

FOR  
SALE



PROFESSIONAL OFFICE & BUSINESS SERVICES  
1130 Wigwam Parkway | Henderson, NV 89074

THE  
**BAIRD**  **GROUP**  
REAL ESTATE SERVICES

STEVE BAIRD - Broker / Owner  
steve@the-baird-group.com • (702) 592-9927





## PROPERTY FEATURES:

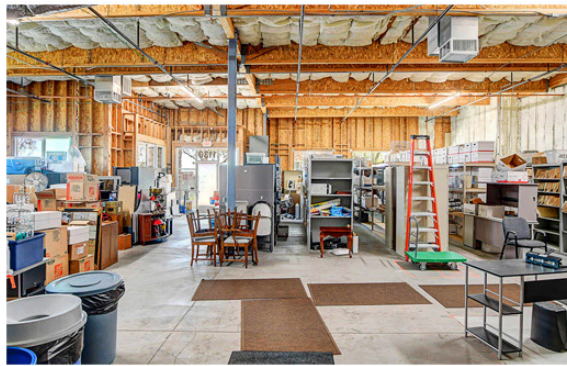
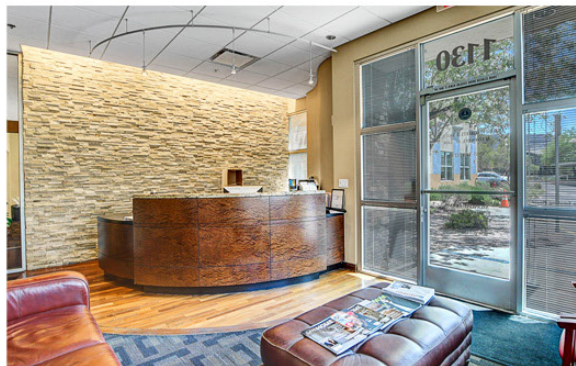
- **10,741 Total SF ±**
- **Two (2) separate office suite lay-outs**
- **Approx. 3,000 SF ± of warehouse space**
- **Built in 2006**
- **Forty-one (41) surface parking spaces / 18 covered**

*\*All property features to be field verified prior to comparison of Offering Memorandum*

