

1397 GALLERIA DRIVE

HENDERSON, NV 89014 | FOR LEASE



Lee & ASSOCIATES OF LAS VEGAS, LLC | NV LICENSE # B.0146492

DAVID BAUMAN, SIOR, CCIM

Principal

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\$1.35 PSF NNN

Lease Rate



±987 – 1,878 SF

Available Square Footage

PROPERTY HIGHLIGHTS

- ±13,328 SF building
- ±987 – 1,878 SF available
- ±\$0.56 PSF/Mo. CAM
- Premium Class B office building with professional, medical and office tenant mix
- Immediate access to the US-95 and I-215 freeways
- Surrounded by complementary medical and professional services, and close proximity to Galleria at Sunset mall, retail centers and Henderson Hospital
- Suite 201: ±1,878 SF grey shell, former medical office with waiting room, reception area, three (3) wet rooms and restroom
- Suite 202: ±987 SF open space, former law office

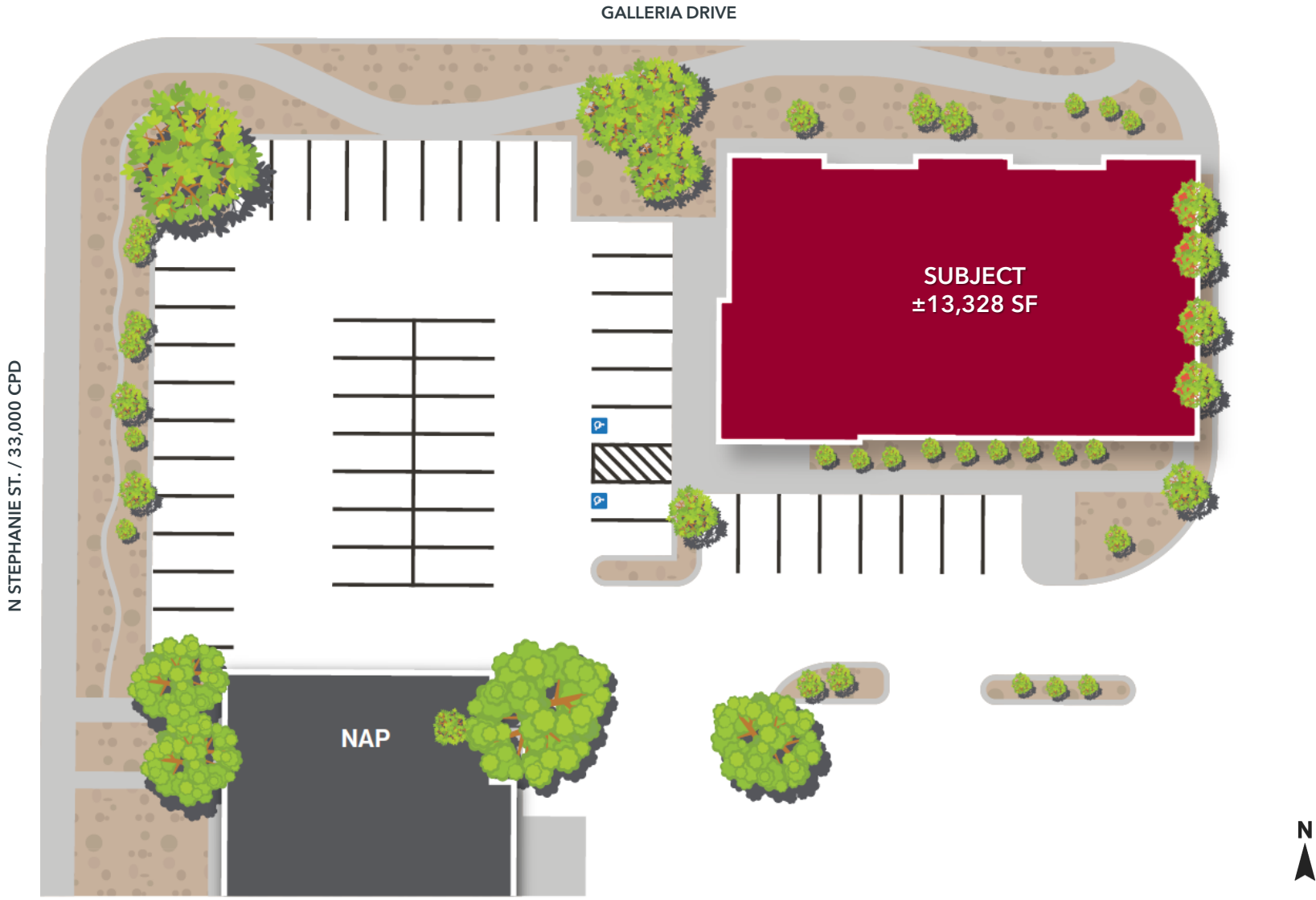


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	15,563	140,308	343,602
2024 AVERAGE HOUSEHOLD INCOME	\$84,997	\$92,181	\$99,618
2024 TOTAL HOUSEHOLDS	5,961	55,413	135,643

