

OFFICE CONDO

FOR SALE



2900 W Horizon Ridge Pkwy Suite 221 89052



The ONLY Office property of this size For sale in the Henderson West-Side Market. 3698 Square Feet

**SBA Payment with 10%-Down is only \$1.71/PSF!!
(\$1.10 after Depreciation)**

TROPHY OFFICE

2900 W HORIZON RIDGE PKWY SUITE 221, HENDERSON, NV 89052

FOR SALE

3698 RSF

RE/MAX
COMMERCIAL®



Reception

Kitchen / Break room

Conference room

Nine Offices

IT Server Room

Scan Copy storage area



MOVE-IN READY

Shea at Horizon Ridge is located close to St. Rose Hospital, in the South Valley area, now referred to as West Henderson. High Income Demographics, New Raiders/NFL Practice field and HQ, Haas Automation, Amazon HUB, Inspirada, Anthem, Seven Hills, all within minutes!

Call For latest info!

Wes Drown, CCIM

Commercial Office Specialist

702-287-6553

2900 W Horizon ridge #221

Aerial View North-NW

RE/MAX
COMMERCIAL

The Strip 7 Miles

St. Rose Hospital Campus



Image Landsat / Copernicus
Image © 2021 Maxar Technologies

Google Earth

36°00'30.00" N 115°07'02.32" W elev 2242 ft eye alt 2711





3698 RSF

9 Offices

Conference Room

IT Room

Kitchen / Lounge

Reception

Work Room

2 Exits

2900 W Horizon Ridge #221

PHOTOS

RE/MAX
COMMERCIAL



**Schedule a
private tour.**



Move in Ready
Beautiful Professional and Modern Office space
Super Strong Net Worth 89052
Easy Access

Wes Drown, CCIM

Commercial Office Specialist

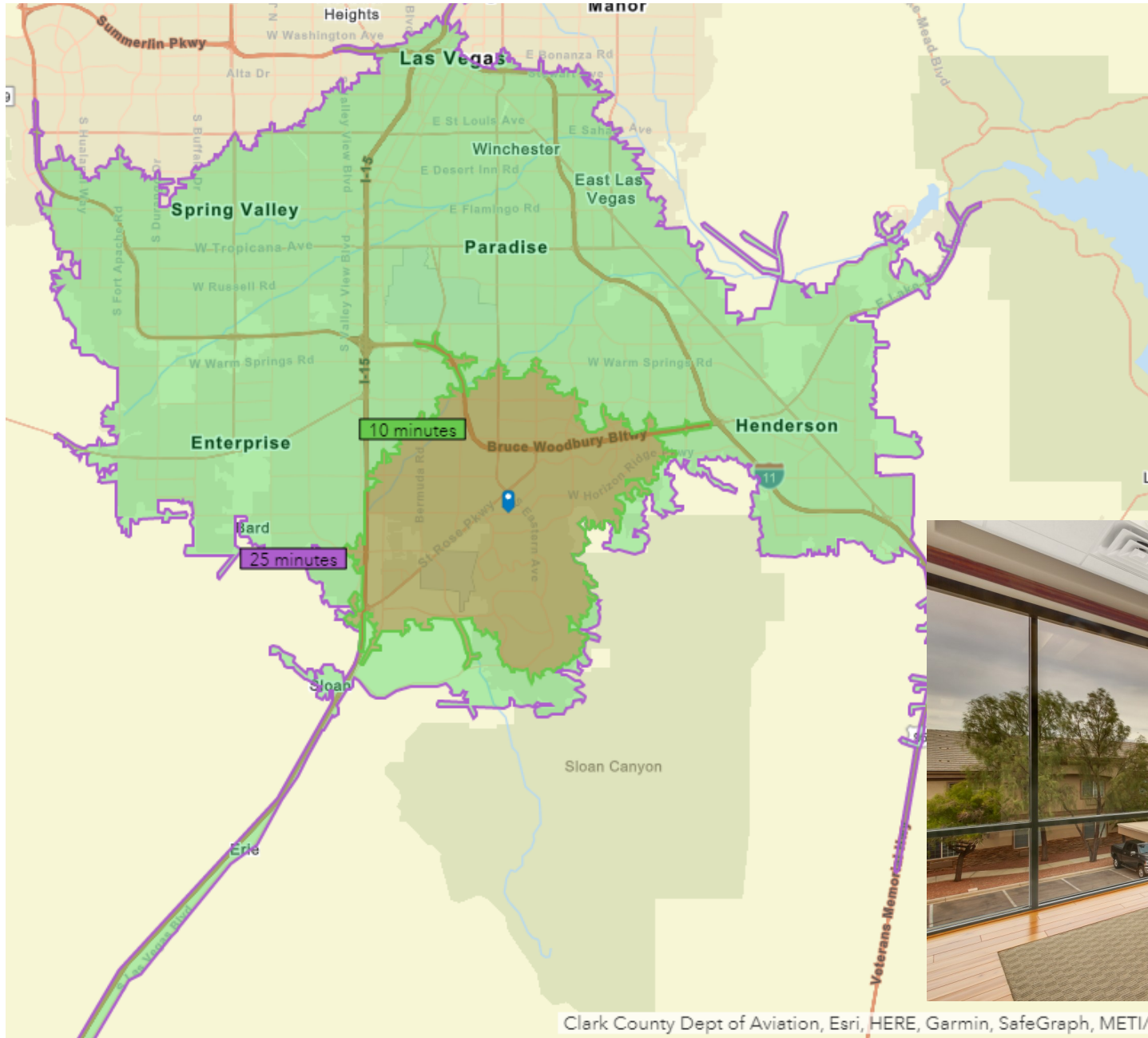
702-287-6553

2900 W Horizon Ridge Parkway

Great Location



Within 25 minutes, you can be...



Drivetime Analysis:

How long would it take to get to work at this Incredible Location?

Drivetime Map shows 10 and 25 minute drivetime

Over 1,161,000 Population within 25 Minutes & 449,925 Households.



Clark County Dept of Aviation, Esri, HERE, Garmin, SafeGraph, METI/V

2900 W Horizon Ridge #221

By The Numbers



Description	Item
APN	177-25-411-015
Year Built	2004
Rentable SF	3698
Shea at Horizon	Assoc.
Horizon Ridge Frontage	189'
Covered Parking	5
Professionally Managed	Yes



Description	Item
Parking Ratio	4:1000
Net Worth within 25 min.	Over \$300-Billion
Population w/in 25 minutes	1,161,000
Designated Turn lane	Yes
Front Door Parking	YES
Major Retail nearby	YES
SBA Est. Monthly Payment	\$1.71/PSF



Image
Style
Quality
Architecture
Finishes
Executive
Rich



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Expansion Growth Diverse Young Entertainment Sports Aerospace DOD

Fast recovery from COVID-19 IN PROGRESS

\$13B of New construction on the Strip alone

Thousands of new Multi-family and Single Family Homes—Under construction, and planned for 2022

1.6% Population Growth for 2021

Prime Tech Company Migration

New Las Vegas Raiders HQ and Training Facility Open

One of a kind MSG Sphere Theatre coming 2022

BORING Company Tunneling EXPANSION

FCC-Drone Studies-Development expanding

Welcome! Amazon, Google, FEDEX, HAAS

44,000,000 Visitors in 2019

Huge need. Tele-Commuters, migrating SW.

Top Quality of Life

1/3 COLA of San Francisco

New -Aviators AAA Facility Open

1M Speaker-Super-Computer controlled-VENUE

Contract signed for \$58m expansion

Civilian & DOD proving grounds