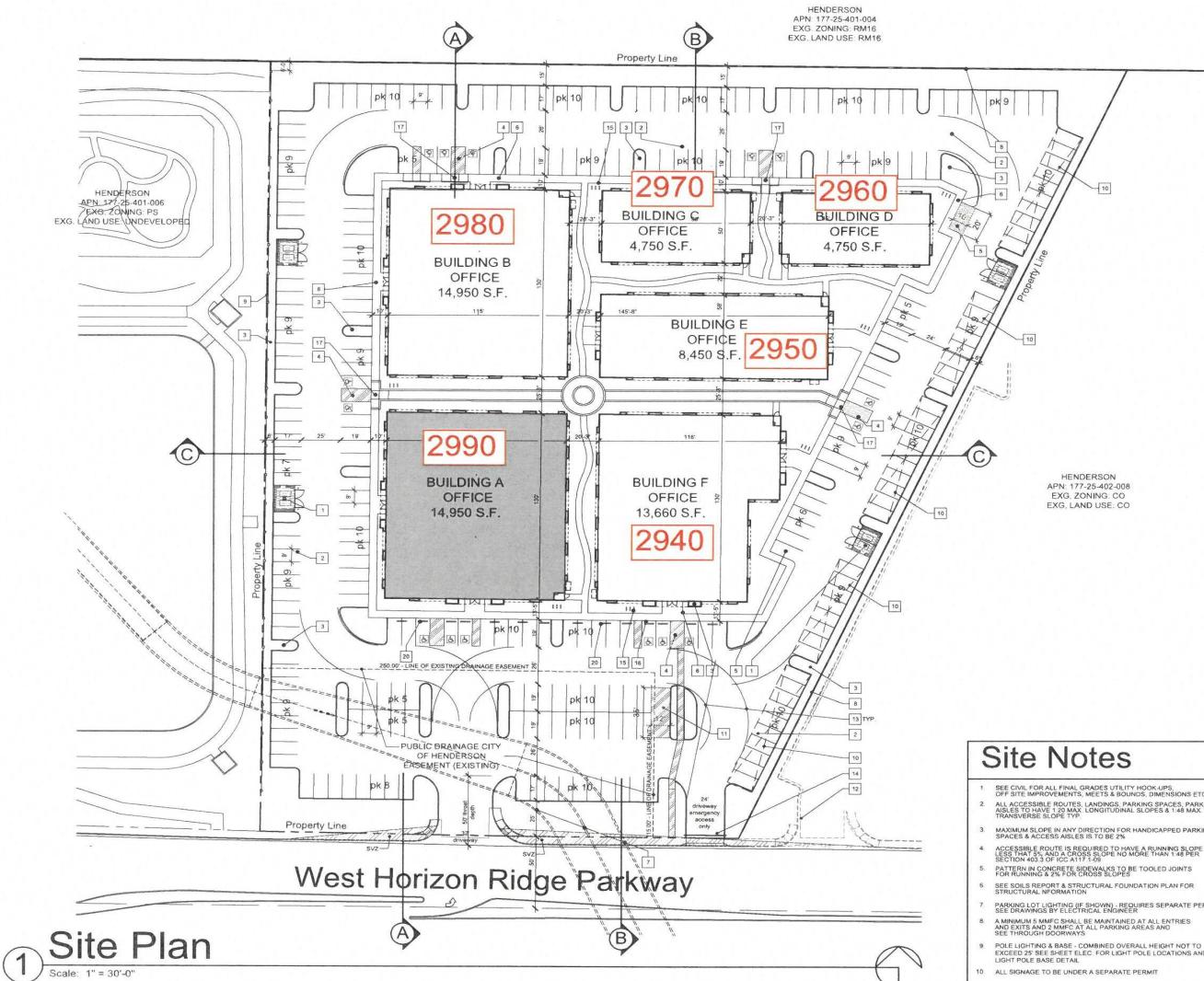
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10-04-24

# SITE PLAN

2980 WEST HORIZON RIDGE PARKWAY | HENDERSON, NV 89052



Architectural stamp of John David Butler, Architect, with a circular seal containing text and a star.

