FOR SALE • TURNKEY MEDICAL OFFICE CONDOMINIUM

2900 W. Horizon Ridge Parkway, Suite 101
Henderson, NV 89052

BARASHY GROUP

OFFERING PRICE
$2,500,000

RENTABLE AREA
±6,002 SF

PRICE / SF
$416

Occupy the entire suite – or a portion of it, with the balance leased back to the seller

3% COOPERATING BROKER FEE

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Nevada Real Estate License #B.146149.LLC

THE OFFERING

A Fully Built Medical Suite, *Delivered Ready to Operate*

Suite 101 is an operating, code-compliant **Class A** clinical office in West Henderson's medical corridor – six treatment wet rooms, a freestanding laboratory, procedure and exam rooms, and an upscale reception lounge, with roughly $400,000 of improvements in place. For an owner-user it removes the long gap between buying space and treating patients in it – and the suite can be taken whole or partially occupied at close.

Reception and waiting lounge

OFFERING PRICE **$2,500,000** $416 per rentable SF	**SIZE / CLASS** **6,002 RSF · Class A** 5,358 USF; first floor, single suite
DELIVERY – BUYER'S CHOICE **Whole · or partial with lease-back** Size and location of any retained area are negotiable	**TITLE** **Fee simple condominium** Owned free and clear

INVESTMENT HIGHLIGHTS

- **Class A turnkey clinical build-out** – no construction risk, no permitting delay
- **Six true wet exam rooms** – each individually plumbed with an in-room sink
- Medical-anchored park – oncology and orthopedics next door
- 0.9 miles to St. Rose Dominican Hospital, Siena Campus
- Heavy power; central VAV plant recently replaced
- Scarce – few medical condos of this size trade in 89052
- **Right-size at close** – occupy all of it, or only what you need

FINANCING IS IN PLACE TO MOVE

A conventional medical-practice lender has quoted this property at 85% financing, 5.75%, with a 45-day close – see the sample loan scenario on page 6.

CONDITION

Inside the Suite

Reception and waiting lounge – herringbone plank, designer lighting, custom millwork desk

In-room sink, one of six

Conference Room

Procedure & aesthetics room

WHY THE WET ROOMS MATTER

All six exam rooms are true wet rooms – each individually plumbed with its own sink and cabinetry, not a dry room with a sink down the hall. Retrofitting plumbing into six rooms is the single most expensive and permit-intensive part of a medical build-out. Here it is already done, inspected and in service.

Interior and exterior recently repainted; finishes, fixtures and clinical infrastructure convey with the sale.

Common Areas & *Curb Appeal*

Covered entry and stone facade – the shared front door for 2900

Central lobby and stair

CONDITION OF THE COMMON ELEMENTS

Central VAV plant – two 70-ton units – recently replaced. Exterior recently repainted, landscaping maintained by the association, and common-area furnishings recently refreshed.

PARKING

Assigned covered stalls serve the suite, with unassigned surface parking throughout the park; 81 covered stalls across 2900 and 2904. Common elements are maintained by the association and funded through the regular assessment.

PROPERTY DETAIL

The Suite

SPECIFICATIONS

Address	**2900 W. Horizon Ridge Pkwy, Ste. 101**
Assessor's Parcel No.	**177-25-411-014**
Rentable / usable area	**6,002 SF / 5,358 SF**
Year built	**2004**
Zoning	**Office Commercial (CO), City of Henderson**
Floor	**Ground; three exterior entrances**
Electrical	**200A 277/480V & 225A 120/208V, 3Ø**
HVAC	**Building-central VAV, two 70-ton units**
Parking	**Assigned covered stalls + unassigned surface**
Association	**2900 Horizon Ridge Association**
Project	**Shea at Horizon Ridge, a commercial office subdivision**

THE BUILD-OUT

- **Six true wet exam rooms** – each with its own in-room sink and cabinetry
- Freestanding laboratory / prep room
- Procedure and aesthetics room
- Multiple private exam rooms
- Reception and upscale waiting lounge
- Private offices and conference room
- Staff break room and workroom
- Herringbone LVP, designer lighting, stone feature wall

Procedure room

Exam room

Approximately $400,000 in improvements – clinical infrastructure, finishes and fixtures conveyed with the sale. Certain specialized medical equipment is excluded; a schedule of included furniture, fixtures and equipment is available on request.

Sample Loan Scenario – *Conventional*

Terms below were quoted for this property by a conventional commercial lender active in medical-practice financing. This is not an SBA loan – there is no owner-occupancy requirement, no SBA authorization queue, and no guaranty or CDC fee structure.

