



**PRESENTING:
THE PARK AT HORIZON
RIDGE**

**SINGLE STORY
OFFICE/MEDICAL BUILDING
FOR LEASE**

±6,162 RSF

**Within minutes of the St. Rose
Dominican Hospital, Siena Campus &
New West Henderson Medical Campus**

N.E.C Horizon Ridge Parkway & Jeffreys

**2980 W. HORIZON RIDGE PKWY.,
HENDERSON, NV 89052**



FIRST FEDERAL REALTY

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PROPERTY DESCRIPTION

The Park at Horizon Ridge Pkwy
2980 West Horizon Ridge Parkway | Henderson, NV 89052



FIRST FEDERAL REALTY



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 within close proximity to several medical facilities including St. Rose Dominican Hospital which is two blocks from the location. The site offers quick and easy access to the 215 Beltway, I-15, and is close to several large retail centers, restaurants, and abundant amenities in 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.

FOR LEASE

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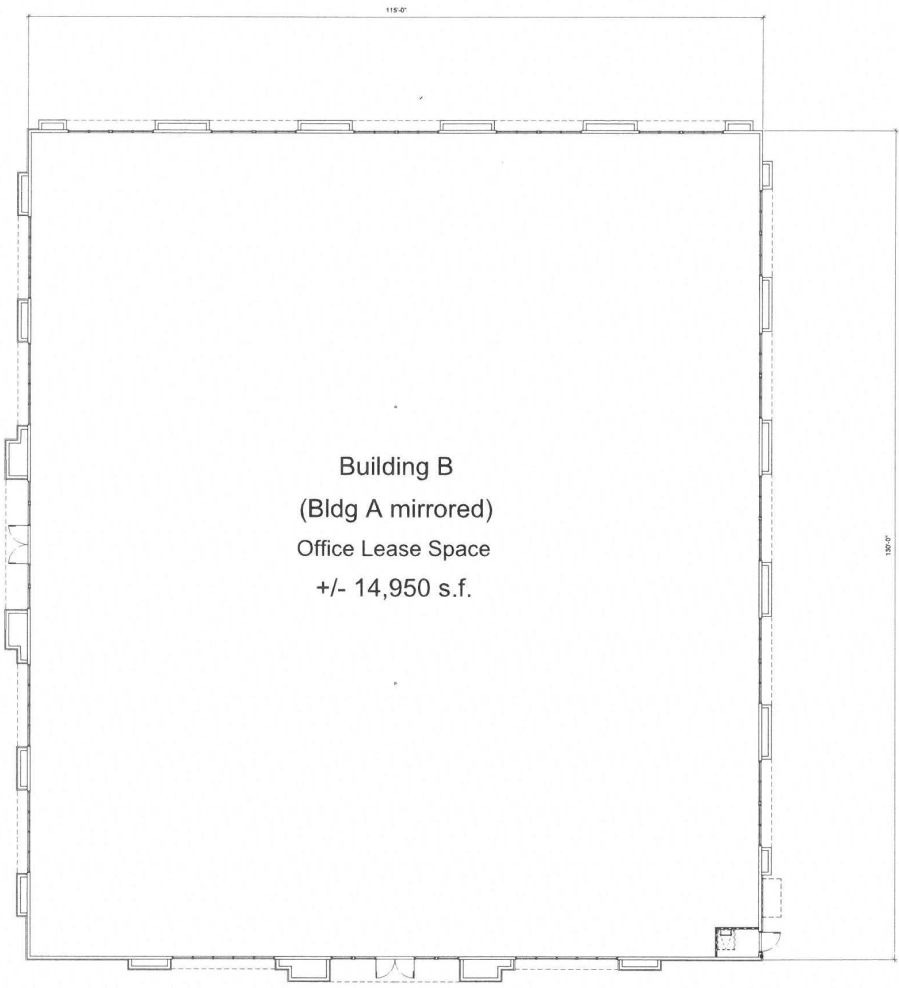