**jdB**  
architect

**Park at Horizon Ridge**  
for DeSimone Companies  
N.E.C. Horizon Ridge Pkwy. & Jeffreys  
Henderson, Nevada

date 10/1/2021  
proj. no. 022-21  
drawn by \_\_\_\_\_  
checked by \_\_\_\_\_  
sheet no. ST1

10/1/2021  
022-21  
\_\_\_\_\_  
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ST1

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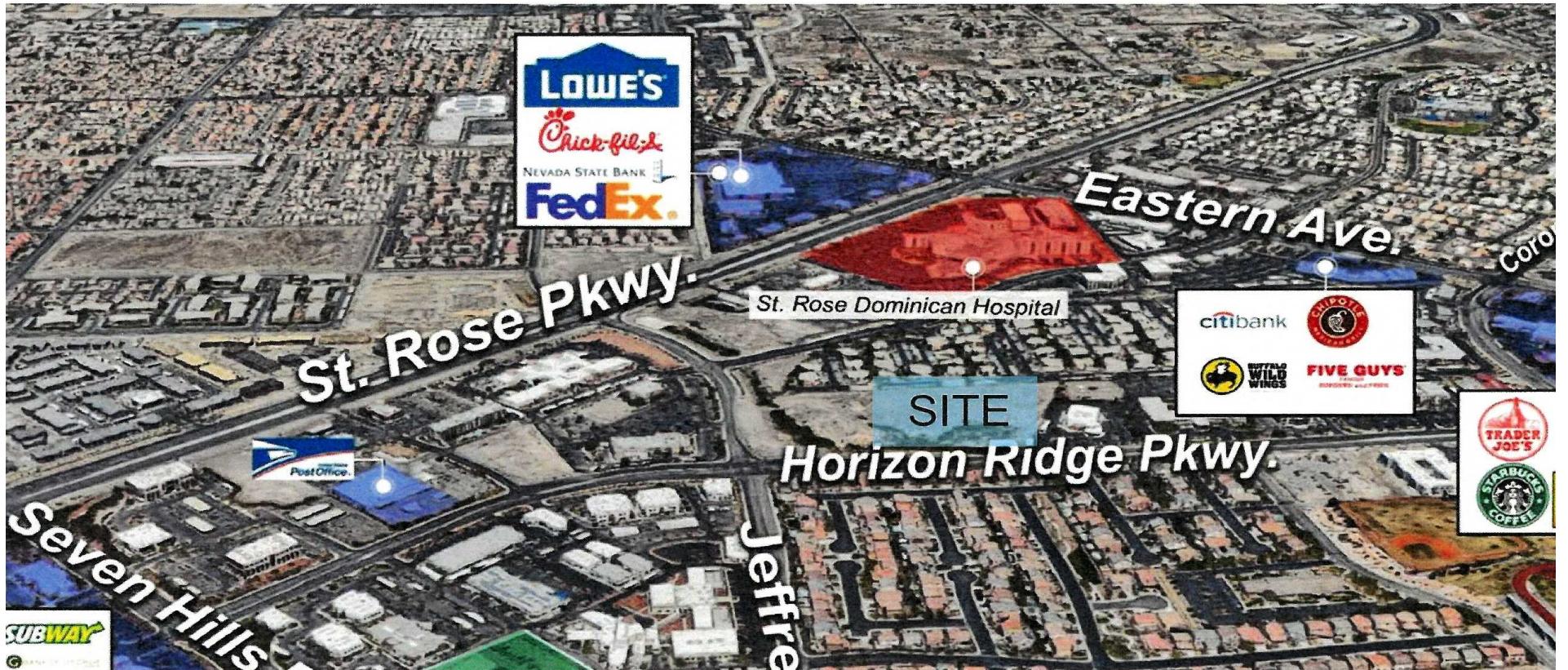
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## MAP

