

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

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

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 $\pm 4,750$ to $\pm 14,950$ 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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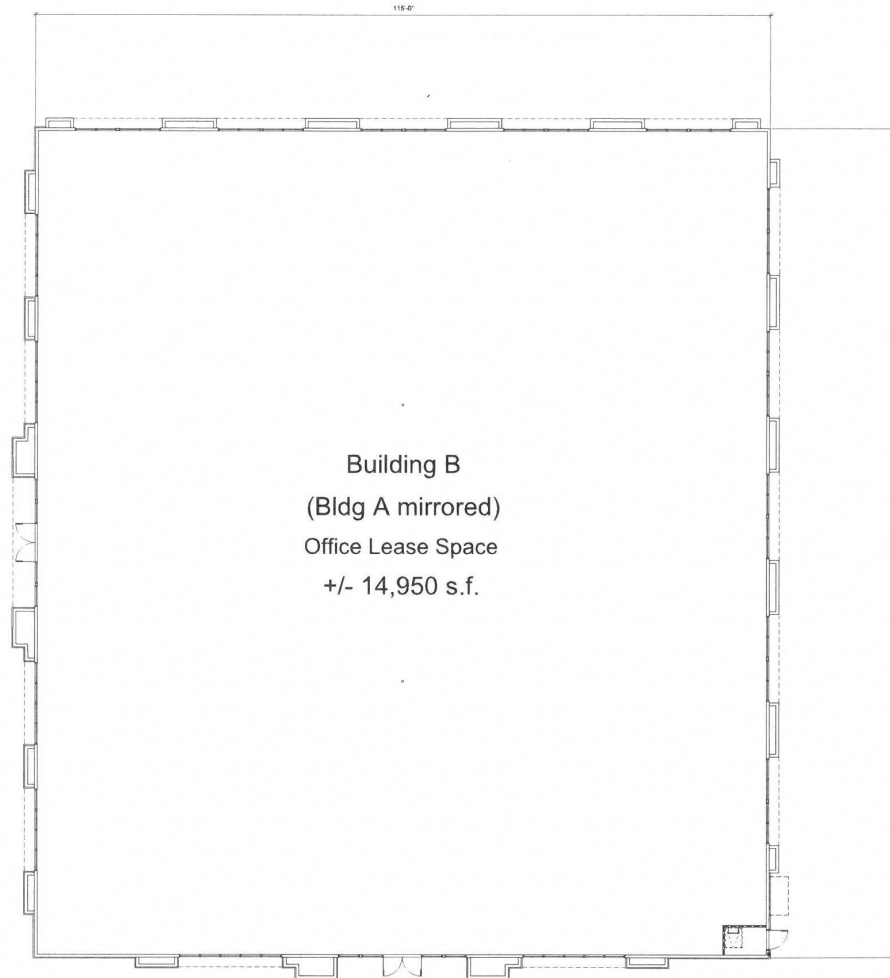
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PROPERTY PHOTOS

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2980 W. Horizon Ridge Parkway

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

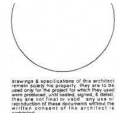
1 Scale: 1/8" = 1'-0"

Building Area = 14,950 s.f.

#	Description
1	NEW WALL CONSTRUCTION - SEE WALL LEGEND BELOW
2	ADAMANT ACCESSIBLE ALUMINUM THRESHOLD - SEE DETAIL 4 ON SHEET D72
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 D72
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 4" WOOD STUDS @ 24" O.C. FULL HEIGHT TO BOTTOM OF ROOF SHEATHING W/ 5/8" GYP BOARD EACH SIDE PER ITEM 14.1.3 TABLE 171.123 OF THE 2018 I.B.C. - SEE DETAIL 1 ON SHEET D72
	PORCELAIN TILE VENEER (SEE EXTERIOR ELEVATIONS) INSTALLED PER SECTION 1404.10.2 OF THE 2018 I.B.C. TYPE "S" MORTAR AND SCRATCH COAT OF (3) COAT STUCCO WIRE MESH OVER LAYERS OF GRADE 5" BUILDING PAPER OR PLASTER SHEATHING 02" X 4" WOOD STUDS AT 16" O.C. (J.N.O.) AND R-21 BATT INSULATION WIRED INTO PLACE (INTERIOR GYPSUM BOARD TO BE INSTALLED BY FUTURE TENANT). WALL ABOVE PORCELAIN TILE VENEER TO BE 1" STUCCO OF (3) COAT STUCCO WIRE MESH OVER LAYERS OF GRADE 5" BUILDING PAPER OR PLASTER SHEATHING 02" X 4" WOOD STUDS AT 16" O.C. (J.N.O.) AND R-21 BATT INSULATION WIRED INTO PLACE. INTERIOR GYPSUM BOARD TO BE INSTALLED BY FUTURE TENANT.
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date	7/30/2021
proj. no.	2021-21
drawn by	
chd. by	