Suite	Size	Rate	Status	Use	Condition	Tenant
Building A-100	6,100	\$0 /mo	Leased	Medical		Cosmetic Surgery
Building A-110	6,389	\$0/mo	Leased	Office		HR & Payroll Svcs
Building A-120	2,446	\$0/mo	Leased	Office		Mortgage Broker
Building B	6,162	\$3.00 sf/mo	Available	Office/Med	Shell Under Construction	Available
Building C	4,750	\$0 /mo	Sold	Medical		Pulmonology Clinic
Building D	4,750	\$0 /mo	Leased	Medical		Psychiatry Clinic
Building E	8,450	\$0 /mo	Sold	Medical		Fertility 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.

PROPERTY PHOTOS

The Park at Horizon Ridge Pkwy
2980 West Horizon Ridge Parkway | Henderson, NV 89052



2980 W. Horizon Ridge Parkway

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

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

Building Area = 14,950 s.f.

Keynotes

#	Description
1	NEW WALL CONSTRUCTION - SEE WALL LEGEND BELOW
2	ADJACENT 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

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

Wall Legend

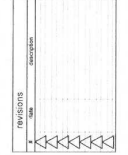
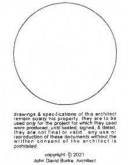
NOTE: STRUCTURAL INFORMATION SUPERSEDES ARCHITECTURAL DETAILS

1 (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 T11.103 OF THE 2018 I.B.C. - SEE DETAIL 1 ON SHEET DT2

2 PORCELAIN TILE VENEER (SEE EXTERIOR ELEVATIONS) INSTALLED PER SECTION 1404.10.2 OF THE 2018 I.B.C. (1)TYPE 1 MORTAR AND SCRATCH COAT (2) COAT STUCCO WIRE MESH OVER LAYERS OF GRADE 1' BUILDING PAPER OR PL YWOOD SHEATHING 02" X 4" WOOD STUDS AT 16" O.C. (3) 1/2" 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 (2) COAT STUCCO WIRE MESH OVER LAYERS OF GRADE 1' BUILDING PAPER OR PL YWOOD SHEATHING 02" X 4" WOOD STUDS AT 16" O.C. (3) 1/2" AND R-21 BATT INSULATION WIRED INTO PLACE. (INTERIOR GYPSUM BOARD TO BE INSTALLED BY FUTURE TENANT)

