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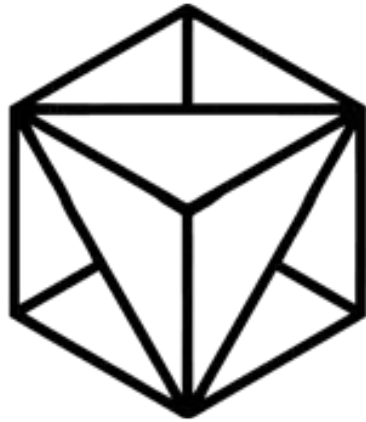
Property Advisors

Energy Behind Every Deal

3039 W. Horizon Ridge Pkwy Suite 110 & 120
Henderson, Nevada 89052

Plug-and-Play Medical Office
Scalable 1,740 - 4,572 SF





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BUILT FOR MEDICAL. SCALED FOR GROWTH.



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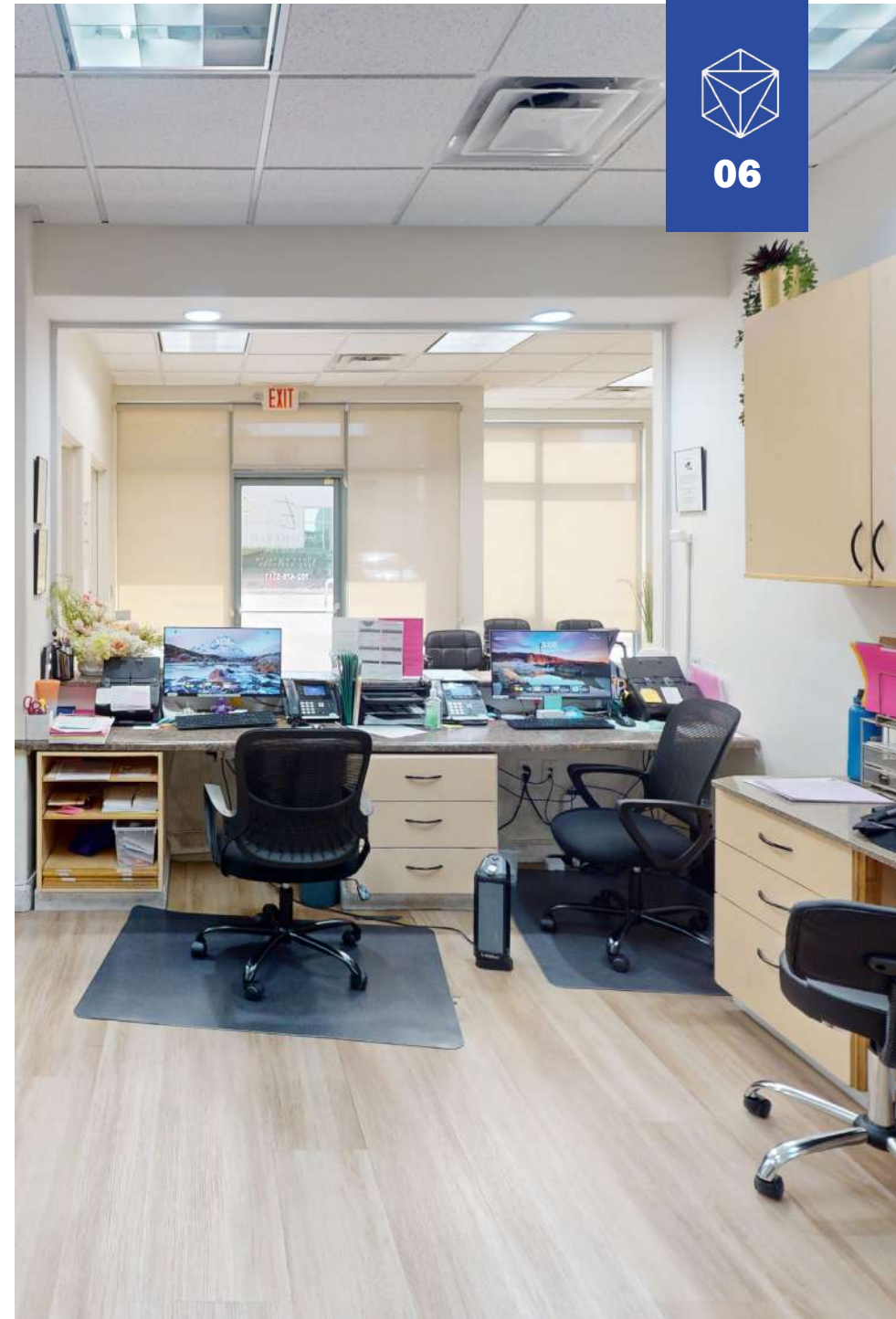
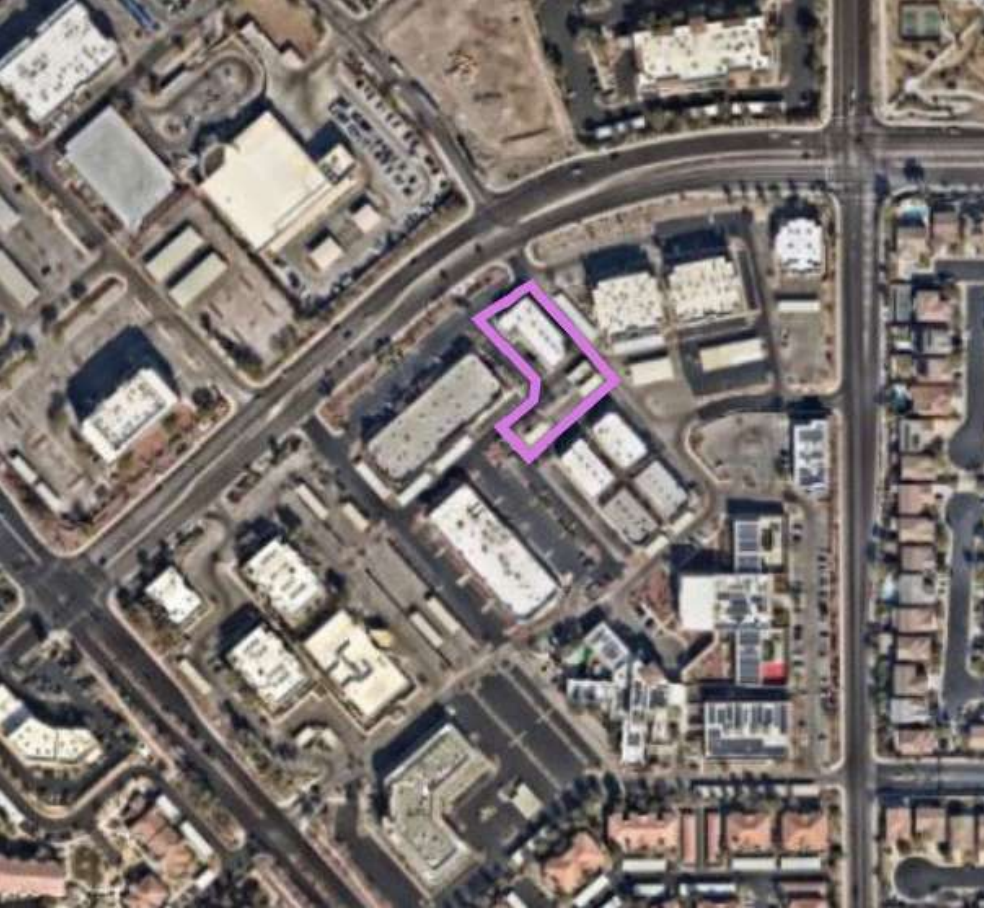
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Demographics



