

# Eastern Commons Medical Offices

2780-2790 W. Horizon Ridge Pkwy, Henderson, NV 89052



Medical/Office Space For Lease

**OFIR BEN-MOSHE**

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B.1002540.LLC

**MYD** REAL ESTATE



2780-2790 W HORIZON RIDGE

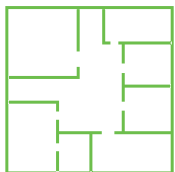


## OFFERING SUMMARY

Medical / Office / Retail Space For Lease

Available Space

±2,242 SF (Suite 40)



Lease Rate

Contact Broker



Location

Henderson Submarket







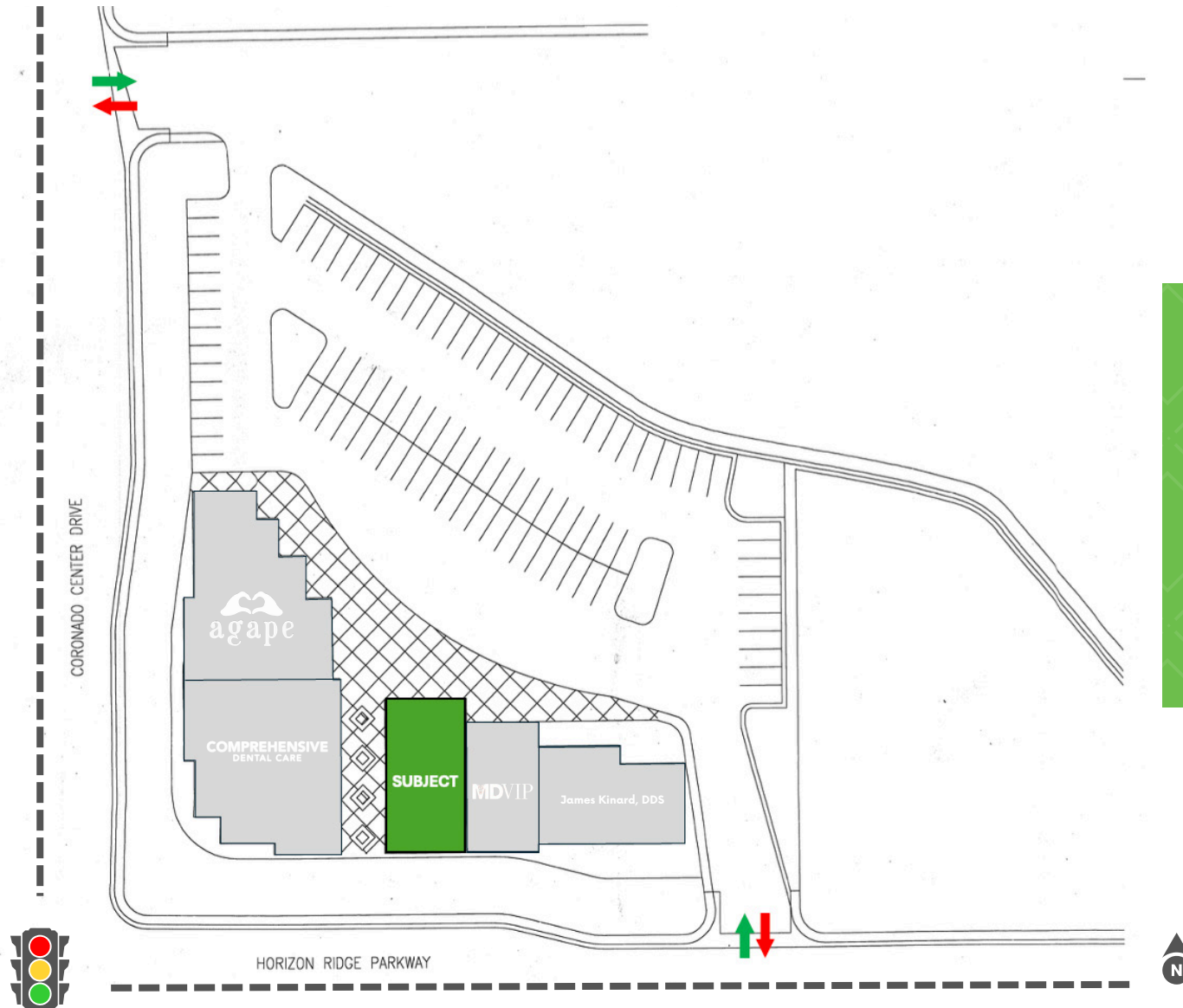
## PROEPRTY HIGHLIGHTS

- Meticulously managed professional office/medical park situated within Henderson’s medical district.
- Rare tenancy opportunity within an established & frequently visited office park.
- Located at the signalized intersection of W Horizon Ridge and Coronado Center Drive providing excellent frontage & visibility.