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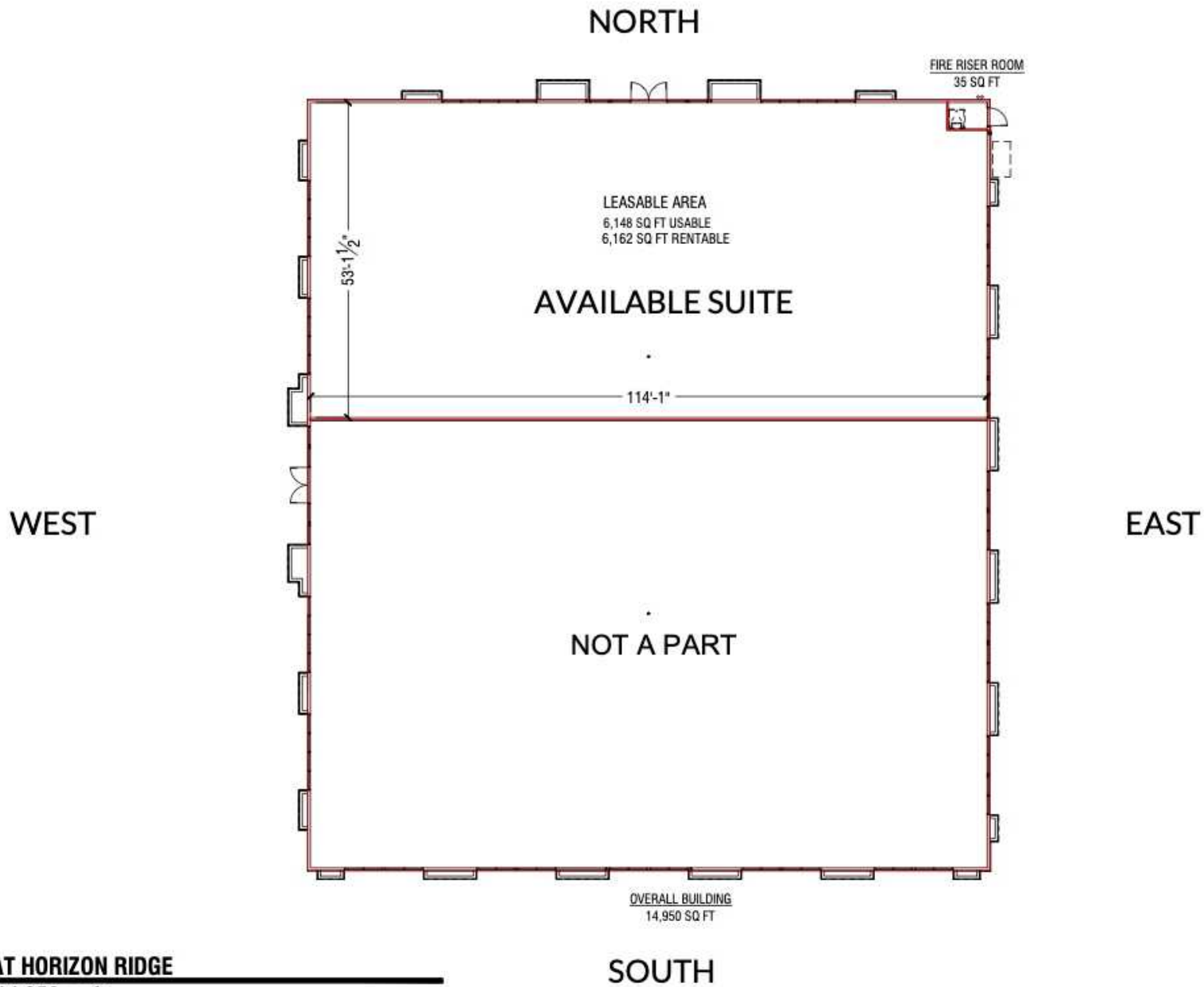


Park at Horizon Ridge
for DeSimone Companies
N.E.C. Horizon Ridge Pkwy. & Jeffreys
Henderson
Nevada

date	7/20/2021
proj. no.	2021-1
drawn by	
chd. by	
sheet no.	A2

FLOOR PLAN

The Park at Horizon Ridge Pkwy
2980 West Horizon Ridge Parkway | Henderson, NV 89052



THE PARK AT HORIZON RIDGE

Building B / 14,950 sq ft *B has additional power (1,200 amps/3 phase/480 v)

