

FOR LEASE

HENDERSON MEDICAL OFFICE CORRIDOR

2490 HORIZON RIDGE PARKWAY #110 • HENDERSON NV • 89052



PROPERTY DETAILS

- \$3.00/SF Per Month NNN (\$36.00/SF per year)
- 1,350-8,820 RSF Available.
- Horizon Ridge Parkway Frontage.
- Co-locate with Canyon Oral Surgery.
- Generous TI allowance available.
- 1.0807 Load Factor (if demised)
- \$.60/SF Per Month Op. Ex. (\$7.20/SF per year)
- 5-10+ year lease term



For more information, please contact:
Mike McLeod MBA, CCIM

O: 702-732-1000
C: 702-366-4369
E: mikesmcleod@gmail.com
3658 N. Rancho Drive
Las Vegas, NV 89130



**ALBRIGHT ♦ CALLISTER
& Associates, LLC.**

Commercial Real Estate Services

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MAP



BUILDING FRONT



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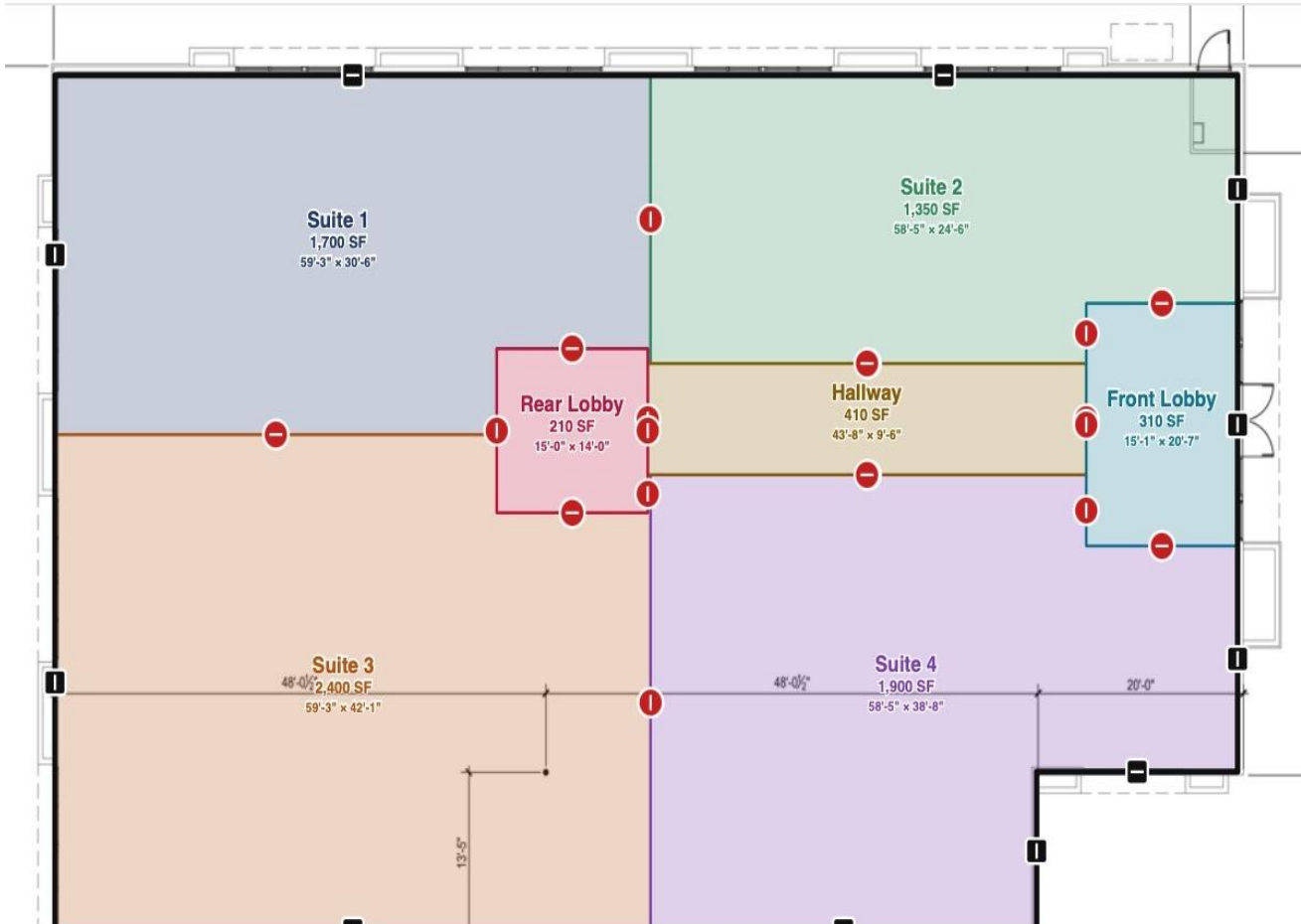
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POTENTIAL FLOOR PLAN OPTIONS



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