STRUCTURE COMPONENT	AMOUNT	%
Purchase price	**$2,500,000**	100%
Loan amount	$2,125,000	85%
Buyer down payment	$375,000	15%

TERM	MONTHLY	$/SF
25-year amortization	**$13,369**	**$2.23**
20-year amortization	$14,919	$2.49

Quoted at 5.75%. Rate-lock period, fees and prepayment provisions are set out in the lender's own term sheet.

WHY IT MATTERS TO AN OWNER-USER

- 45-day close. No SBA authorization step – the timeline is ordinary commercial underwriting.
- No owner-occupancy test. You are free to occupy as much or as little of the suite as your practice needs, and to lease the balance.
- Equity from month one. Roughly $39,000 of principal is retired in the first year on the 25-year schedule.
- A fixed payment. Corridor asking rents escalate about 3% annually; a mortgage payment does not.
- SBA 504 remains available at roughly 10% down for buyers who would rather preserve $125,000 of closing equity and accept a longer approval path.

Richard Allen
First Citizens Bank
702-806-4562

Quoted these terms for this property. Buyers are free to finance with any lender of their choosing.

Illustrative scenario prepared by a third-party lender. Not a commitment to lend. Terms are subject to underwriting, credit approval and rate movement, and may change without notice. Barashy Group LLC is not a lender and receives no compensation from any lender named herein.

What It Costs to Own and Operate

ASSOCIATION EXPENSE – AS BILLED

ITEM	AMOUNT	$/SF/YR
Regular monthly assessment fixed – same each month	**$1,774.08**	$3.55
Central-plant power reimbursement metered; billing period 03/02/26 – 04/02/26	**$325.53**	–
Billed that month	**$2,099.61**	–

Figures are taken directly from the association's invoice. **The assessment is a fixed monthly charge and does not change through the year,** set by the association's annual budget. **Central-plant power is a separate metered pass-through** tied to the billing period shown, so it moves with the season and is not annualized here.

The assessment covers water and sewer, the building-central VAV plant, exterior maintenance, landscaping and common-area insurance. In-suite electricity is separately metered and billed direct to the occupant.

MONTHLY OCCUPANCY – FULL SUITE

COMPONENT	$ / MO	$/SF
Debt service – conventional	$13,369	$2.23
Association expense, as billed	$2,100	$0.35
Total to own	**$15,469**	**$2.58**
Less principal component	($3,272)	($0.55)
Economic cost	**$12,197**	**$2.03**

Roughly $3,272 of the monthly payment retires principal – equity, not expense. Net of it, the carrying cost is **$2.03 per SF.** The assessment is fixed; the power line is metered and seasonal, so a buyer should underwrite it across a full year.

OWN VERSUS LEASE

Published asking rates for built-out medical space in this corridor run **$2.25 to $2.65 per SF**, typically escalating about 3% a year, where none of the payment builds equity.

Owning the same space carries at $2.03 per SF economically – and the payment is fixed, not indexed.

SBA 504 alternative: roughly 10% down for buyers preferring to preserve equity, at a higher monthly payment and a longer approval path.

Association figures are transcribed from association invoice no. 1244 dated 1 May 2026 and are supported by that document. The assessment is a fixed monthly charge set by the association's annual budget and is subject to change on adoption of a subsequent budget. No expense figure in this memorandum is estimated, projected or annualized from a partial period. Debt service per the sample loan scenario on page 6.

OCCUPANCY OPTIONS

Take All of It – *or Only What You Need*

The purchase is the same either way: the full 6,002 SF condominium at $2,500,000, fee simple. What is flexible is how much of it you occupy on day one – and the seller has expressed a clear preference for staying on as a tenant in part of the suite.

OPTION ONE

Occupy the whole suite

Delivered vacant at close. Every square foot, every wet room and the full reception available to you from day one. Total occupancy cost of **$15,469 per month, $2.58 per SF** – see page 10.

OPTION TWO SELLER PREFERS

Occupy part, lease back the rest

Take the portion your practice needs today and lease the balance back to the seller at market rent. **The size of the retained area is negotiable**, and it can sit at either the front or the rear of the suite – both ends have their own exterior entrance.