DATE: 10-04-24
SCALE: 1/16"=1'-0" **atwool** DESIGN

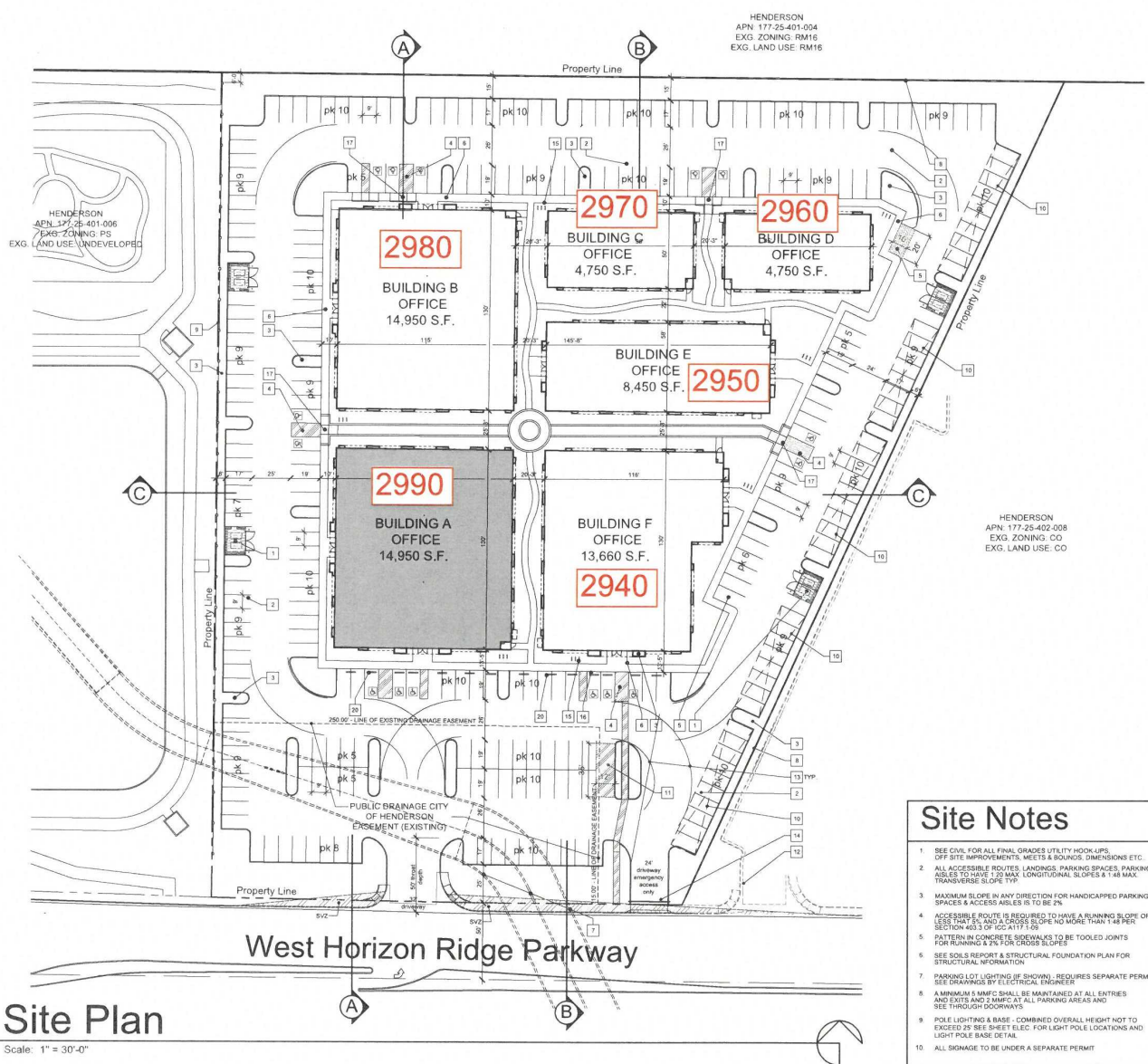
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SITE PLAN

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Keynotes

#	Description
1	8" HIGH SPLIT FACE C.M.U. TRANSPARENT CYCLING ENCLOSURE W/ TRILLIS
2	AC PAVING - SEE CIVIL DRAWINGS
3	LANDSCAPING - SEE LANDSCAPE PLAN
4	HANDICAP ACCESSIBLE ASBLE
5	10' X 30' LOADING ZONE
6	4" CONCRETE SIDEWALK W/ ROCK SALT FINISH
7	NEW UNDERGROUND RCES - SEE CIVIL DRAWINGS
8	EXISTING C.M.U. WALL TO REMAIN
9	NEW DECORATIVE WROUGHT IRON FENCING TO MATCH ADJACENT PARK DESIGN W/ 16" SQUARE SPLIT-FACE C.M.U. PLASTERS AT 20'-0" O.C. WITH DECORATIVE CAP SEE SHEET S070.43
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 RADIUS - 20' INSIDE & 42' OUTSIDE
14	CRASH GATE SUBJECT TO COHFD APPROVAL
15	SHORT TERM BIKE RACKS PER DETAIL 113 (LONG TERM LOCATED INSIDE OFFICES)
16	ZERO CURB FACE
17	HANDICAP CURB RAMP
18	ENHANCED PAVING AT CROSSWALK
19	48" X 12" PEDESTRIAN ACCESS GATE
20	CONCRETE AUTO STOP AT ZERO CURB FACE

