

FIRST SAVINGS BANK BUILDING

1700 W. Horizon Ridge Parkway, Henderson, NV 89012

AVAILABLE
For Lease



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Leasing Details



\$2.25 PSF MG
 Lease Rate



±982 SF
 Space Available



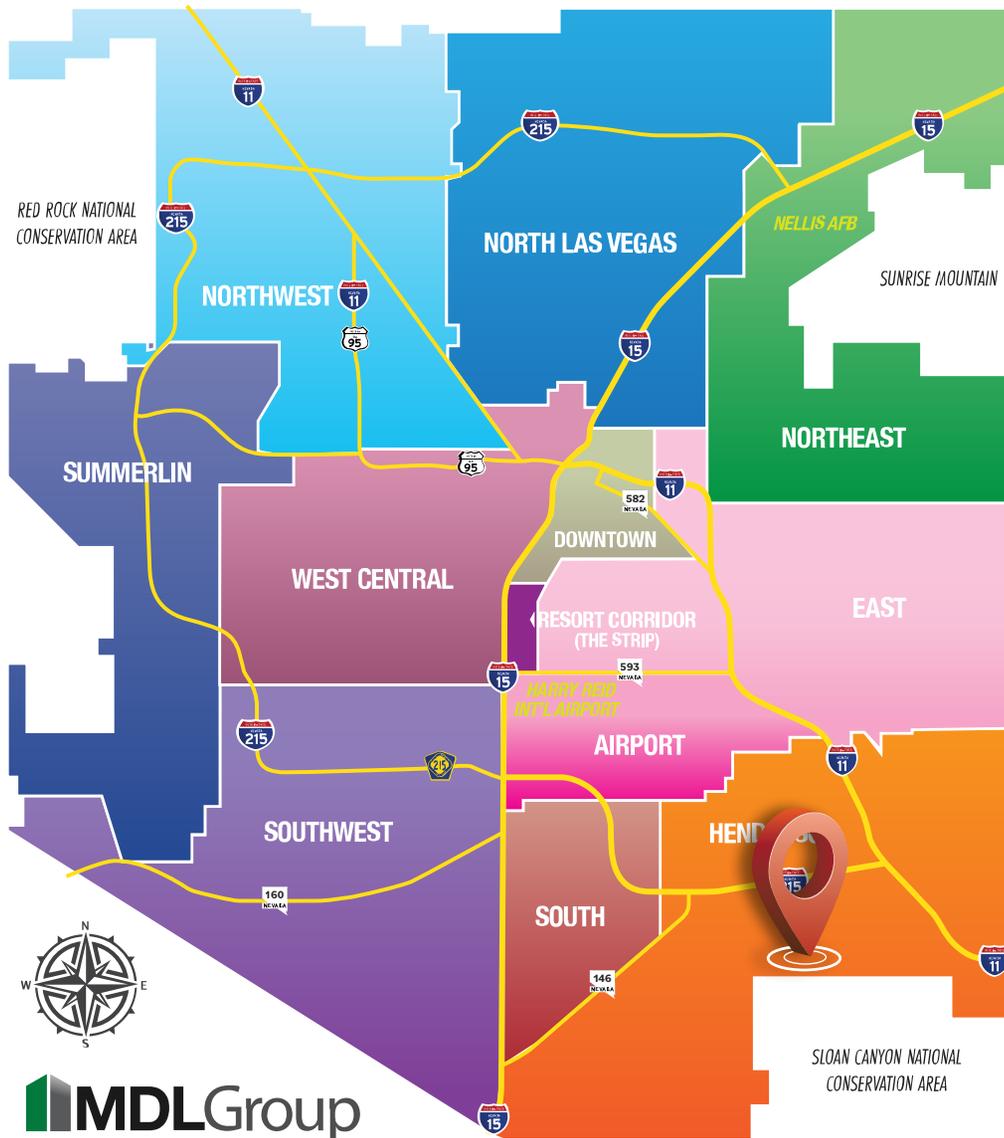
Henderson
 Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	15,076	110,217	288,866
Average Household Income			
2025 Average Household Income	\$151,233	\$132,948	\$119,736

Property Highlights

- Professionally managed
- On-site ownership - First Savings Bank
- Great visibility on Horizon Ridge Pkwy. and Valle Verde Dr.
- Ample parking with covered parking available
- Parking ratio 4.10:1,000
- Traffic counts of ±19,000 vehicles per day via Horizon Ridge Pkwy.
- The building faces the beautiful MacDonald Ranch entrance and is nearby many amenities and restaurants such as The District at Green Valley Ranch Hotel & Casino and others
- 1 Mile South of I-215 Beltway at Valle Verde Dr.