WHY THE SELLER WANTS TO STAY

- Continuity of a licensed and accredited practice address – a relocation restarts that process
- Avoids the cost and downtime of moving an operating clinical practice
- She likes the building and the location, and would rather remain in it
- The seller will construct the demising improvements

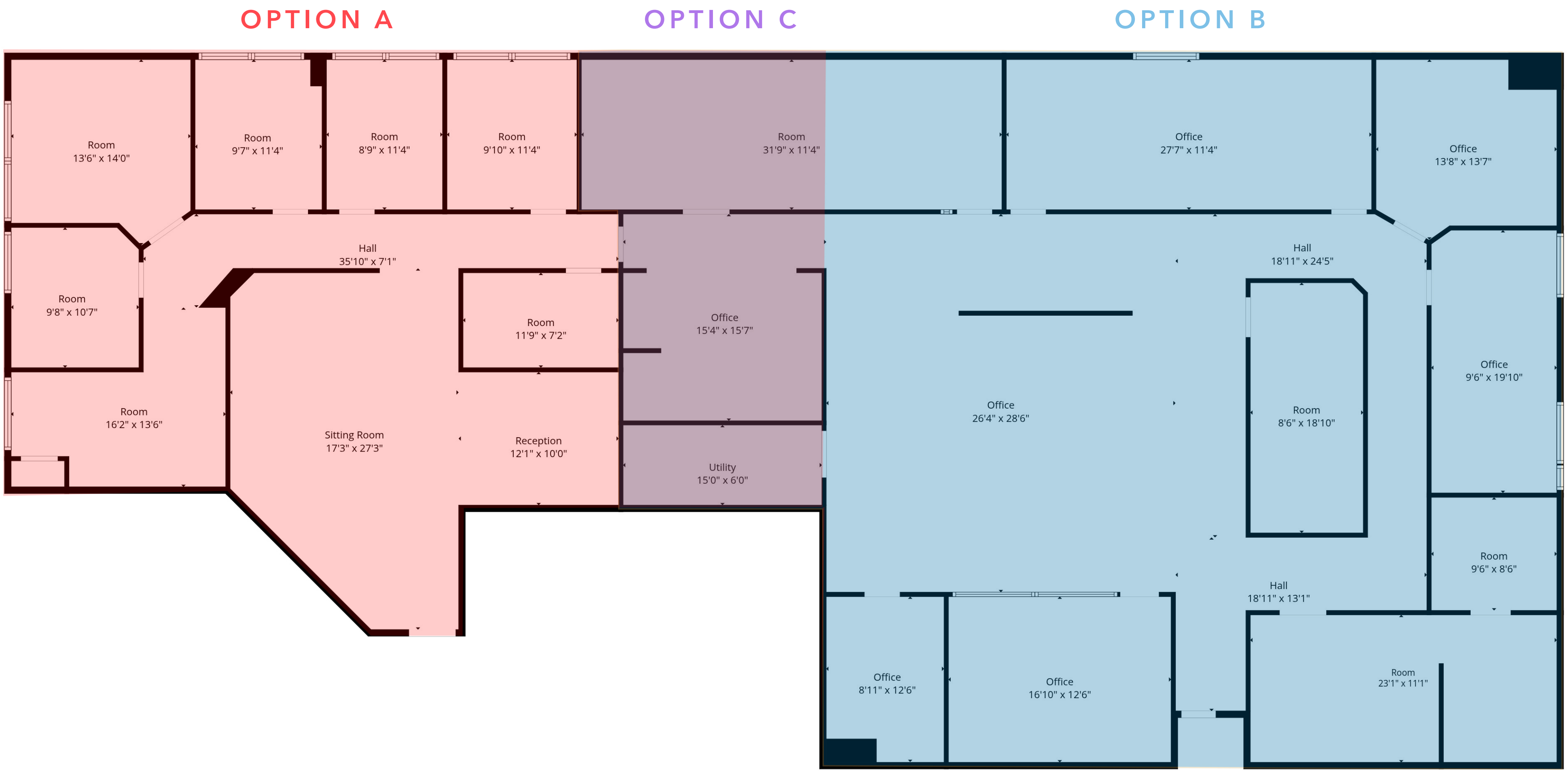
HOW A LEASE-BACK CHANGES YOUR MONTHLY COST

AREA LEASED BACK	RENT RECEIVED	YOUR MONTHLY OUTLAY	YOU OCCUPY
None – occupy all 6,002 SF	–	**$15,469**	6,002 SF
±1,500 SF	$3,750	**$11,194**	±4,502 SF
±2,000 SF	$5,000	**$9,769**	±4,002 SF
±2,500 SF	$6,250	**$8,344**	±3,502 SF

Rent is shown at **$2.50 per SF**, within the published range for built-out medical space in this corridor. The mechanism is simple: **rent received reduces your outlay dollar for dollar**, plus the tenant's share of association expense. **You take fee title to the entire condominium either way** – a leaseback is a tenancy, not a division of ownership, so the balance is expansion space you already own.