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FLOOR PLAN

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NORTH

FIRE RISER ROOM
35 SQ FT

LEASABLE AREA
6,148 SQ FT USABLE
6,162 SQ FT RENTABLE

AVAILABLE SUITE

114'-1"

53'-1 1/2"

WEST

EAST

NOT A PART

OVERALL BUILDING
14,950 SQ FT

SOUTH

AT HORIZON RIDGE

10-04-24

atwood
DESIGN

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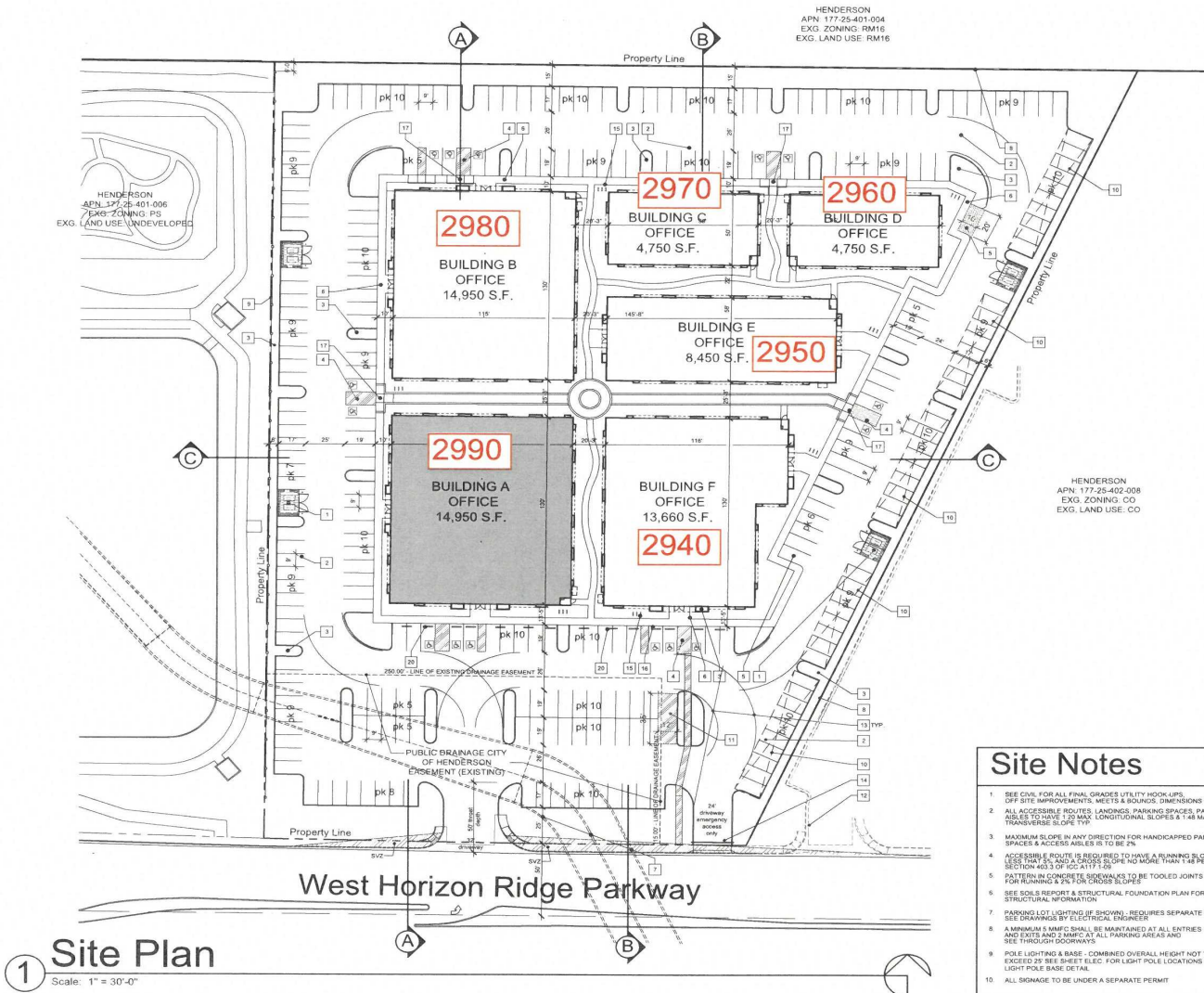
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SITE PLAN

