

HORIZON RIDGE

MEDICAL CENTER

2610 W HORIZON RIDGE PARKWAY, HENDERSON NV 89052

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

DAVID BAUMAN, SIOR, CCIM

Principal

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○ (702) 460-7013

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License: S.0182687

NICOLE CLOVIS

Principal

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\$0.99 PSF NNN

lease rate



\$0.56 PSF/Mo

CAM



±2,415 SF

available

PROPERTY HIGHLIGHTS

- Six months promotional rate of \$0.99 PSF NNN
- ±29,220 SF multi-tenant medical office building situated on ±2.22 AC
- Second-generation suites in an upscale building
- Second-generation medical & office suites available
- Zoned Professional & Business Services
- Easily accessibility and visibility along Horizon Ridge Pkwy.
- Surrounded by retail amenities including Starbucks, Applebee's, Trader Joe's, Bank of America, Chick-fil-A, Target, Smith's and more.

DEMOGRAPHICS

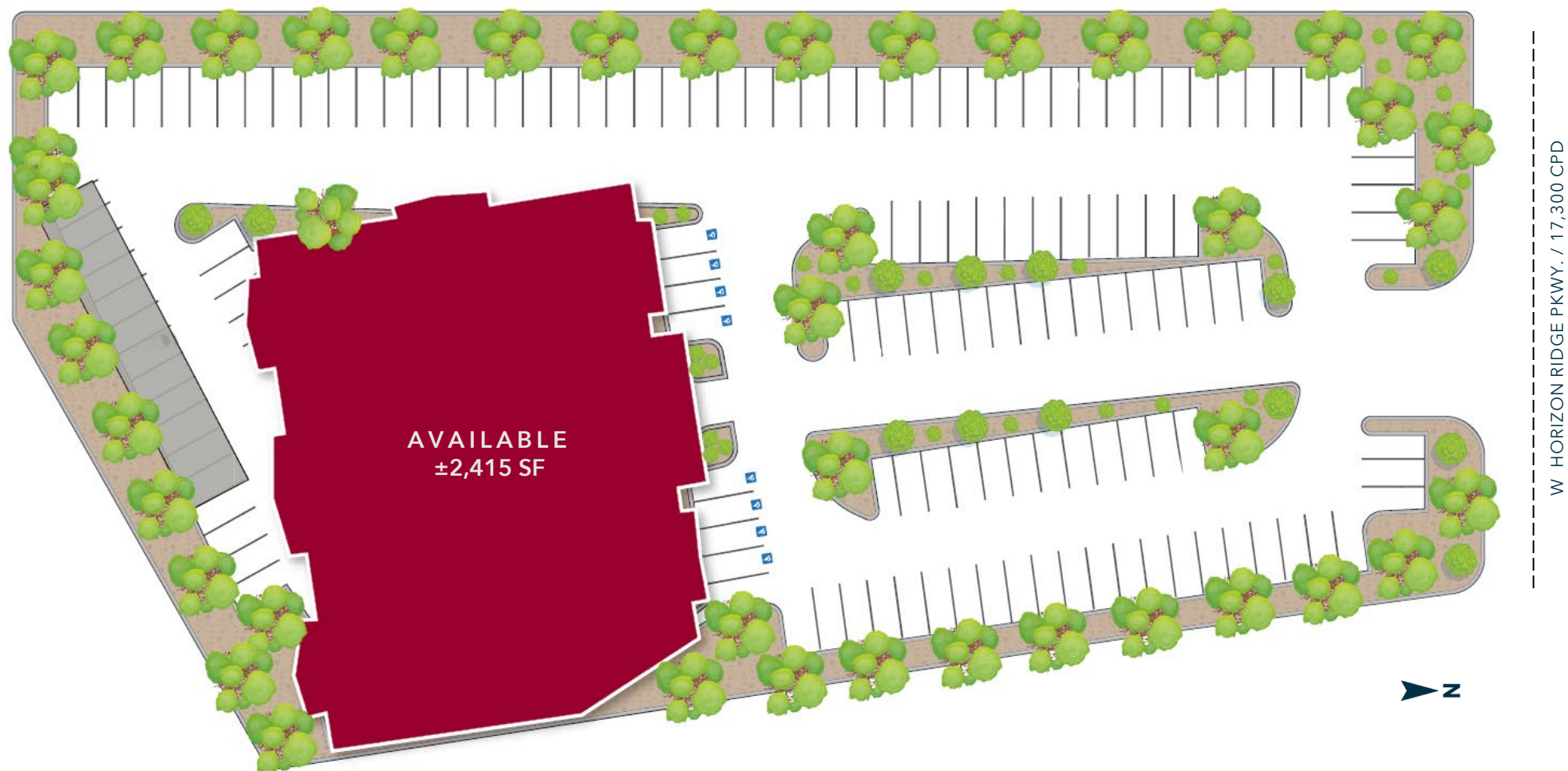
	1-MILE	3-MILE	5-MILE
2024 POPULATION	15,407	107,966	286,348
2024 AVERAGE HOUSEHOLD INCOME	\$153,763	\$131,406	\$118,693
2024 TOTAL HOUSEHOLDS	6,161	44,739	116,417