Rent, term, retained area and its location are subject to negotiation and documentation between buyer and seller; no lease terms are binding until executed. Association expense is carried at the amounts billed on page 7.

Occupancy Options. *Sample Scenarios.*



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

LOCATION

Where It Sits

2900 W. Horizon Ridge Parkway, Henderson, Nevada 89052

TO SIENA CAMPUS
0.9 mi

TO I-215
Immediate

The 2900–2904 park is a two-building medical and professional campus sharing monument signage, parking and one address in the market's mind. Clinical practices anchor 2904; 2900 holds the professional floor plates, with Suite 101 the ground-floor medical suite.

PRACTICES IN THE PARK

- The Oncology Institute
- Western Critical Care Associates
- Advanced Orthopedics
- CBAS
- Dignity Health – Physical Therapy
- Kerr Simpson, Attorneys at Law
- Epiphany Dermatology
- Ameriprise Financial & State Farm

Referral-adjacent practices next door mean patients, physicians and staff already know this address – a real advantage for a clinical buyer opening in a new location.

LOCATION

Demographics & Data

27,500	52,000
vehicles per day	*vehicles per day*
S EASTERN AVE.	ST ROSE PKWY.

WITHIN 5 MILES

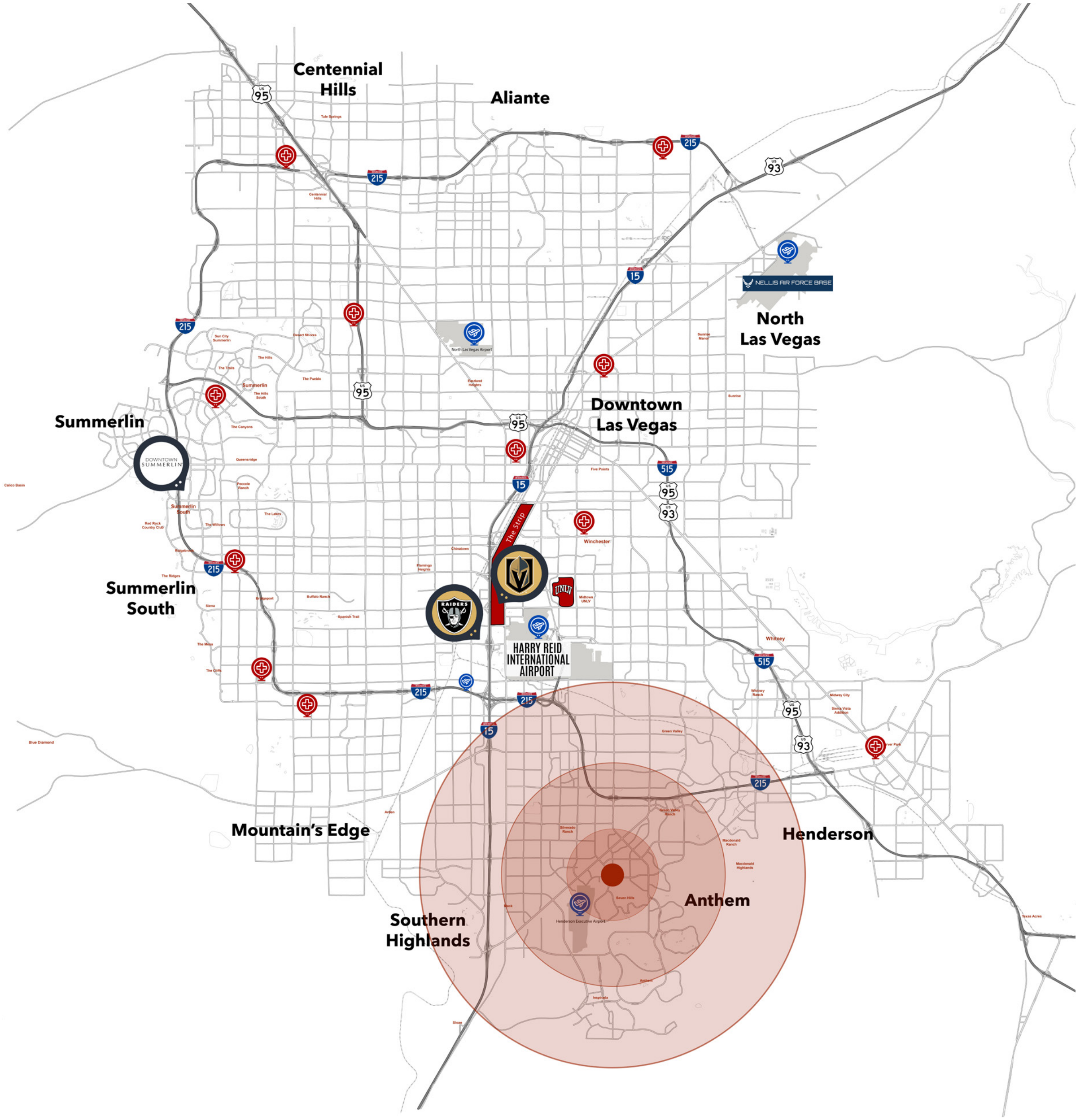
Henderson Executive Airport	3.4 mi	Green Valley Ranch Resort	3.1 mi
St Rose - Siena Campus	1.1 mi	The Legacy Golf Club	4.0 mi
The District at Green Valley	2.8 mi	M Resort Spa Casino	4.7 mi

