



**2435 W HORIZON RIDGE PKWY.
HENDERSON, NV 89052**

**TURNKEY OPPORTUNITY
in HIGHLY DESIRABLE AREA**



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Located in an Upscale Professional Business Community High Commercial Traffic

Highly upgraded with \$150,000.00 +/- of Class A furnishings, bathrooms, shower, executive wetbars & conference areas with IT capabilities.

Turnkey opportunity! Don't waste your time with an empty shell when this executive space is outfitted to hit the ground running.

Monthly Rental Rate: \$1.75 per square foot

Property Type: Office

Rentable Building Area: 4,288 SF

Year Built: 2004

Lease Term: Flexible Landlord! 1+ Years w/ Short Term Leasing Available

Street Signage Available

Parking: 4 Reserved at Front and 5 Covered Spaces

Furnishings Optional

Experienced Cooperative Landlord very attentive to Tenant's needs.





Building located in Horizon Ridge Commons office park. High traffic mixed use area between Eastern & Green Valley Parkway.

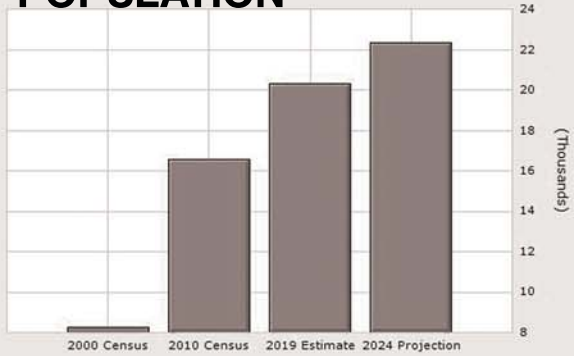
Floor plan includes 9 offices plus fully outfitted break room and storage. The glass Conference Room features its own IT room and wet bar. This great meeting space provides privacy and ample space for catering client meetings.

7 glass offices. 2 executive offices (1 w/ full bath) each have refrigerators and microwaves. 1 bullpen with 10 cubicles. Building is pre-wired for IT, 10 phone lines, 4 fax lines.



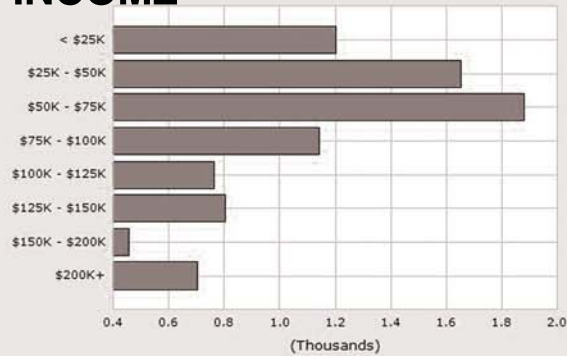


POPULATION



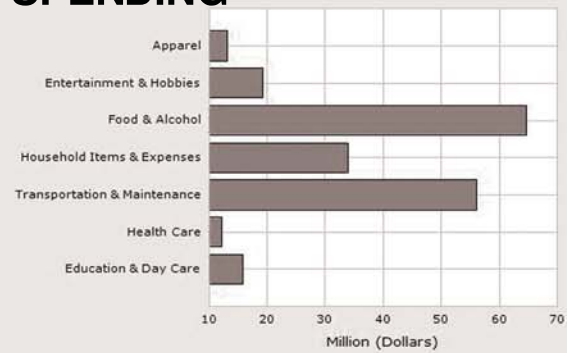
Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	20,294	130,512	300,002
2024 Population:	22,367	141,568	327,355
Pop Growth 2019-2024:	10.21%	8.47%	9.12%
Average Age:	39.40	39.90	40.00
Households			
2019 Total Households:	8,601	51,053	118,862
HH Growth 2019-2024:	10.01%	8.16%	8.73%
Median Household Inc:	\$69,121	\$76,113	\$69,732
Avg Household Size:	2.30	2.50	2.50
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$327,027	\$308,231	\$290,539
Median Year Built:	2001	1998	1999

INCOME



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