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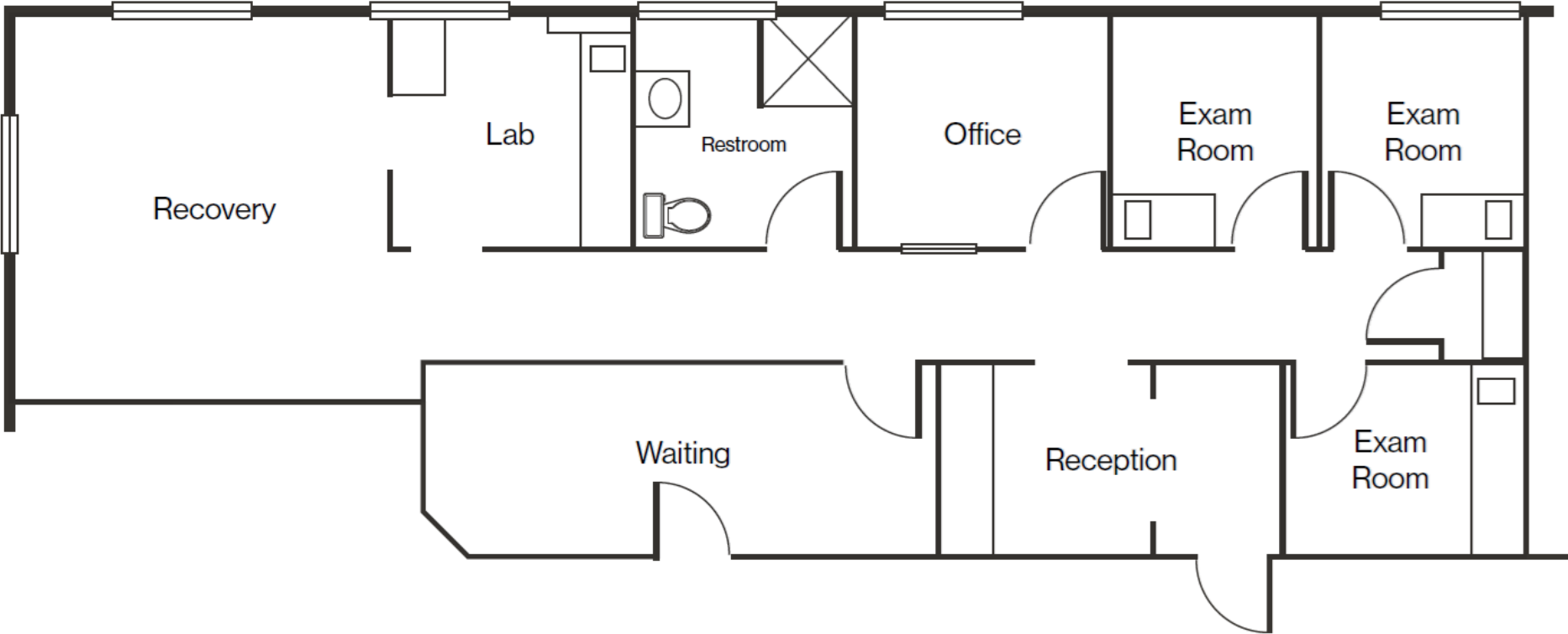
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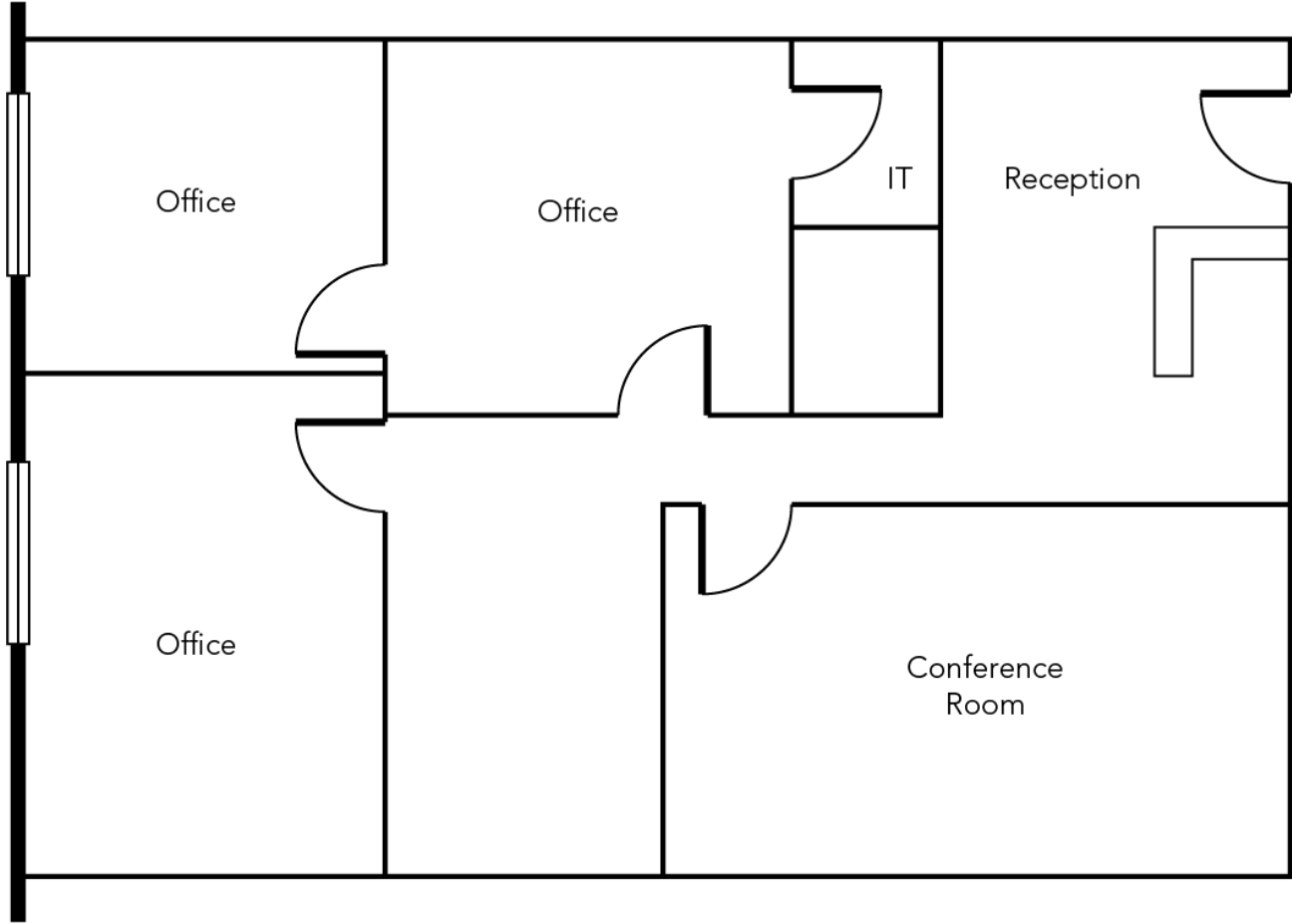
SUITE 201 | ±1,878 SF



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SUITE 202 | ±987 SF



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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