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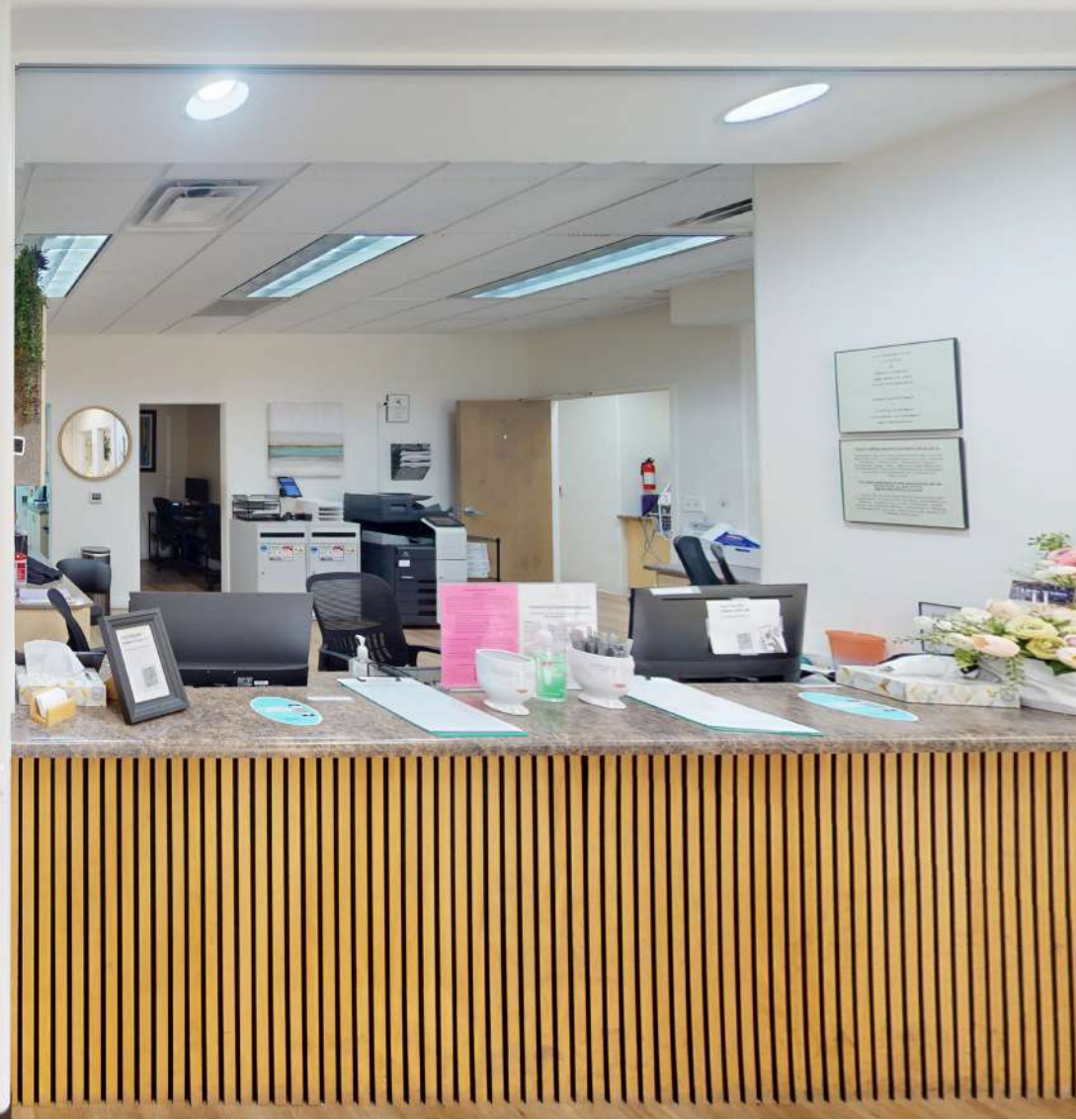


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Property Address	3039 W. Horizon Ridge Pkwy Henderson, NV 89052
Property Type	Medical Office
Parcel Number	177-35-510-029
Parcel Size	.73 Acres
Rentable Sq. Ft.	+/-1,750 - 4,572
Zoning	Commercial Office (CO)
Parking	Private/Covered
Parking Ratio	5:1000 SF
Year Built	2008



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OPPORTUNITY OVERVIEW



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Base Rent

\$2.25 PSF NNN

CAM

\$0.42 PSF

Size

1,750 - 4,572 SF

Product Type

Medical Office

Jurisdiction

Henderson

Flexible medical office platform designed for immediate occupancy and scalable practice growth.