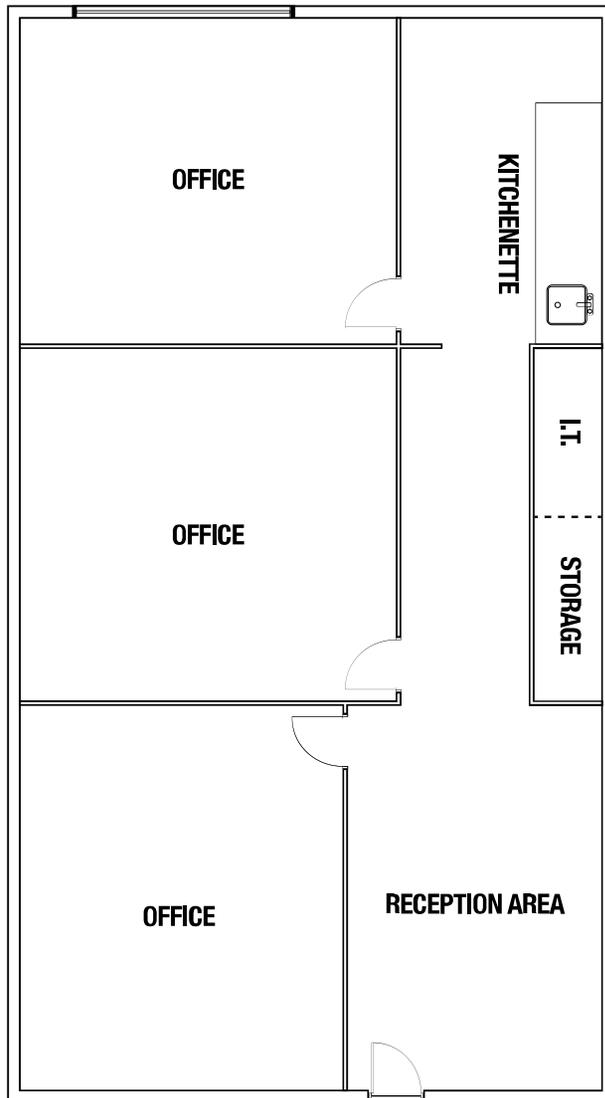
Distance to Landmarks

- I-215 FWY: ±1.4 miles
- I-11 FWY: ±3.7 miles
- Harry Reid International Airport: ±9.1 miles
- The Strip: ±13.5 miles

Nearby Amenities

- ±6.2 mile drive to the Galleria Mall, Costco, and the Henderson Auto Mall complex
- Short drive to Traverse Point retail corridor (I-215 East and North Stephanie Street) with several retail and dining options including WinCo Foods, RC Willey, Chase Bank, Popeyes Louisiana Kitchen, and Wendy's
- Flanked by Dragonridge Country Club and Desert Willow Golf Course communities





Lease Details



\$2.25 PSF MG
Monthly Lease Rate



±982 SF
Available Space



\$2,209.50
Monthly Rent

Second Floor Details

+ Suite Number	202
■ Offices	3
■ Storage Room	1
■ Kitchenette	1
■ Reception	1
+ Availability	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Henderson



Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

Quick Facts

 **331,415**
Population as of 2022

 **2,984**
Pop. Density (Per Sq. Mi.)

Source: www.wikipedia.com
Source: www.hendersonnow.com

In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.