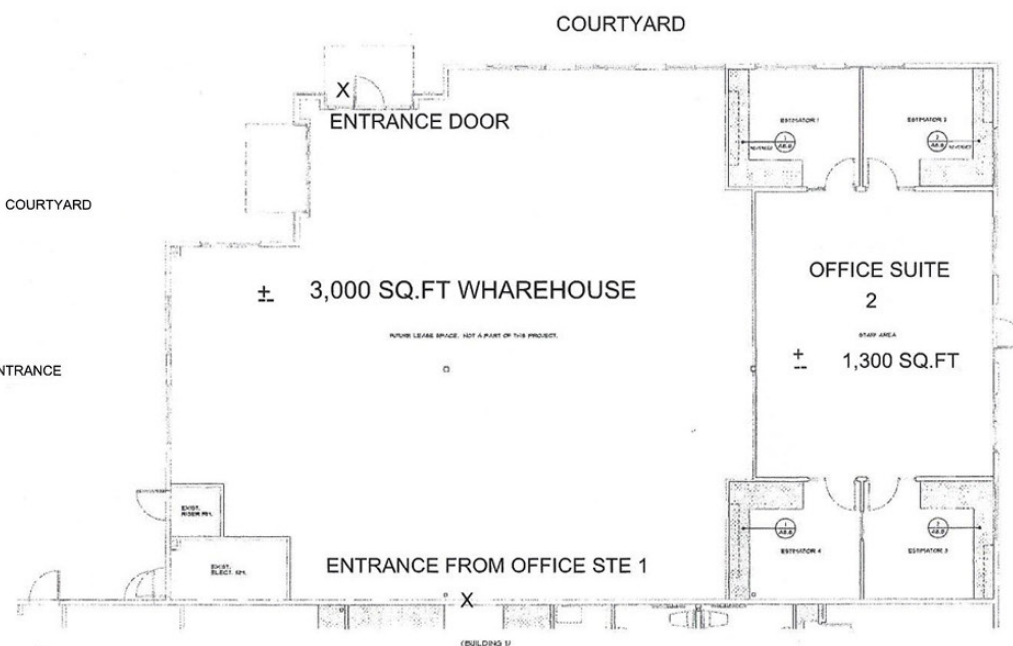
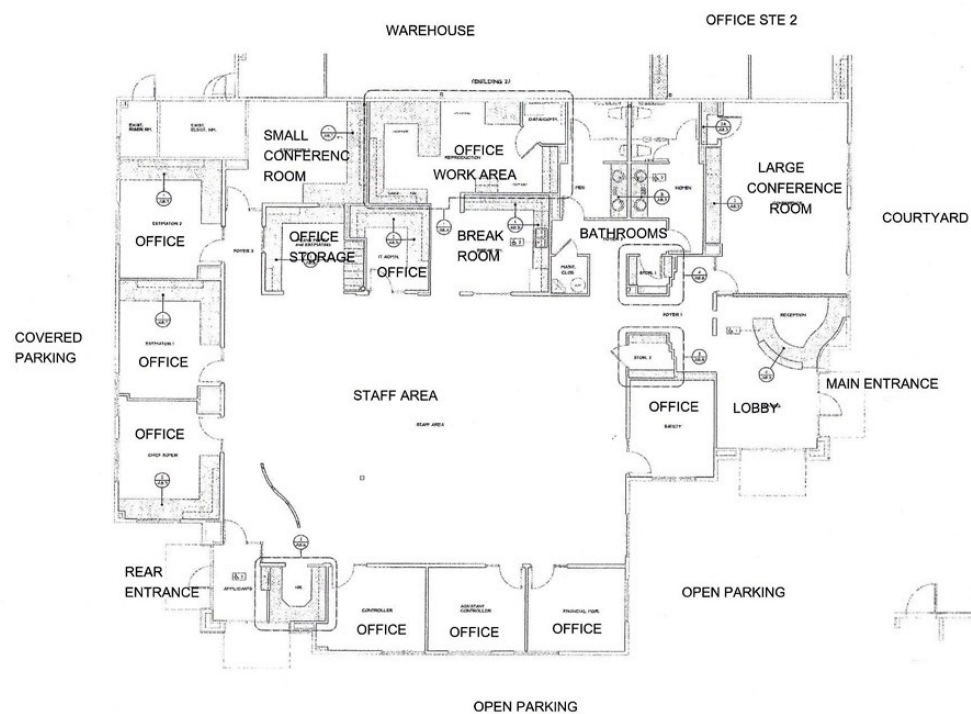
**Priced at \$3,400,000**







