

AVAILABLE FOR LEASE

Lease Rate: \$2.50/SF NNN

(2021 estimated CAMs are \$0.41 PSF)

HORIZON VILLAGE SQUARE

FULLY LEASED



OFFICE SPACES • 70 E Horizon Ridge Parkway | Henderson, NV 89002

PROPERTY DESCRIPTION

HORIZON VILLAGE SQUARE OFFICE BUILDING is a ±21,415 sf 1-story office building located on East Horizon Ridge Parkway, just minutes from the I-515 freeway exit. Situated across the street from a Von's anchored shopping center, Horizon Village Square (Office) enjoys very strong neighborhood retail co-tenancy and provides an idea home base for a wide variety of office uses.

PROPERTY HIGHLIGHTS

- Conveniently located off the I-515 freeway.
- Tenant improvement packages are available (conditions apply).
- Great mix of medical, dental, legal, other professional and retail users.
- Across the street from a Von's grocery anchored center.
- Very strong mix of neighboring retail co-tenancy.
- Abundant parking for all tenants and visitors.

FOR MORE INFORMATION CONTACT:

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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AVAILABLE SUITE(S)

| SUITE | SIZE | TENANT |
|---------|-------|-------------------------------|
| 100 | 1,238 | Home Health Care Specialist |
| 110 | 1,512 | Rick Burnam Agency |
| 120 | 2,010 | CD Young's Karate |
| 130 | 2,010 | Ignite Dance Center |
| 140 | 2,010 | LGCM |
| 150 | 2,010 | Dedicated Dental |
| 160 | 2,010 | Steven E. Grant O.D. P.C. |
| 170 | 2,010 | Dr. James Gibson Orthodontics |
| 180-190 | 6,605 | Tru Physical Therapy |

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