

AVAILABLE FOR LEASE

Lease Rate: \$2.50/SF NNN

(2023 estimated CAMs are \$0.46 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:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

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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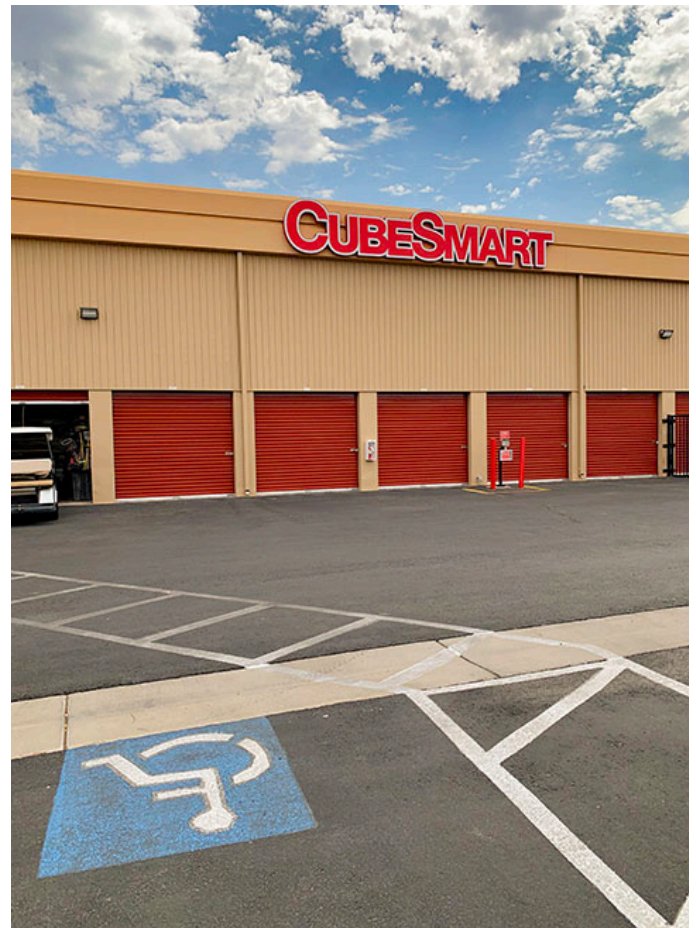
OFFICE SPACES • 70 E Horizon Ridge Parkway | Henderson, NV 89002 • Zoned: CC • APN: 179-30-114-018



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	DeVita 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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