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Keynotes	
#	Description
1	8" HIGH SPLIT FACE C.M.U. TRANSFER/ENCLOSURE WALL TRAILER
2	AC PAVING - SEE CIVIL DRAWINGS
3	LANDSCAPING - SEE LANDSCAPE PLAN
4	HANDICAP ACCESSIBLE ASILE
5	10' X 20' LOADING ZONE
6	4" CONCRETE SIDEWALK W/ ROCK SALT FINISH
7	NEW UNDERGROUND RCBS - SEE CIVIL DRAWINGS
8	EXISTING C.M.U. WALL TO REMAIN
9	NEW/RECREATIVE WOOD/ROCK FENCING TO MATCH ADJACENT PARK DESIGN W/ 16" SQUARE SPLIT FACE C.M.U. PLASTERS AT 50'-0" O.C. WITH DECORATIVE CAP SEE SHEET S075-02
10	COVERED PARKING - SEPARATE PERMIT BY OTHERS
11	12' X 30' LOADING ZONE
12	DASHED LINE OF ADJACENT PROPERTY - NOT A PART
13	FIRE TRUCK TURNING RADI - 28' INSIDE & 52' OUTSIDE
14	CRASH GATE SUBJECT TO CON FD APPROVAL
15	SHORT TERM BIKE RACKS PER DETAIL L119 (LONG TERM LOCATED INSIDE OFFICES)
16	ZERO CURB FACE
17	HANDICAP CURB RAMP
18	ENHANCED PAVING AT CROSSWALK
19	48" X 72" PEDESTRIAN ACCESS GATE
20	CONCRETE AUTO STOP AT ZERO CURB FACE

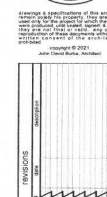
Parking Analysis	
VEHICLE PARKING ANALYSIS	
Building	Use
Pad 'A'	Medical Office
Pad 'B'	Mixed Office
Pad 'C'	Mixed Office
Pad 'D'	Medical Office
Pad 'E'	Medical Office
Pad 'F'	Medical Office
Total Building	
Medical	41,810 s.f.
Mixed Office	19,790 s.f.
Total Parking	
Covered Parking	48 spaces
Accessible Parking Spaces Required	7 Spaces
Accessible Parking Spaces Provided	15 Spaces

Bicycle Parking Analysis	
Bicycle Parking	Area
Long Term	61,510 S.F.
Short Term	61,510 S.F.