Parking Analysis

VEHICLE PARKING ANALYSIS

Building	Use	Area	Ratio	Pkq. Rqd.	Pkq. Pvd.
Pad 'A'	Medical Office	14,950 s.f.			
Pad 'B'	Mixed Office	14,950 s.f.			
Pad 'C'	Mixed Office	4,750 s.f.			
Pad 'D'	Medical Office	4,750 s.f.			
Pad 'E'	Medical Office	8,450 s.f.			
Pad 'F'	Medical Office	13,660 s.f.			
Total Building		61,510 s.f.			
Medical		41,810 s.f.	1/200	210	210
Mixed Office		19,700 s.f.	1/250	78	80
Total Parking				288	290

Covered Parking: 48 spaces
 Accessible Parking Spaces Required: 7 Spaces
 Accessible Parking Spaces Provided: 15 Spaces

Bicycle Parking Analysis

BICYCLE PARKING	AREA	RATIO	Pk. REQ.	Pk. PROV.
LONG TERM	61,510 S.F.	0.30/1,000	18	24
SHORT TERM	61,510 S.F.	0.50/1,000	31	42

Loading Space Analysis

TOTAL BLDG S.F.	AREA	LOADING GROUP # REQUIRED	LOADING GROUP # PROVIDED
61,510 S.F.	61,510 S.F.	GROUP 1 (1) ZONE A (1/2X30)	GROUP 2 (1) ZONE A (1/2X30)
		(1) ZONE B (1/2X30)	(1) ZONE B (1/2X30)

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	26.5%
APN#	177-25-401-007

Location Map

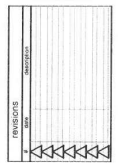


Site Notes

- SEE CIVIL FOR ALL FINAL GRADES UTILITY HOOKUPS OFF SITE IMPROVEMENTS, MEETS & BOUNDS, DIMENSIONS ETC.
- ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING TRANSITION SLOPE 1:111
- MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESSIBLE IS TO BE 2%
- ACCESSIBLE ROUTE IS REQUIRED TO HAVE A RUNNING SLOPE OF LESS THAN 2% AND A CROSS SLOPE NO MORE THAN 1:48 PER SECTION 403.3 OF ICC A117.1-05
- PATTERN IN CONCRETE SIDEWALKS TO BE TOOLED JOINTS FOR RUNNING & 2% FOR CROSS SLOPES
- SEE SOILS REPORT & STRUCTURAL FOUNDATION PLAN FOR STRUCTURAL INFORMATION
- PARKING LOT LIGHTING (IF SHOWN) - REQUIRES SEPARATE PERMIT SEE DRAWINGS BY ELECTRICAL ENGINEER
- A MINIMUM 5 MMFC SHALL BE MAINTAINED AT ALL ENTRIES AND EXITS AND 2 MMFC AT ALL PARKING AREAS AND SEE THROUGH DOORWAYS
- POLE LIGHTING & BASE - COMBINED OVERALL HEIGHT NOT TO EXCEED 29' SEE SHEET ELEC. FOR LIGHT POLE LOCATIONS AND LIGHT POLE BASE DETAIL
- ALL SIGNAGE TO BE UNDER A SEPARATE PERMIT



Planning & Construction of the building shown on this plan is in accordance with the applicable provisions of the Nevada Building Code and the applicable provisions of the Nevada State Building Code.



