

HORIZON RIDGE PROFESSIONAL CENTRE

2298 W. Horizon Ridge Parkway, Henderson, NV 89052

AVAILABLE
For Sublease

SUBLEASE EXPIRY: THROUGH 3/31/28

HORIZON RIDGE
PROFESSIONAL CENTRE

HORIZON RIDGE PKWY

CARMICHAEL WAY



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Property Highlights

- One garden-style office suite available for sublease
- **Sublease expiry: through March 31, 2028**
- Suites include restrooms and break rooms
- Efficient suite design
- Well maintained with covered parking, sprinklers, and landscaping
- Easy access to the I-215 FWY from Green Valley Parkway
- Excellent retail amenities in the immediate area

Property Overview

This premier two-story office building is located in the desirable Green Valley Ranch area. Spanning ±30,200 square feet, the well-maintained property features lush landscaping, a fully integrated sprinkler system, and convenient covered parking.

Horizon Ridge Professional Center is located on Horizon Ridge Parkway just west of Green Valley Parkway. The center is conveniently located within minutes of Green Valley Ranch, the Eastern Avenue commercial corridor and the exclusive communities of Anthem, Seven Hills and MacDonald Highlands. Numerous amenities are within walking distance that include Target, Staples, Starbucks and Sprouts.

Listing Snapshot

 **\$1.66 PSF NNN**
Lease Rate

 **\$0.49 PSF**
Monthly CAM Charges

 **±1,624 SF**
Available Space

 **Henderson**
Submarket

Key Demographics (within a 3-mile radius)

 **±129,593**
Population Size

 **\$138,735**
Ave. Household Income

APN 178-30-603-008

Zoning Neighborhood Commercial (C-N)

Year Built 2002

Property Size ±30,200 SF

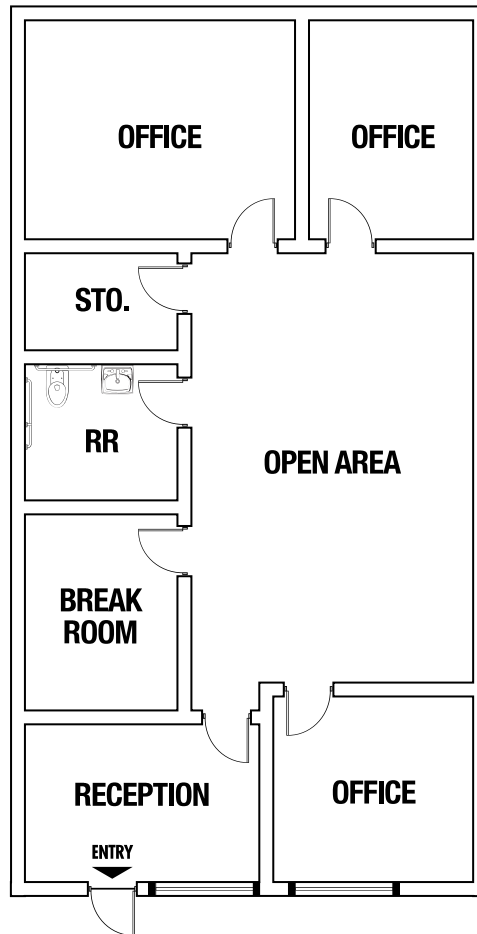
Cross Streets Horizon Ridge Parkway & Carmichael Way

Lot Size ±1.85 AC

HORIZON RIDGE PROFESSIONAL CENTRE

2298 W. Horizon Ridge Parkway, Henderson, NV 89052

For Sublease



Suite 106

(Sublease - Expiry: Through March 31, 2028)

Listing Snapshot



\$1.66 PSF NNN
Sublease Rate



\$0.49 PSF
Monthly CAM Charges



±1,624 SF
Available Space



\$3,491.60
Monthly Rent



Immediately
Availability

Suite Specs

Private Offices	3
Open Area	1
Reception / Lobby	1
Storage Room	1
Break Room	1
Restroom	1