- Contiguous medical suites totaling $\pm 4,572$ SF with flexible demising options
Suites 110 ($\pm 2,822$ SF) and 120 ($\pm 1,750$ SF) can be leased individually or combined to accommodate a range of practice sizes.
- Fully built-out medical office environment with existing infrastructure in place
Designed to support clinical operations with exam rooms, reception areas, plumbing, and medical-grade improvements throughout.
- Efficient layout supporting patient flow and staff functionality
Centralized reception, multiple waiting areas, and clear separation between clinical and administrative spaces.
- Expansion-ready configuration for growing practices or multi-provider groups
Seamless integration between suites allows users to scale operations without disruption or major reconfiguration.
- Minimized downtime with plug-and-play usability
Existing improvements significantly reduce upfront capital expenditure and accelerate occupancy timelines.
- Located within an established Henderson medical/professional corridor
Strong surrounding demographics, convenient access, and ample parking support both patient access and staff operations.



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Suite 110: 2,822 SF

FLOORPLAN

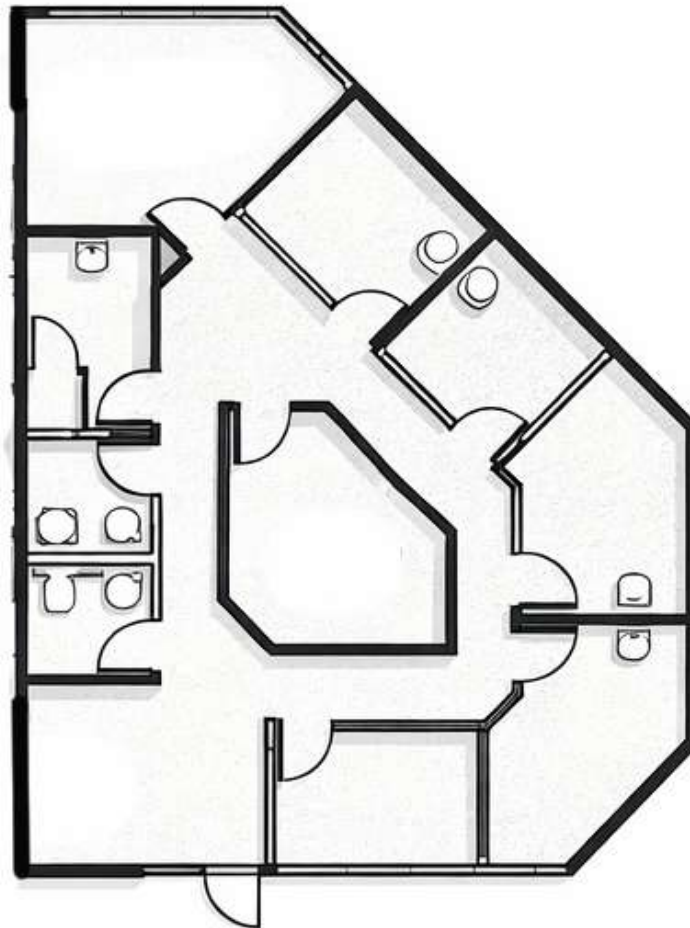




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Suite 120: 1,750 SF

FLOORPLAN

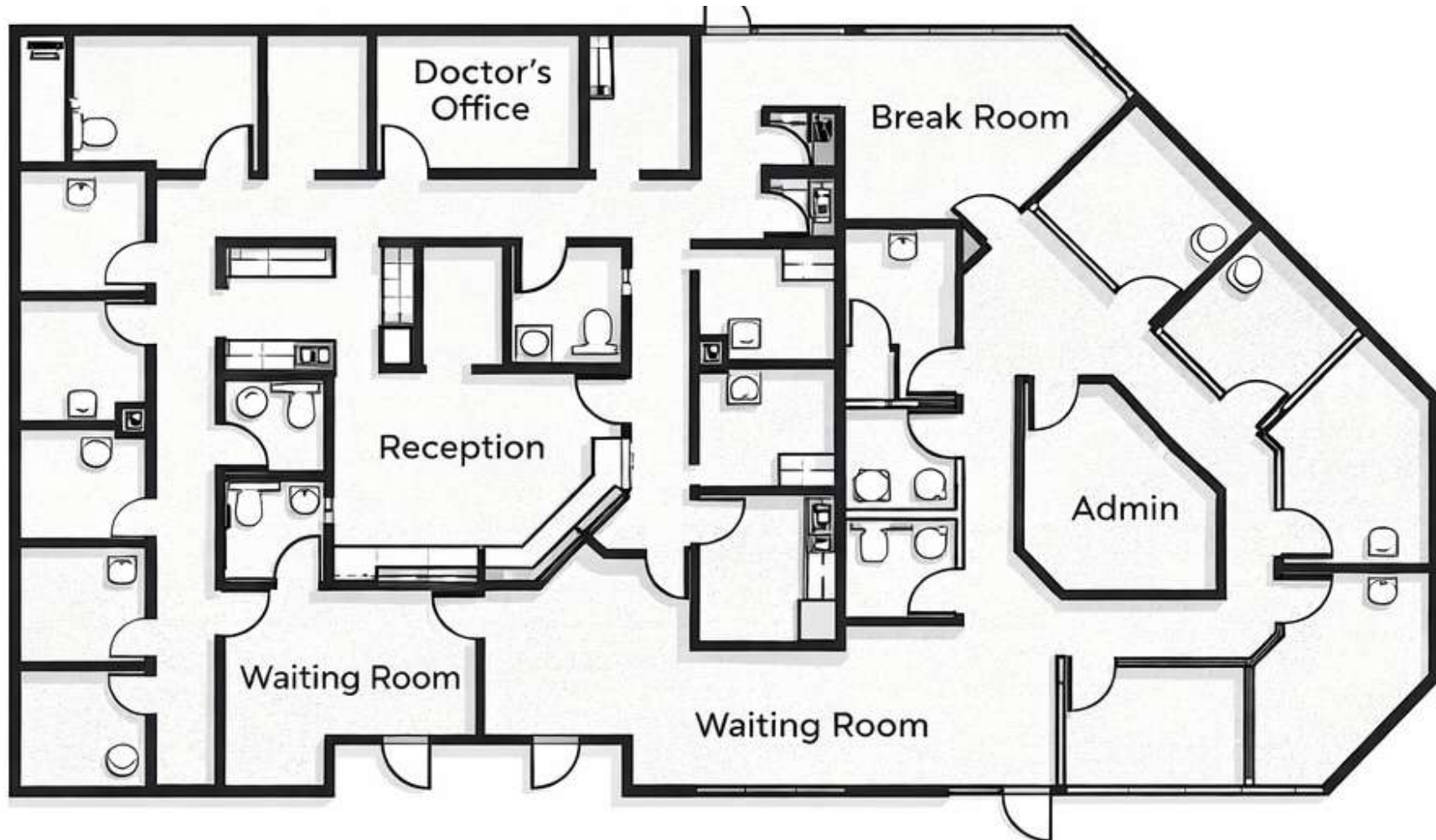




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Suite 110 & 120: 4,572 SF