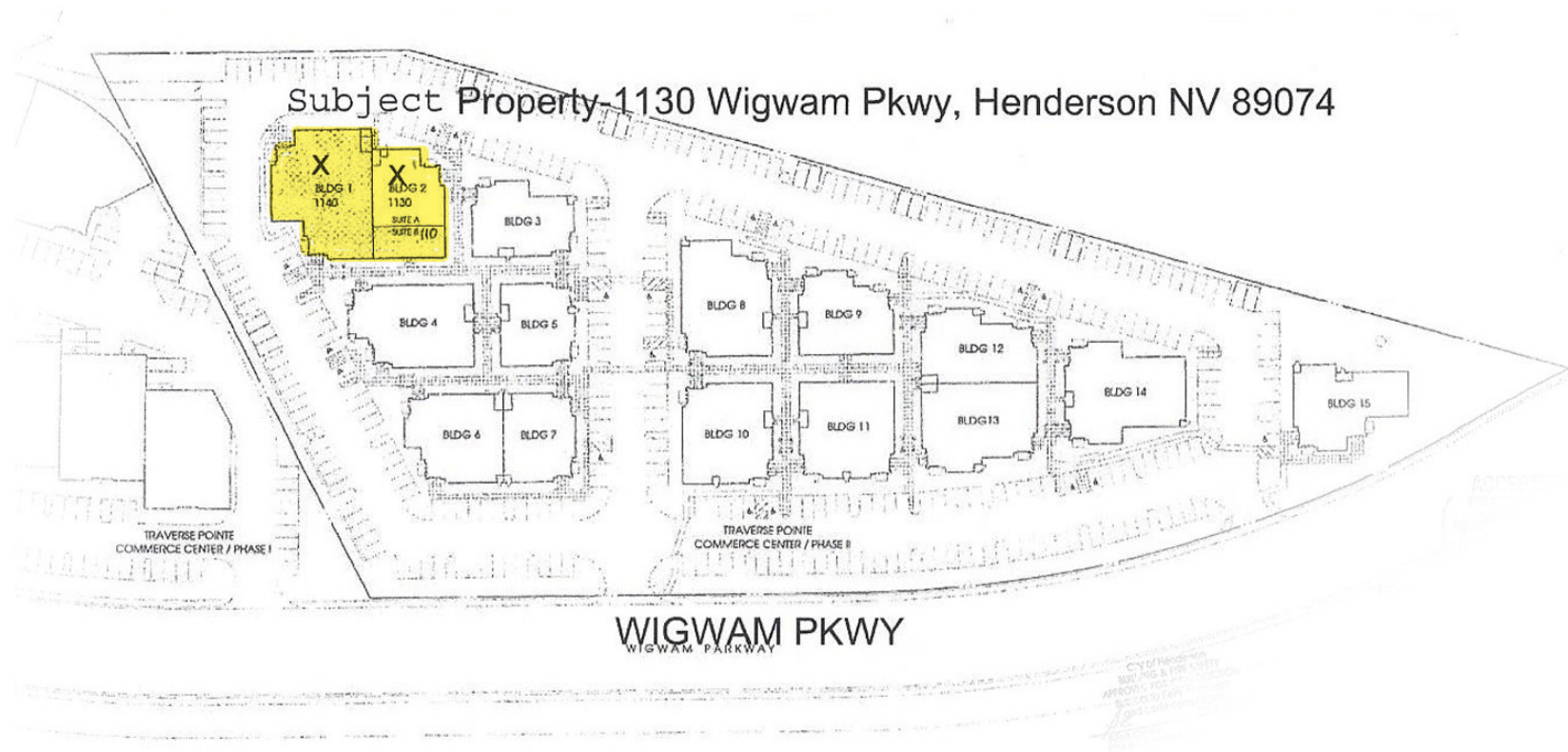




Measurements taken at site confirm the subject GBA is 10,741± SF with about 7,741 SF of office area and 3,000 SF of warehouse.