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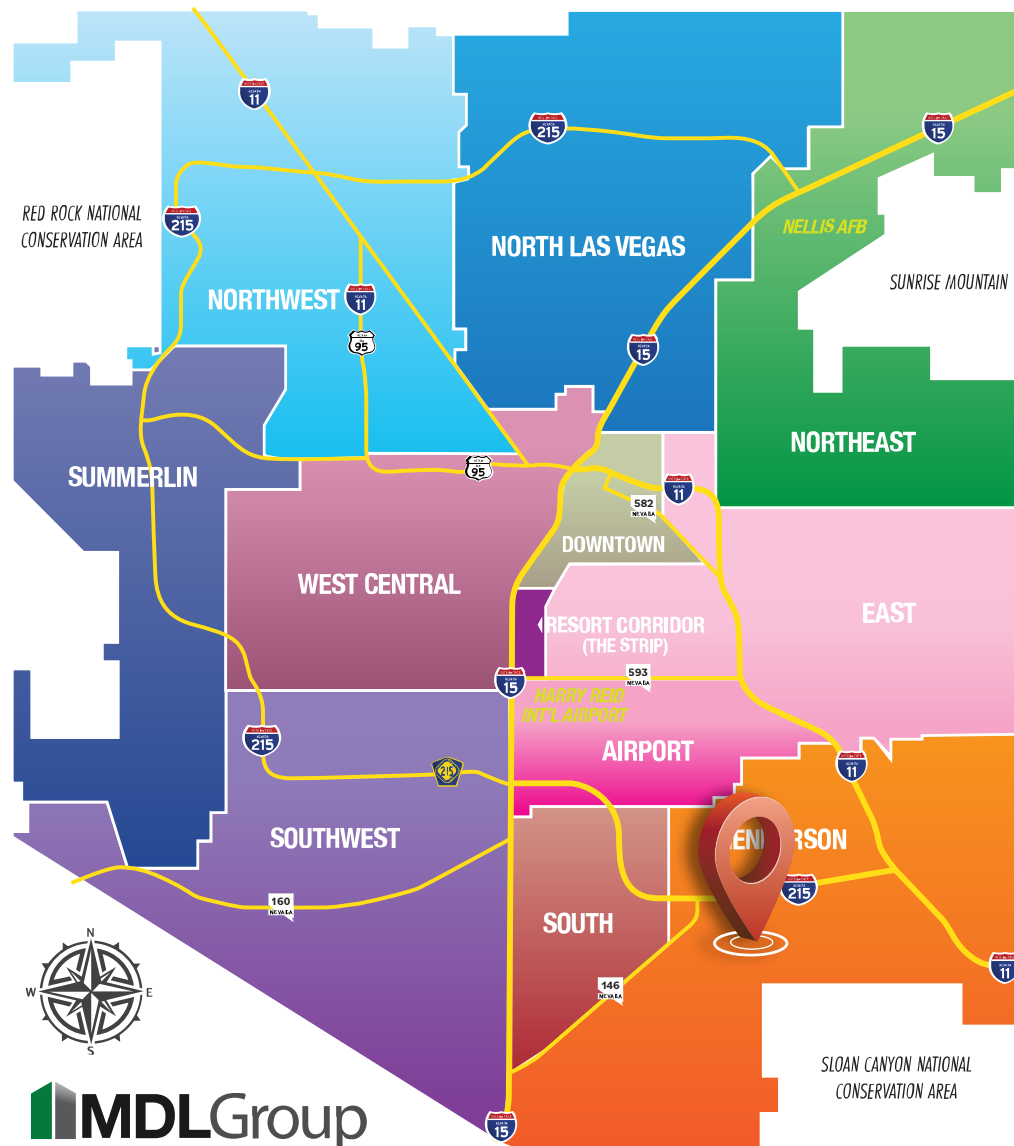
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Property Photos