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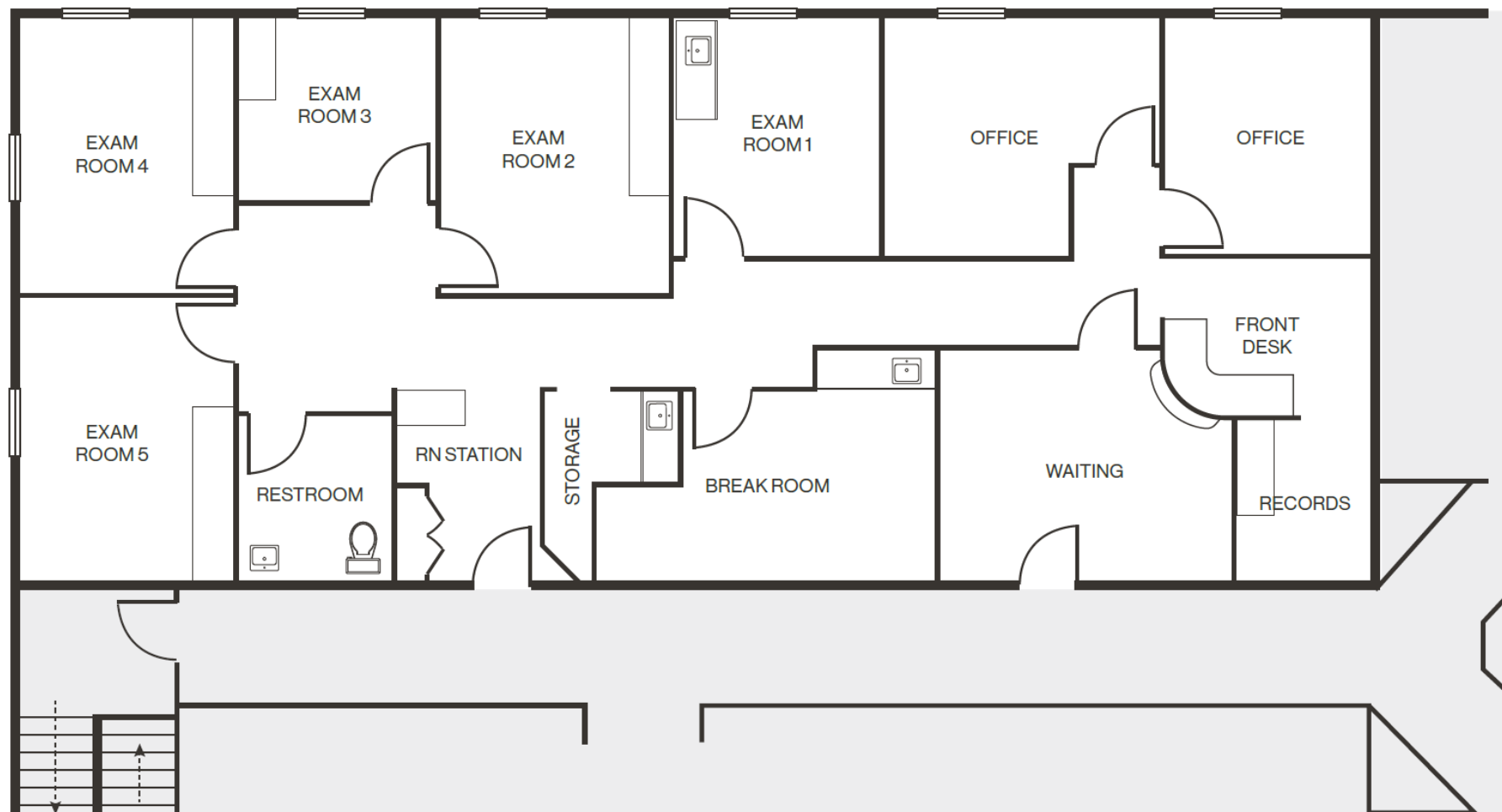


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2610 W HORIZON RIDGE PARKWAY, HENDERSON NV 89052

Suite 203 | ±2,415 SF



NAP

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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