FLOOR PLAN

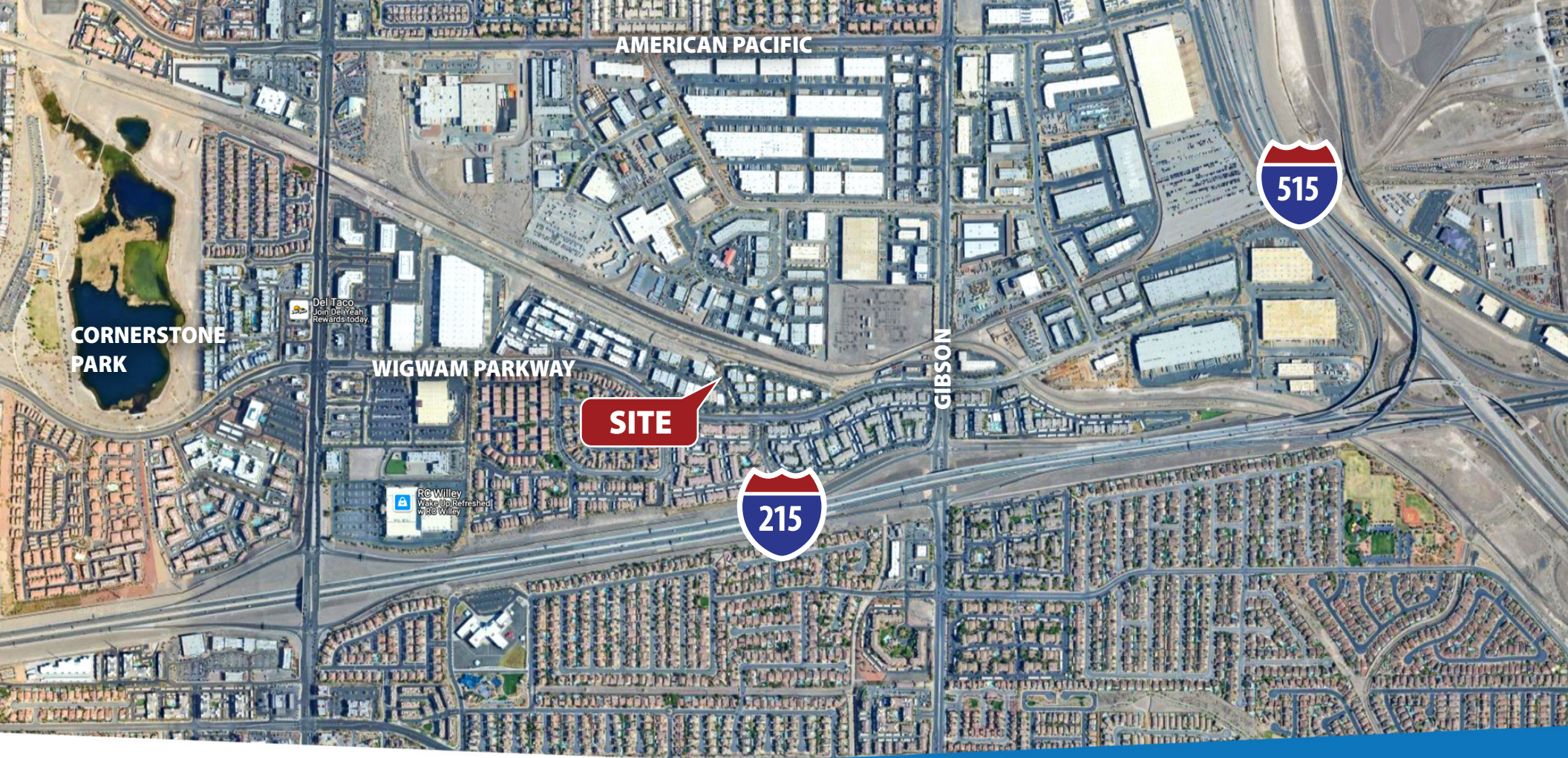




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SITE PLAN





## LOCATION HIGHLIGHTS:

- 178-15-710-048
- 1.12 Acres  $\pm$
- Zoning CC-Community Commercial (City of Henderson)
- Submarket: Henderson