## KEY DEMOGRAPHICS

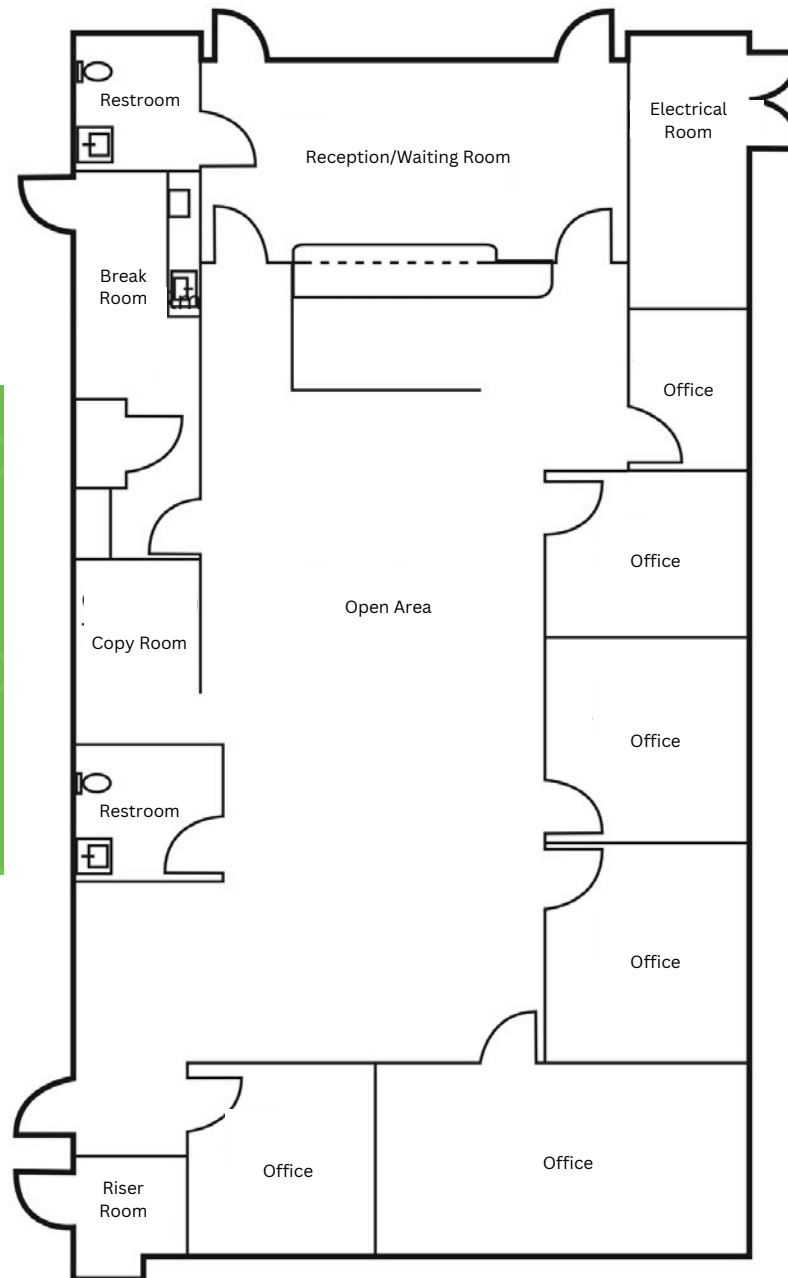
	1-mile	3-miles	5-miles
<b>2023 Population</b>	<b>23,437</b>	<b>136,240</b>	<b>307,103</b>
<b>2023 AHHI</b>	<b>\$106,475</b>	<b>\$105,367</b>	<b>\$104,854</b>
<b>2023 Households</b>	<b>9,406</b>	<b>53,736</b>	<b>121,640</b>

# SITE PLAN



The information contained herein was obtained from sources deemed reliable; however, MYD Real Estate does not make any representation to the accuracy or correctness thereof. Prospective buyers or tenants are required to conduct their own due diligence and verification.

# FLOOR PLAN



## Improvements:

- 2 Restrooms
- Reception/Waiting Room
- 6 Private Rooms + Break Room
- Additional Private Entries

SUITE 40  
**±2,242 SF**  
(End-Cap Unit)

\*Not to scale - For illustration purposes



# AREA MAP





# PROPERTY PHOTOS





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Exclusively Listed By:

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