Demographics

Population	1-mile	3-mile	5-mile
2024 Population	22,820	142,440	312,787

Income	1-mile	3-mile	5-mile
2024 Average Household Income	$111,388	$121,656	$122,968

Households	1-mile	3-mile	5-mile
2024 Total Households	8,810	56,138	126,067



THE MARKET

Why Henderson, and *Why Medical*

Southern Nevada is one of the most under-supplied physician markets in the country, and Henderson is where the region's clinical demand has been concentrating. That combination – structural shortage against a growing, aging, insured population – is what keeps medical office here occupied.

CLARK COUNTY RESIDENTS PER PHYSICIAN

1,831

against a U.S. average near 1,300

NEVADA RANK, PHYSICIANS PER CAPITA

48th

of the fifty states

PHYSICIANS NEEDED TO REACH PARITY

2,300+

statewide, per the 2025 workforce study

SHORTAGE DESIGNATION

All 17

Nevada counties carry a federal shortage designation

THE REGIONAL MEDICAL OFFICE MARKET

METRIC – LAS VEGAS MEDICAL OFFICE	Q2 2026
Total inventory	**8.77M SF**
Quarterly net absorption	**138,600 SF**
Net absorption, same quarter prior year	37,209 SF
New completions in the quarter	88,637 SF
Office vacancy rate	**8.3%**
Weighted average asking rent, full service	**$3.23 / SF**

Absorption ran nearly four times the prior-year quarter while vacancy compressed – demand is outpacing a modest delivery pipeline.

WHAT IS DRIVING IT

- **Population and payroll growth.** Southern Nevada added roughly 24,500 jobs in the twelve months to May 2026, a 2.1% gain, with health care among the metro's leading growth sectors.
- **A deliberately diversified Henderson economy.** The city has cultivated healthcare, advanced manufacturing and technology rather than relying on the resort corridor, giving it a more stable demand base than the valley as a whole.
- **Hospital-adjacent clustering.** The Green Valley and Seven Hills hospital and medical office cluster continues to expand, and West Henderson is increasingly identified as the valley's premier medical hub.
- **Capital is following it.** Owner-user sales rebounded in the second quarter of 2026, and medical office and post-2015 Class A product are the segments drawing capital while speculative general office remains muted.

Sources: Colliers Las Vegas Medical Office Market Report, Q2 2026; Nevada Department of Employment, Training and Rehabilitation; University of Nevada, Reno School of Medicine – Health Workforce in Nevada, 2025; U.S. Health Resources and Services Administration shortage-area designations. Third-party data believed reliable but not independently verified.

FOR SALE $2,500,000

2900 W. Horizon Ridge Parkway, Suite 101

FOR MORE INFORMATION

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BROKER COOPERATION

3% of the purchase price to the procuring buyer's broker.

Buyer's broker must register and be identified on first contact.

AVAILABLE ON REQUEST

- Recorded CC&Rs and amendments
- Association billing, budget and governing documents
- Architectural floor plan set
- Schedule of included furniture, fixtures and equipment
- Preliminary title report

TOURS

The suite is an operating medical practice. Showings are by appointment only, arranged through the listing broker, and scheduled outside patient hours wherever possible.

BARASHY GROUP