Loading Space Analysis	
Area	Loading Group
Total Bldg S.F.	61,510 S.F.
Zone A (10'x20')	(1) ZONE A (10'x20')
Zone B (10'x30')	(1) ZONE B (10'x30')

Zoning/Land Use	
EXISTING ZONING	CO
REQUIRED ZONING	CO
EXISTING USE	UNDEVELOPED
PROPOSED USE	MIXED OFFICE PARK
PROPERTY SIZE	227,824 S.F. (5.23 ACRES)
LOT COVERAGE	28.9%
APN#	177-25-401-007

Location Map	
ST JOSEPH AVENUE	WEST HORIZON RIDGE PARKWAY
ST JOSEPH AVENUE	WEST HORIZON RIDGE PARKWAY
ST JOSEPH AVENUE	WEST HORIZON RIDGE PARKWAY



Park at Horizon Ridge
Building A
for: DeSimone Companies
N.E.C. Horizon Ridge Pkwy. & Jeffreys
Henderson
Nevada

ST1

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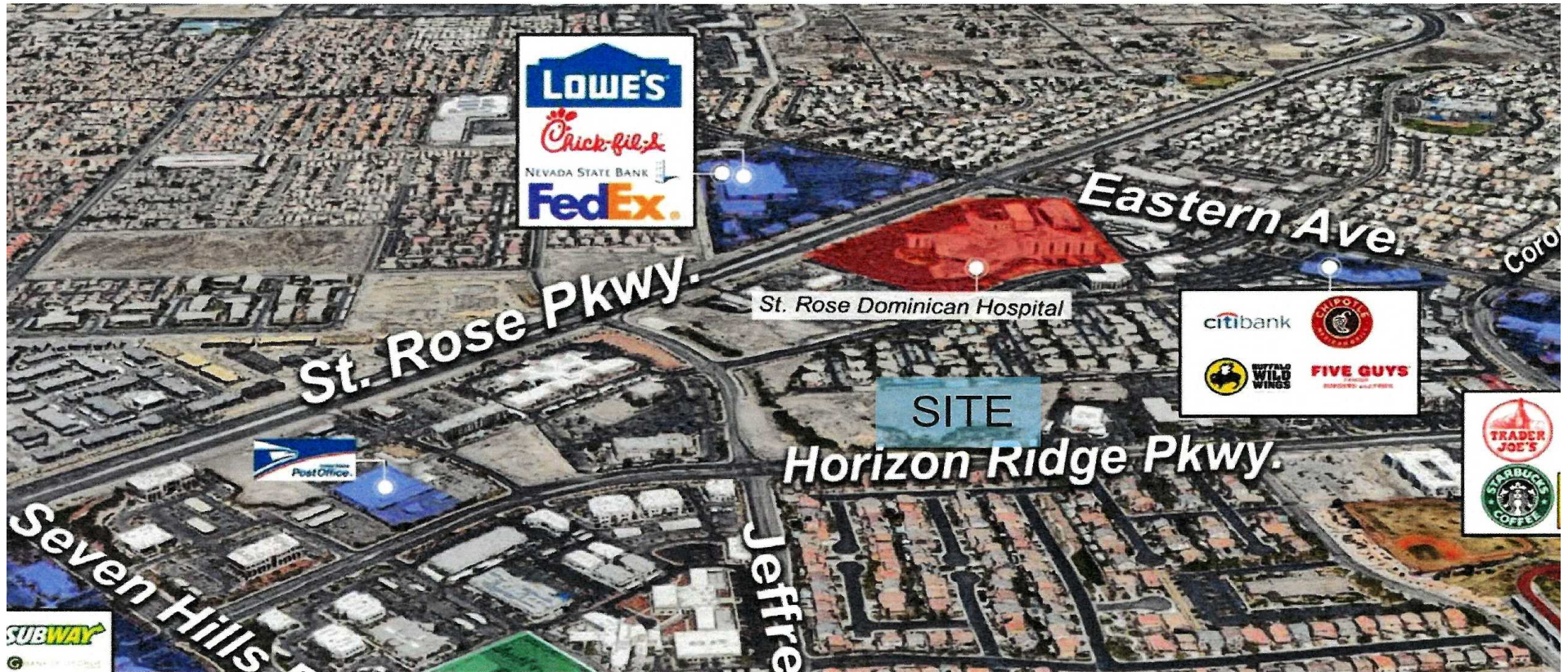
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MAP