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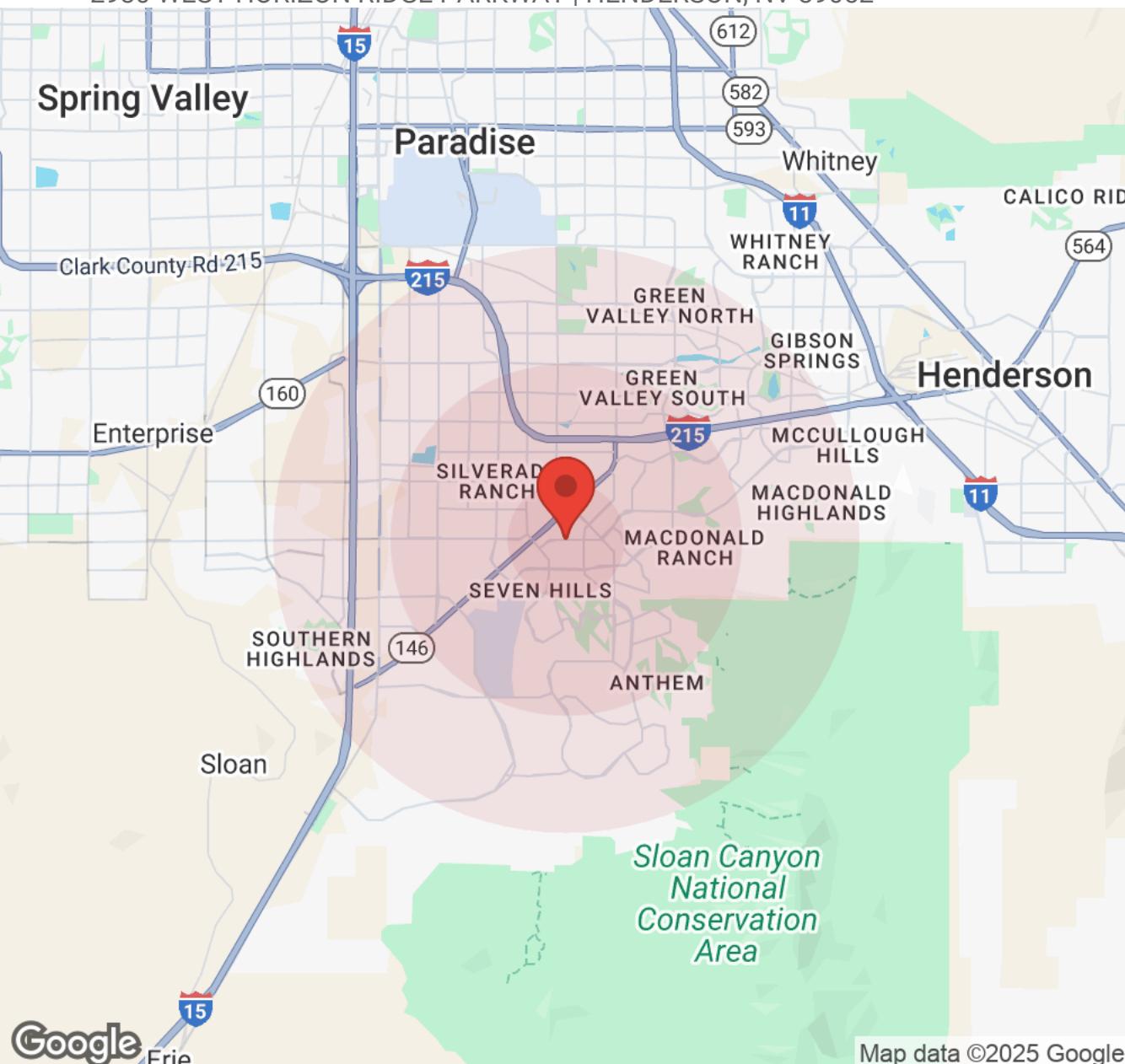
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# DEMOCRAPHICS

2980 WEST HORIZON RIDGE PARKWAY | HENDERSON, NV 89052



	1 Mile	3 Miles	5 Miles
Population			
Male	10,163	64,541	131,075
Female	10,905	67,663	136,822
Total Population	21,068	132,204	267,897
Age			
Ages 0-14	4,651	26,237	50,255
Ages 15-24	2,586	15,552	30,798
Ages 25-54	9,286	53,335	104,390
Ages 55-64	2,301	16,235	35,518
Ages 65+	2,244	20,845	46,936
Race			
White	14,461	93,811	193,867
Black	1,221	6,615	13,287
Am In/AK Nat	40	225	456
Hawaiian	110	865	1,319
Hispanic	3,636	21,823	43,827
Multi-Racial	5,516	29,558	58,392
Income			
Median	\$76,520	\$75,546	\$75,974
< \$15,000	145	2,711	6,243
\$15,000-\$24,999	617	3,182	6,116
\$25,000-\$34,999	425	4,372	8,387
\$35,000-\$49,999	1,362	6,779	13,680
\$50,000-\$74,999	1,880	11,324	23,306
\$75,000-\$99,999	1,390	8,246	17,475
\$100,000-\$149,999	1,695	9,186	18,419
\$150,000-\$199,999	441	3,377	6,995
> \$200,000	358	3,124	6,260
Housing			
Total Units	8,705	57,889	122,457
Occupied	7,787	52,051	107,500
Owner Occupied	3,784	33,095	67,771
Renter Occupied	4,003	18,956	39,729
Vacant	918	5,838	14,957

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