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Construction work has started at Desert Canyon Business Park

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Las Vegas-based Nigro Development has begun construction on Desert Canyon Business Park, a 15-acre mixed-use business park near Interstate 215 and Russell Road in the southwest valley.

The master plan calls for 132,000 square feet of professional office space. Already under construction are corporate offices for Cardiovascular Consultants of Nevada, the largest cardiovascular practice in Nevada, and a 20,000-square-foot design campus for 11th Floor Development, which is purchasing a 1.5-acre parcel at Desert Canyon.

Plans for 11th Floor Development include offices for its sister companies -- an advertising agency, an interior design firm and the real estate design and development division. The \$4 million corporate office is expected to break ground later this year, principal Kristi Overgaard said.

Nigro Development is handling the sale, construction and improvements of two other office buildings at the business park, with construction costs estimated at \$1.6 million. The sale price is about \$230 a square foot.

Desert Canyon Business Park will meet the growing demand for medical space in the area of Southern Hills Hospital, said Randi Shanel of Nigro. It has outdoor courtyards, desert landscaping and walking paths.

Nigro Development has designed and built about 1,600 single-family homes, along with retail and commercial projects totaling more than 2 million square feet.