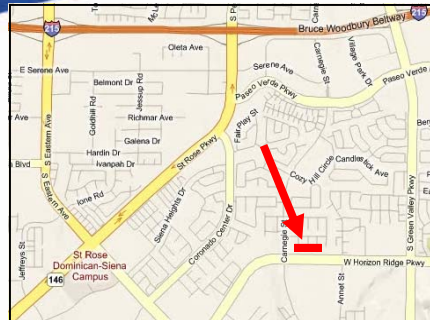


HORIZON RIDGE PROFESSIONAL PARK

FOR SALE or LEASE

W. Horizon Ridge Parkway & Carnegie
Henderson, NV 89052



Project Description:	Horizon Ridge Professional Park consists of nine freestanding, single story buildings ranging from 4,500 up to 12,929 square feet. The location is ideal for professional and medical practices servicing the Henderson and southeastern Clark county submarket.
Location:	W. Horizon Ridge Parkway - Between Eastern and Green Valley Parkway.
Sale Price:	Grayshell buildings available from \$1,125,000
Lease Rate:	From \$2.10 SF — Low Common Area Maintenance Fees.
Lease Term:	3, 5, or 10 years.
Space Available:	Ten Buildings from 4,500 up to 12,929 square feet.
Tenant Improvements:	Fully built out office space, with no owner investment. Medical and custom build out available with a \$50.00 SF TI allowance.
Signage:	39,500 +/- Square feet of frontage on W. Horizon Ridge Parkway with high visibility signage. Monument signage also available
Parking:	5 : 1 parking. Covered parking available.
Delivery:	Summer 2009

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