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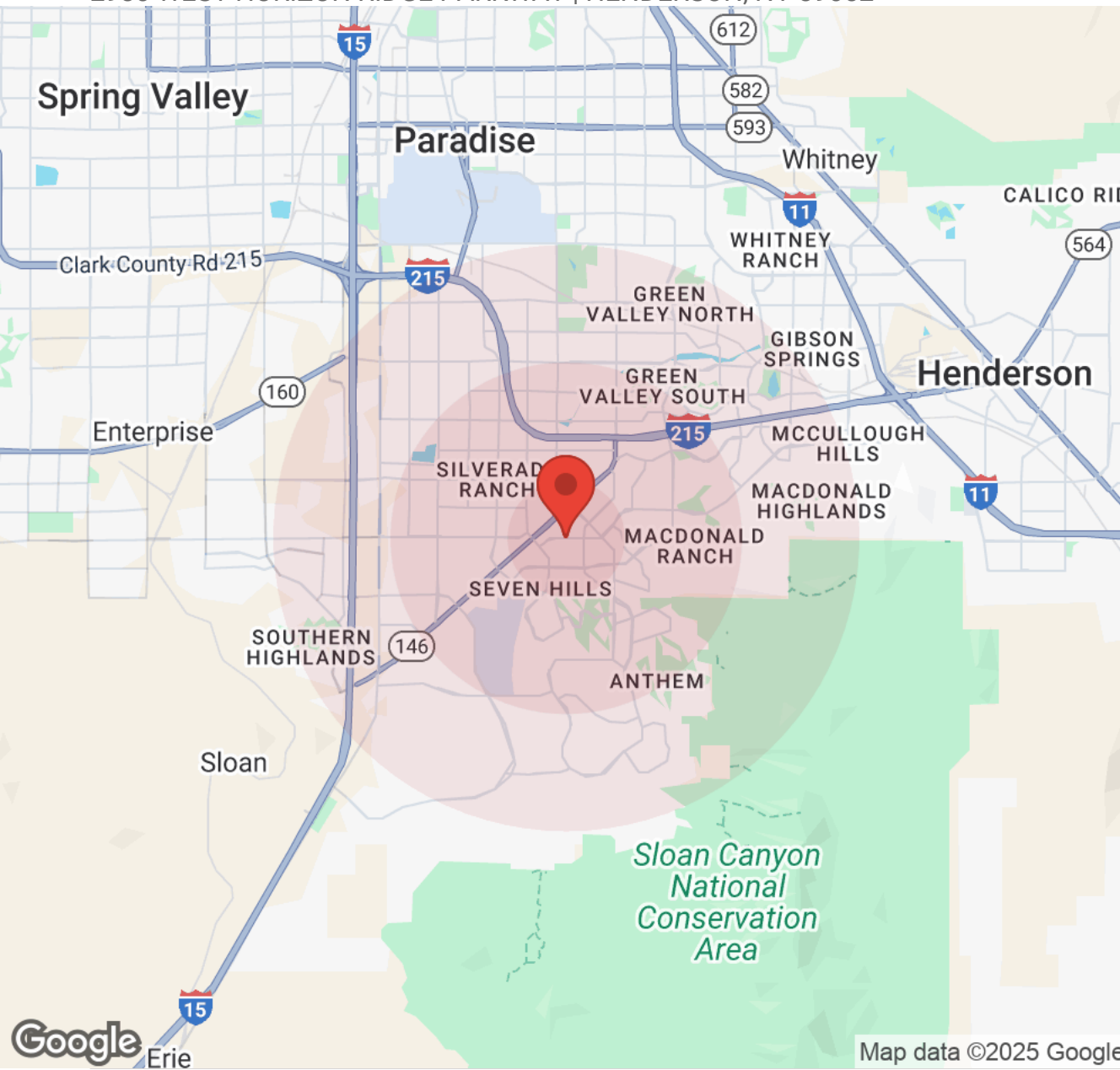
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	10,163	64,541	131,075
Female	10,905	67,663	136,822
Total Population	21,068	132,204	267,897

Age	1 Mile	3 Miles	5 Miles
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	1 Mile	3 Miles	5 Miles
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	1 Mile	3 Miles	5 Miles
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	1 Mile	3 Miles	5 Miles
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

Map data ©2025 Google

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