Distance to Landmarks

- I-215 FWY: ± 1.5 miles
- I-15 FWY: ± 5.7 miles
- Harry Reid International Airport: ± 8.3 miles
- The Strip: ± 12.5 miles

Nearby Amenities

- 2-mile drive to St. Rose Dominican Hospital (Siena Campus) and Quest Diagnostics
- Nearby recreational areas include Desert Willow Golf Course, Dragonridge Country Club, Sunridge Park, and Cornerstone Park
- Driving distance to The District at Green Valley Ranch retail corridor to the north and Costco Wholesale along St. Rose Parkway to the southwest
- Nestled in the heart of Henderson's major master-planned communities that includes MacDonald Ranch, Westgate, Anthem, and Green Valley Ranch

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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Market Overview

City of Henderson

Quick Facts

 **359,000**

Est. Population
(as of 2025)

 **2,984**

Pop. Density
(per square mile)

Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam, and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping. Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.



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Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



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HENDERSON
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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

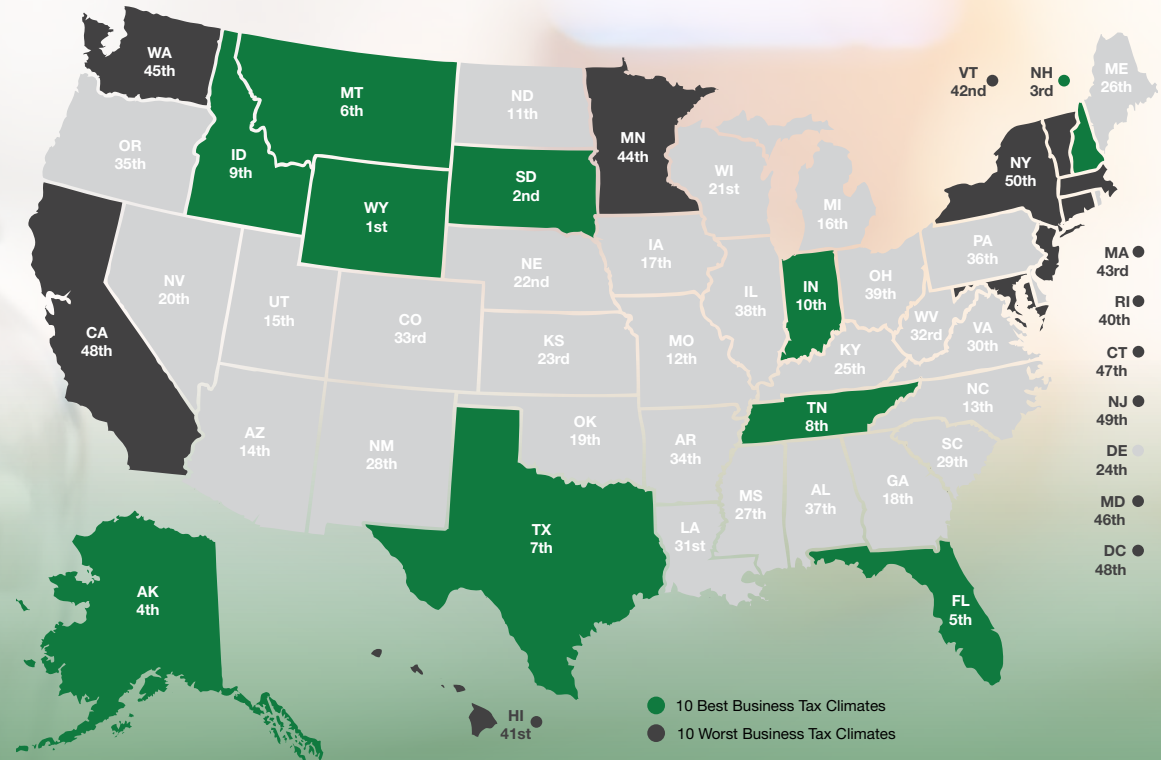
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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