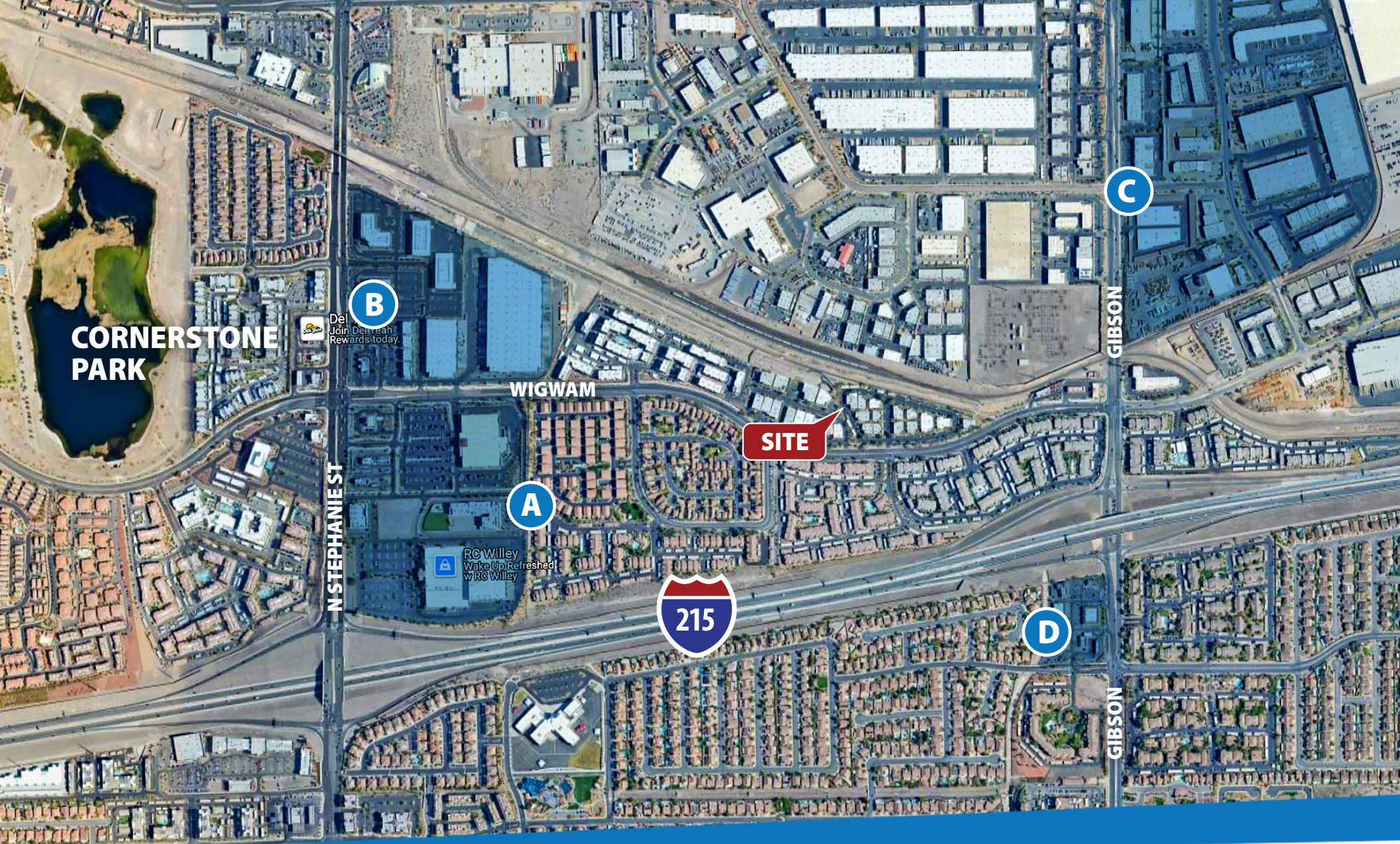


AERIAL VIEW









**CORNERSTONE  
PARK**

**B**

Del  
Join Delorean  
Rewards today.

**A**

RC Willey  
Wake Up Refreshed  
w/RC Willey

**215**

**C**

GIBSON

**D**

GIBSON

**SITE**

#### LOCATION A

- RC Willey
- Lamps Plus
- WinCo Foods
- Popeye's
- Wendy's
- Chase Bank
- WOW Car Wash

#### LOCATION B

- Raising Canes
- Lincoln College
- Carl's Jr.
- Don Tortaco
- IT Sushi
- Gabi Coffee & Bakery