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

date	10/11/2021
proj. no.	2021-01
drawn by	
chd. by	
sheet no.	ST1

1 Site Plan

Scale: 1" = 30'-0"

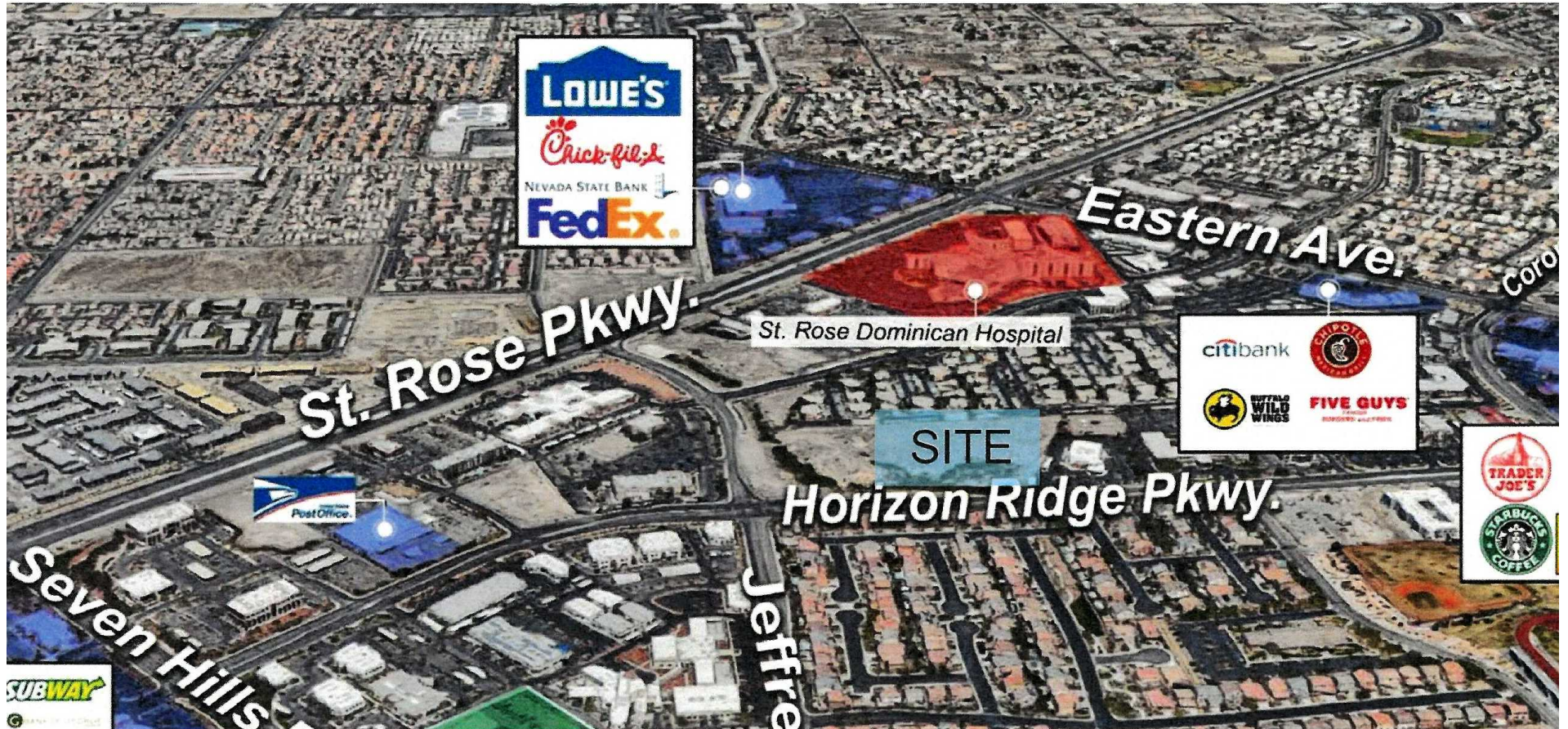
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MAP

