

THE VILLAGE AT ST. ROSE

AVAILABLE
Class A Professional and Medical Office

SHEQ
PROPERTIES

Optum





Tower	Lease Rate	TI
+/- 3,000 - 81,423 Available SF	\$3.50 per SF NNN	Negotiable

Property Highlights

- Brand New Class A Mixed-Use Development in the rapidly expanding West Henderson submarket
- Property secured by Fortune 5 Tenant, United Health Care and Optum for 15 years
- Incredible views from any side of the Tower
- Currently under construction and actively signing leases
- On site 4 level parking structure
- Foot traffic from major tenant of approximately 7,500 per day
- St. Rose Parkway frontage with daily traffic over 53,000 CPD

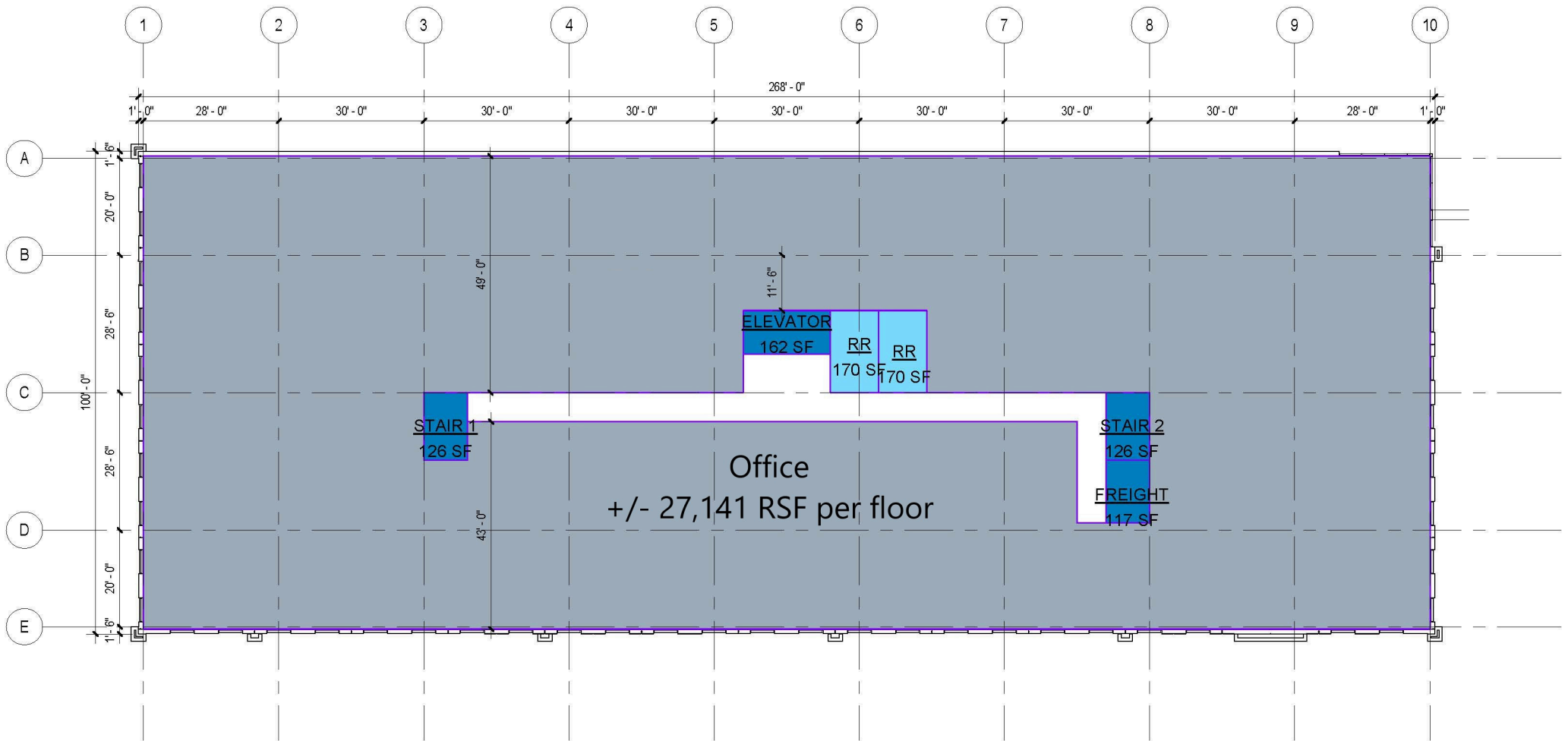
3D Click to view
Virtual Tour



Other Renderings



Site Plan Tower - Floors 2, 3, and 4



Location