FLOORPLAN





Professional Transaction Management

-  *Full-service representation from initial tour through lease execution, ensuring a streamlined and efficient process.*
-  *Advisory on layout functionality, growth planning, and alignment of the space with operational needs.*
-  *Clear breakdown of lease economics, including rent structure, operating expenses, and long-term occupancy costs.*
-  *Strategic positioning of LOIs and lease terms to protect tenant interests and optimize deal outcomes.*
-  *Direct interface with ownership to manage communication, approvals, and deal momentum.*
-  *Guidance on tenant improvements, contractor coordination, and delivery timelines.*



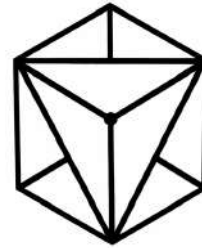
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DEMOGRAPHIC HIGHLIGHTS

		1 Mile	3 Mile	5 Mile	
population		2025 Projection	22,087	144,238	357,485
		2019 Estimate	18,782	124,713	320,311
		2010 Census	10,766	87,548	255,560
		Growth 2019 - 2024	3.29%	2.95%	2.22%
			6.20%	3.90%	2.47%
households		2025 Projection	7,945	54,951	146,705
		2019 Estimate	6,818	47,782	123,374
		22010 Census	3,993	34,287	100,480
		Growth 2019 - 2024	3.11%	2.84%	2.07%
household income		2025 Average Household Income	\$72,787	\$88,325	\$86,469
businesses		# of Businesses	749	4,323	9,658
		# of Employees	8,281	42,331	91,762



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Kinetic Deal Acceleration System[™]