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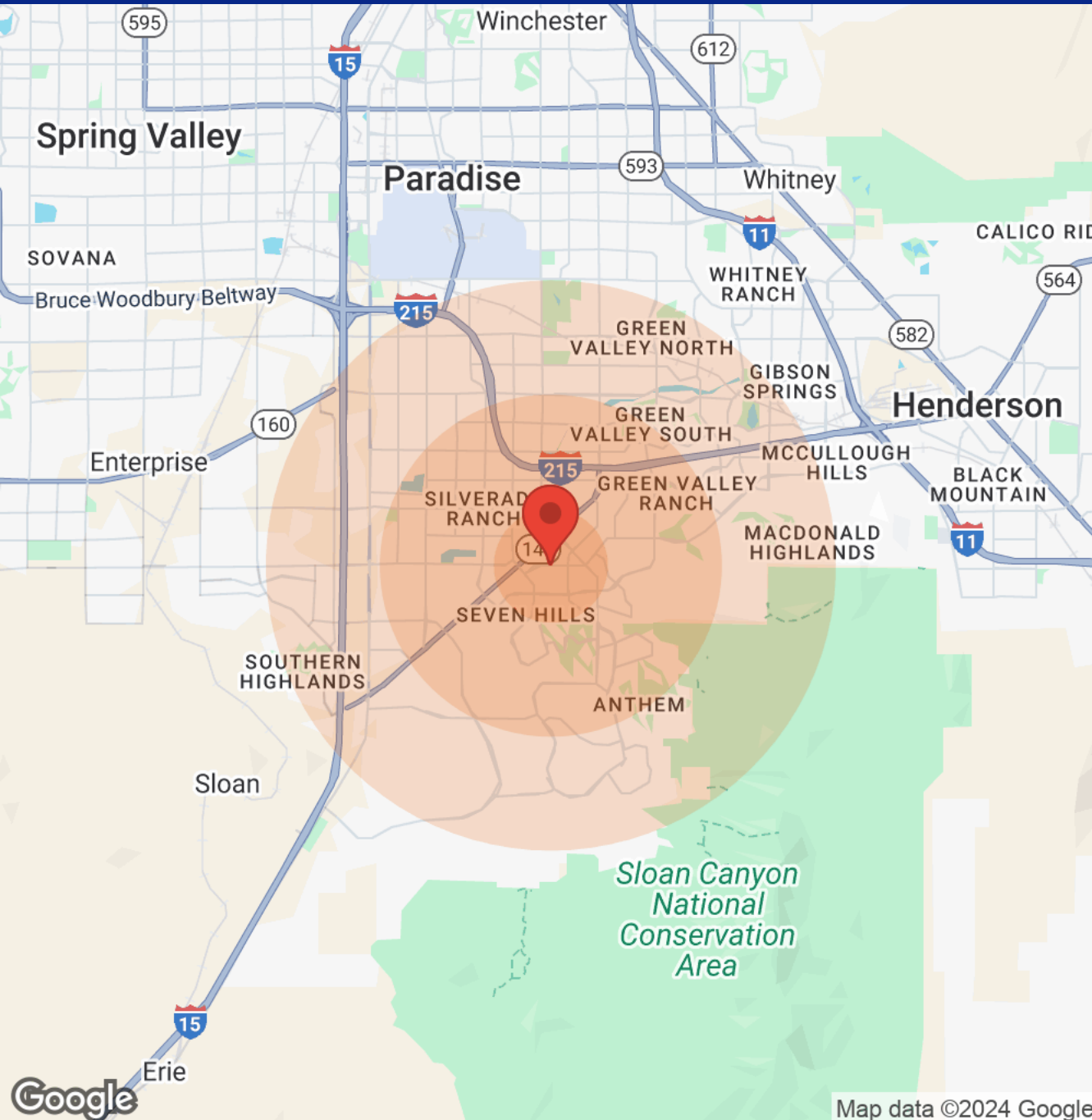
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DEMOGRAPHICS

The Park at Horizon Ridge Pkwy
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FIRST FEDERAL REALTY



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 ©2024 Google

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DISCLAIMER

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