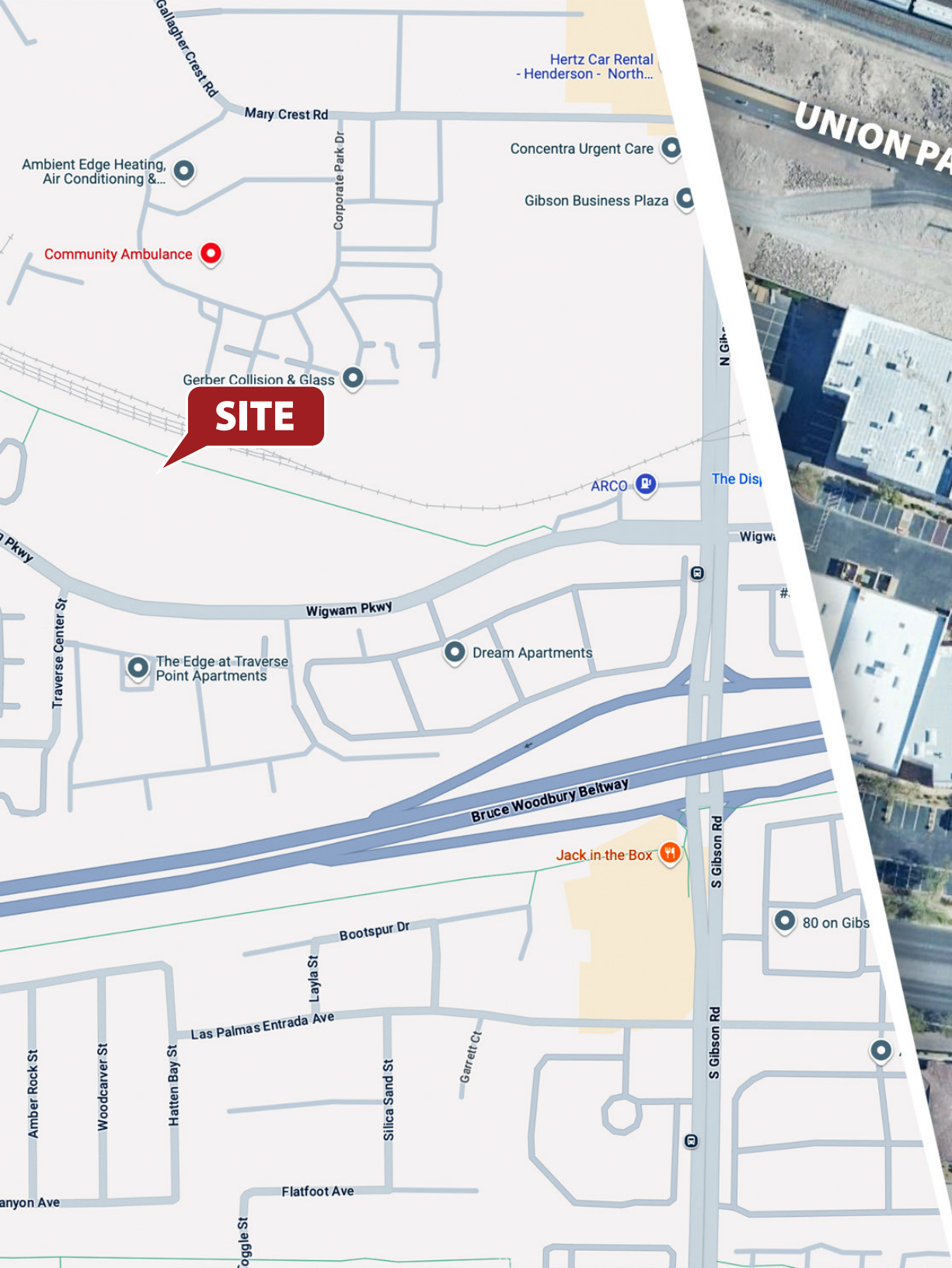
#### LOCATION C

- Touro University
- Henderson Auto Mall
- 12 Auto Dealerships

#### LOCATION D

- Speedee Mart
- Champion Village
- Jack In The Box
- BigO Tires









OUR MISSION IS TO BE THE  
PREMIER REAL ESTATE  
MARKETING FIRM,  
LEVERAGING THE EXPERIENCE  
AND INSIGHT OF THE BAIRD  
TEAM TO GENERATE MAXIMUM  
EQUITY GROWTH AND  
REALIZED PROFITS FOR OUR  
CLIENTS, WHILE MAINTAINING  
OUR INTEGRITY AND  
PROVIDING SERVICE BEYOND  
THEIR EXPECTATIONS.