Nevada Tax Advantages

NEVADA

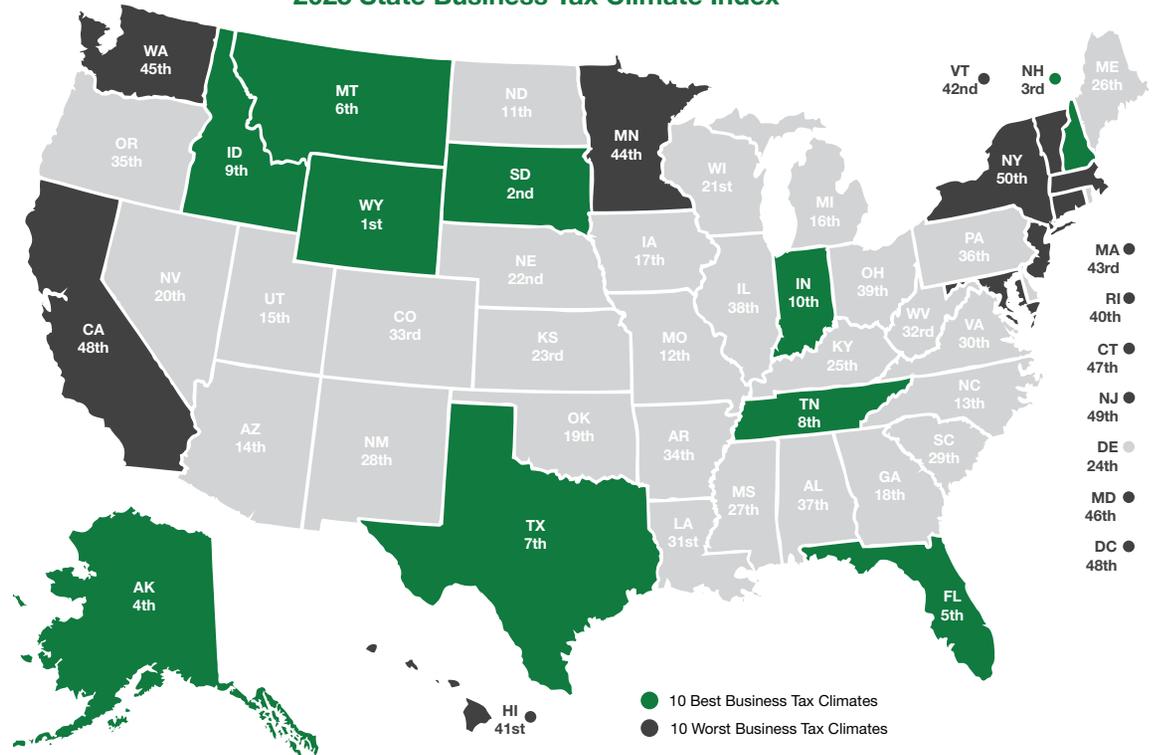
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th,
Idaho 9th, Oregon 35th and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation’s 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



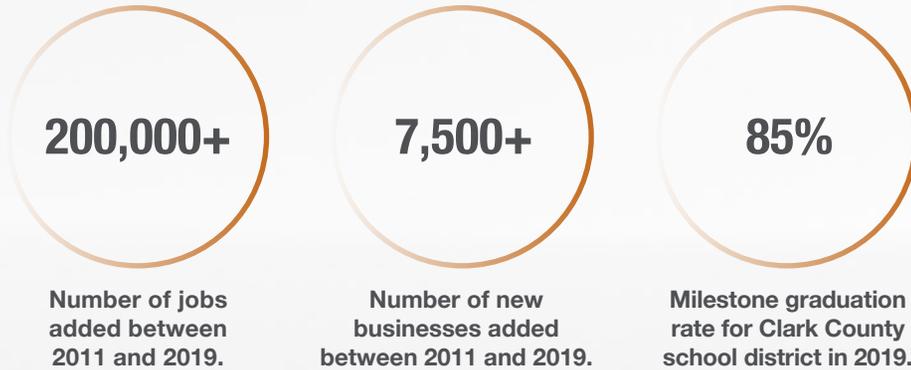
Service you deserve. People you trust.



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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)