

2705 West Horizon Ridge Parkway
2705 W Horizon Ridge Pkwy, Suite 300 | Henderson, NV | US - Clark County
Available SF: 16,000 | Lease Rate: \$2.5



Building Type:	Office
Available SF:	16,000
Total SF:	16,000
Year Built:	2009
Lease Rate:	\$2.5
Last Updated:	Jul 14, 2025

Realtor/Owner Contact

David Livingston
| david.livingston@svn.com

Property and Area Description

Discover this exceptional leasing opportunity at 2705 West Horizon Ridge Parkway, Henderson, NV, 89052. This property features two full floor plates of Gray Shell vacancy, allowing tenants the freedom to custom design their own space to perfectly suit their needs. Enjoy picturesque views of the Las Vegas Strip, providing an inspiring backdrop for your business. With traffic counts exceeding 45,000 vehicles per day, the property offers excellent visibility and accessibility. Additionally, the presence of a backup generator ensures uninterrupted operations, while the subterranean parking garage provides convenience and security for tenants and visitors. Elevate your business in this remarkable property, designed to enhance your success and provide a distinguished commercial setting. Immerse yourself in the dynamic energy of Henderson, Nevada. Situated near prestigious neighborhoods such as Anthem Country Club, Seven Hills, MacDonald Highlands, and Inspirada, this area boasts a mix of luxury and elegance. Enjoy convenient access to prominent healthcare facilities including Dignity Health - St. Rose Dominican Hospital Siena Campus and West Henderson Hospital. For sports enthusiasts, the nearby Intermountain Health Performance Center (Raiders Practice Facility) offers a world-class training environment. Immerse yourself in the upscale retail and dining experiences at The District at Green Valley Ranch, creating the perfect balance between work and leisure in this prominent Henderson location.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown