



# NEXUS

AT GREEN VALLEY CORPORATE CENTER



AT THE INTERSECTION OF

# Talent AND Commerce

Situated in the heart of Henderson's master planned Green Valley Ranch corridor, Nexus at Green Valley Corporate Center presents a rare opportunity for companies to establish themselves in Henderson's premier office district.

Comprising seven buildings totaling ±232,704 SF, the park caters to a wide array of businesses while offering ample space for future expansion. Enhanced with recent modern upgrades, lush desert landscaping, and an endless selection of walkable amenities, Nexus at Green Valley Corporate Center provides the perfect location for tenants to grow and thrive.

## OPPORTUNITY HIGHLIGHTS:



Direct access to I-215



Top-tier amenities within walking distance



Minutes away from Harry Reid International Airport



On-site building engineer



Dedicated landlord with hands-on, responsive property management



Strong ownership with extensive portfolio management

## 2250 CORPORATE CIRCLE

Type: Flex

Total SF: ±26,133 SF

Amenities:     

### LEGEND



24-Hour Access



Courtyard



Signage



Views of Las Vegas



Tenant-Controlled Access



Bus Line



Individually Metered and Individual HVAC

## 2260 CORPORATE CIRCLE

Type: Flex

Total SF: ±31,222 SF

Amenities:     

## 1401 N GREEN VALLEY PARKWAY

Type: Class B

Total SF: ±37,792 SF

Amenities:   

## 2240 CORPORATE CIRCLE

Type: Flex

Total SF: ±31,339 SF

Amenities:    

## 1301 N GREEN VALLEY PARKWAY

Type: Class B

Total SF: ±35,908 SF

Amenities:     

## 2230 CORPORATE CIRCLE

Type: Flex

Total SF: ±23,573 SF

Amenities:  

## 901 N GREEN VALLEY PARKWAY

Type: Class A

Total SF: ±46,737 SF

Amenities:    

[CLICK TO VIEW AVAILABILITIES](#)



2240 CORPORATE CIRCLE



NEXUS AT GREEN VALLEY CORPORATE



1401 N. GREEN VALLEY PKWY



901 N. GREEN VALLEY PKWY - LOBBY



1401 N. GREEN VALLEY PKWY - LOBBY



2230 CORPORATE CIRCLE

CLOSE TO THE

# Action,

FAR FROM THE

# Ordinary

Henderson stands out among Nevada's rapidly expanding master-planned communities for its exceptional quality of life, which rates as one of the highest in the nation. With its excellent infrastructure, and access to world-class amenities, Henderson has emerged as a sought-after destination, attracting elite talent from across the globe.



## DEMOGRAPHICS



**332,046**  
Population



**46%**  
with College Degree



**\$77,016**  
Median HH Income

## APARTMENT UNITS

1-MILE

**1,538**  
UNITS

3-MILE

**17,308**  
UNITS

5-MILE

**37,321**  
UNITS



President John F. Kennedy dubbed us the "City of Destiny" in the 1960s and I think we have lived up to that name.

- Michelle Romero, Henderson Mayor





HOME TO:



NEARLY **118.5** TOTAL SQUARE MILES **OF HENDERSON**

**10**

GOLF COURSES

**71**

CITY PARKS

**21**

DOG PARKS

**4**

LIBRARIES

**12**

POOLS

**3**

HOSPITALS

**41**

PUBLIC SCHOOLS  
(K-12)

**6**

RECREATIONAL  
CENTERS

A

# Destination

FIT FOR YOUR

# Lifestyle

While many cities boast either modern amenities or natural beauty, living in Henderson offers the best of both worlds. Whether you're seeking a serene escape from the hustle and bustle or craving the excitement of urban living, Henderson has something for everyone.

## RESTAURANTS

- |                              |                             |
|------------------------------|-----------------------------|
| 1. Lucille's Smokehouse      | 21. King's Fish House       |
| 2. Ben & Jerry's             | 22. Me Gusta Tacos          |
| 3. Crazy Pita                | 23. PKWY Tavern             |
| 4. Shake Shack               | 24. Sammys Restaurant & Bar |
| 5. Tides Oyster Bar          | 25. Starbucks               |
| 6. Capriotti's Sandwich Shop | 26. Cinnaholic              |
| 7. Tony's Slice House        | 27. Jamba Juice             |
| 8. Borracha                  | 28. Houston TX Hot Chicken  |
| 9. Fatburger                 | 29. Rubio's Coastal Grill   |
| 10. Pizza Rock               | 30. TOGO's Sandwiches       |
| 11. Hanks Fine Steaks        | 31. Pizza Hut               |
| 12. Bottiglia Cucina         | 32. PF Changs               |
| 13. Claim Jumper Restaurant  | 33. Settebello Pizza        |
| 14. The Cracked Egg          | 34. Cheesecake Factory      |
| 15. Echo & Rig               | 35. Ichiban                 |
| 16. Wendy's                  | 36. Ruby's Shake Shop       |
| 17. Balboa Pizza             | 37. North Italia            |
| 18. Rachel's Kitchen         | 38. Flower Child            |
| 19. The Local                | 39. Cantina Tequila         |
| 20. Coffee Bean and Tea      |                             |

## RETAIL

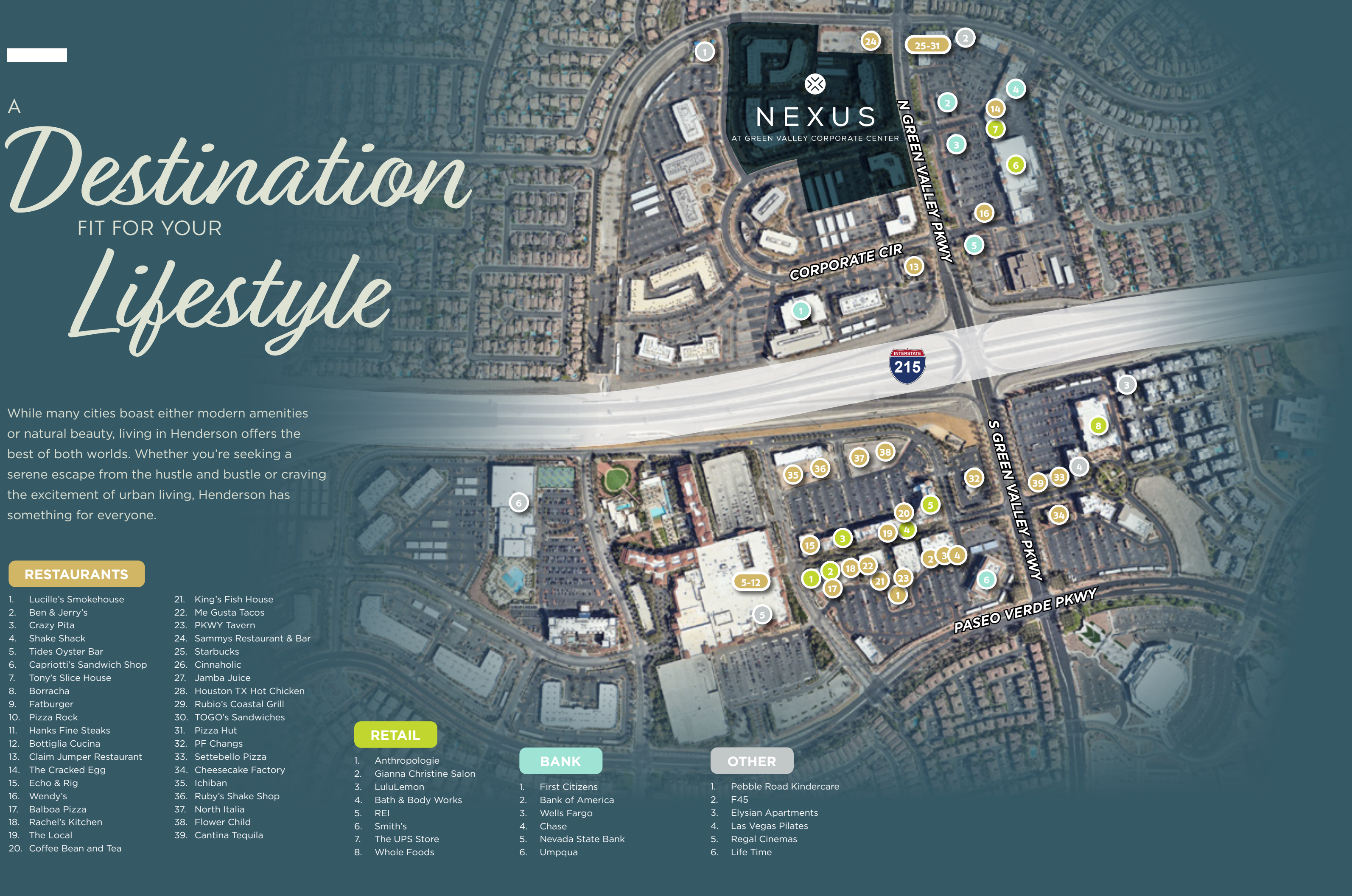
1. Anthropologie
2. Gianna Christine Salon
3. LuluLemon
4. Bath & Body Works
5. REI
6. Smith's
7. The UPS Store
8. Whole Foods

## BANK

1. First Citizens
2. Bank of America
3. Wells Fargo
4. Chase
5. Nevada State Bank
6. Umpqua

## OTHER

1. Pebble Road Kindercare
2. F45
3. Elysian Apartments
4. Las Vegas Pilates
5. Regal Cinemas
6. Life Time



IT'S ALL

# Happening Here

Nexus at Green Valley Tech Park is the premier gateway to Nevada's top destinations. Positioned strategically at the intersection of Green Valley Parkway and I-215, in the heart of Henderson, Nexus at Green Valley Corporate Center seamlessly connects tenants to a network of elite talent and an array of premier amenities, offering unparalleled accessibility and convenience.

### DRIVE TIMES:

 1 Min    
  7 Min    
  10 Min

-  Legacy Golf Club & Restaurant: **3 min**
-  The District at Green Valley Ranch: **5 min**
-  Green Valley Ranch Resort Spa and Casino: **5 min**
-  Lee's Family Forum Arena: **5 min**
-  Water Street District: **10 min**
-  Allegiant Stadium: **20 min**
-  Las Vegas Strip: **25 min**
-  Lake Las Vegas: **25 min**







1301 N. GREEN VALLEY PKWY



901 N. GREEN VALLEY PKWY - LOBBY



901 N. GREEN VALLEY PKWY



1301 N. GREEN VALLEY PKWY - ELEVATORS



901 N. GREEN VALLEY PKWY - 2<sup>ND</sup> FLOOR

# A Thriving Hub FOR Business

Over the past decade, Henderson has transformed into a dynamic economic center, driven by its outstanding quality of life and favorable tax incentives. This contemporary “boom town” now draws over 6,000 newcomers each month, making it one of the fastest-growing cities in the nation.



## NEVADA BENEFITS

### STANDARD ABATEMENTS

#### Sales and Use Tax Abatement

- Sales and use tax abatement on qualified capital equipment purchases, with rate reductions as low as 2%

#### Modified Business Tax Abatement

- An abatement of 50% of the 1.17% rate on quarterly wages exceeding \$50,000

#### Personal Property Tax Abatement

- An abatement on personal property not to exceed 50% over a maximum of 10 years

#### Real Property Tax Abatement for Recycling

- Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

### NEVADA'S TAX STRUCTURE

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada, saving companies millions of dollars. Nevada has:

- No personal income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

## RECENT STATE RANKINGS

# #1

### STATE FOR JOB GROWTH IN THE U.S.

U.S. Bureau of Labor Statistics  
(June 2020 vs June 2022)

### BEST STATE FOR INFRASTRUCTURE

U.S. News & World Report (2021)

### FASTEST GROWING STATE

Census Bureau (2020)

# #5

### BUSINESS COSTS

Forbes (2020)

### MOST TAX-FRIENDLY STATES

Kiplinger (2021)





# NEXUS

AT GREEN VALLEY CORPORATE CENTER

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**CUSHMAN &  
WAKEFIELD**

EST. 1984

**Brentwood**