

For Lease

FOUR-STORY CLASS A OFFICE BUILDING

2360

Corporate Circle

Henderson, NV 89074



American Nevada
reality
A Greenspun Company



±134,163 SQUARE FOOT, FOUR-STORY, CLASS A OFFICE BUILDING

Highlights

Modern & Upscale Office Building.

2360 Corporate Circle is a ±134,163 square foot four-story Class A office building located at Green Valley Corporate Center at the NWC of the Green Valley Pkwy & 215 Interchange.

- Four-Story Class A Office Building
- LEED Certified
- \$2.50 PSF, NNN
- CAM's: \$0.61 PSF
- Built in 2008
- Abundance of Amenities
- Immediate Freeway Access
- 4.7:1000 Parking Ratio including Covered and Uncovered Parking



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Located in the heart of Henderson within the 90 acre master-planned office park of Green Valley Corporate Center. The building features a stunning modern, environmentally friendly design and upscale finishes. The property offers tenants convenient access to nearby amenities including Claim Jumper Restaurant & Bar, Green Valley Ranch Hotel & Casino, and abundance of retail shopping and banking; all within immediate walking or 5 minute driving distance. The Las Vegas "Strip", Harry Reid International Airport, and the Central Business District of Las Vegas can all be accessed directly from the property via the 215 Freeway.



The Cheesecake Factory
SKINNYFATS
WHOLE FOODS MARKET
MAYWEATHER BOXING-FITNESS
SETTEBELLO DELI-CUCINA-VINOTECA

THE DOLLAR LOAN CENTER
±200,000 SF ARENA
5,567 Seats

Bath&BodyWorks ANTHROPOLOGIE WHOLE FOODS MARKET Panera REI Lant Pritche McTeck's
chico's SEPHORA P.F. CHANG'S SOMA CRAZY PITA
POTTERY BARN G CYCLEBAR Lolla's Williams Sonoma Me Gusta Teacos BEN & JERRY'S
WHITE|BLACK Pkwy Tavern King's Fish House Vita RACHAEL'S KITCHEN
SHAKE SHACK Echo-Rig King's Fish House Vita RACHAEL'S KITCHEN

REGAL
HANK'S
PIZZA ROCK
BORRACHA
Pottizla
Capriotti's

GVR
GREEN VALLEY RANCH
±143,891 SF
HOTEL & CASINO
490 Hotel Rooms

CLAIM JUMPER STEAKHOUSE & BAR
SAMMYS

177,000 CARS PER DAY

215 INTERCHANGE

2360

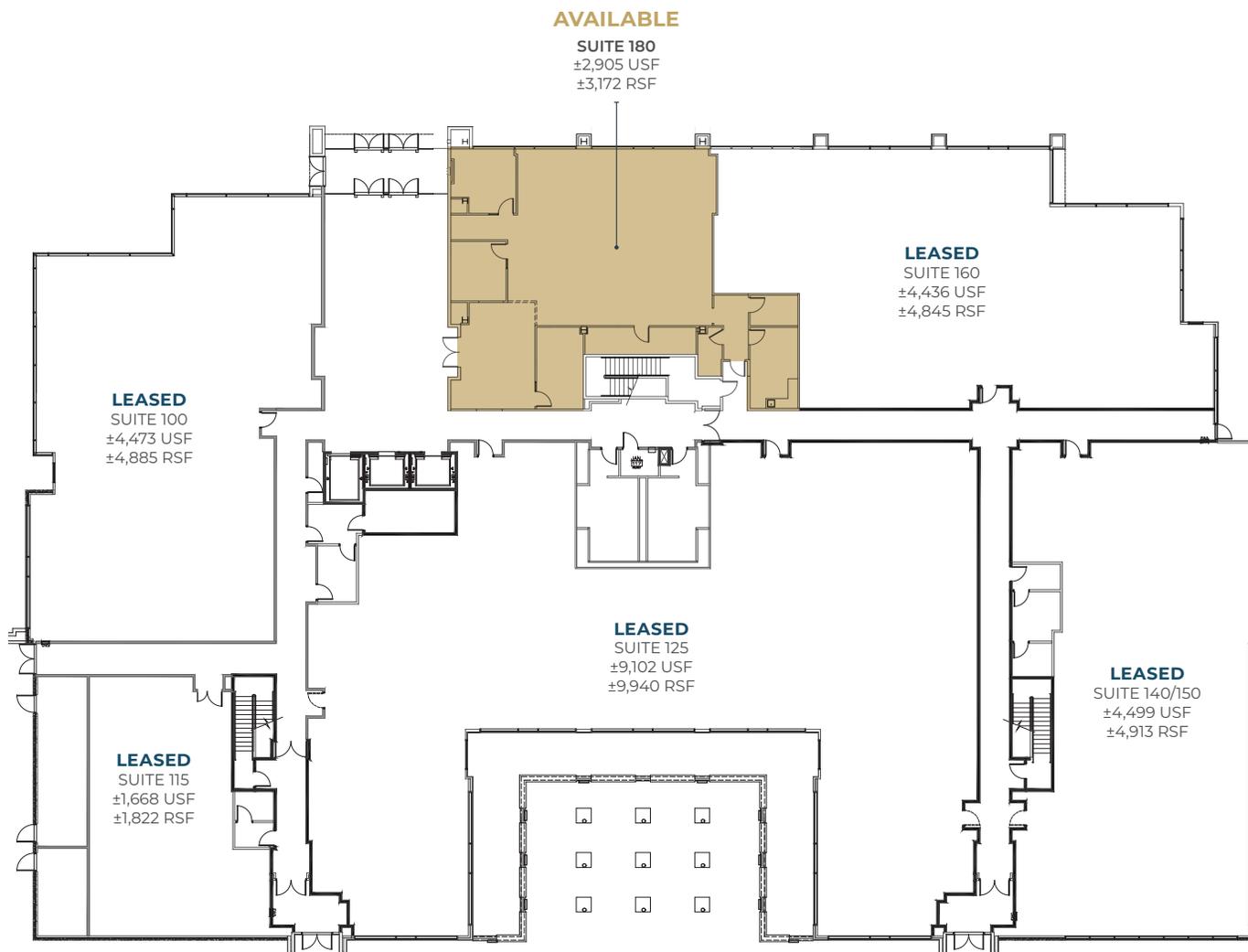
215

CORPORATE CIRCLE

2360

Corporate Circle

1st Floor



Drawings not to scale. For illustration purposes only.

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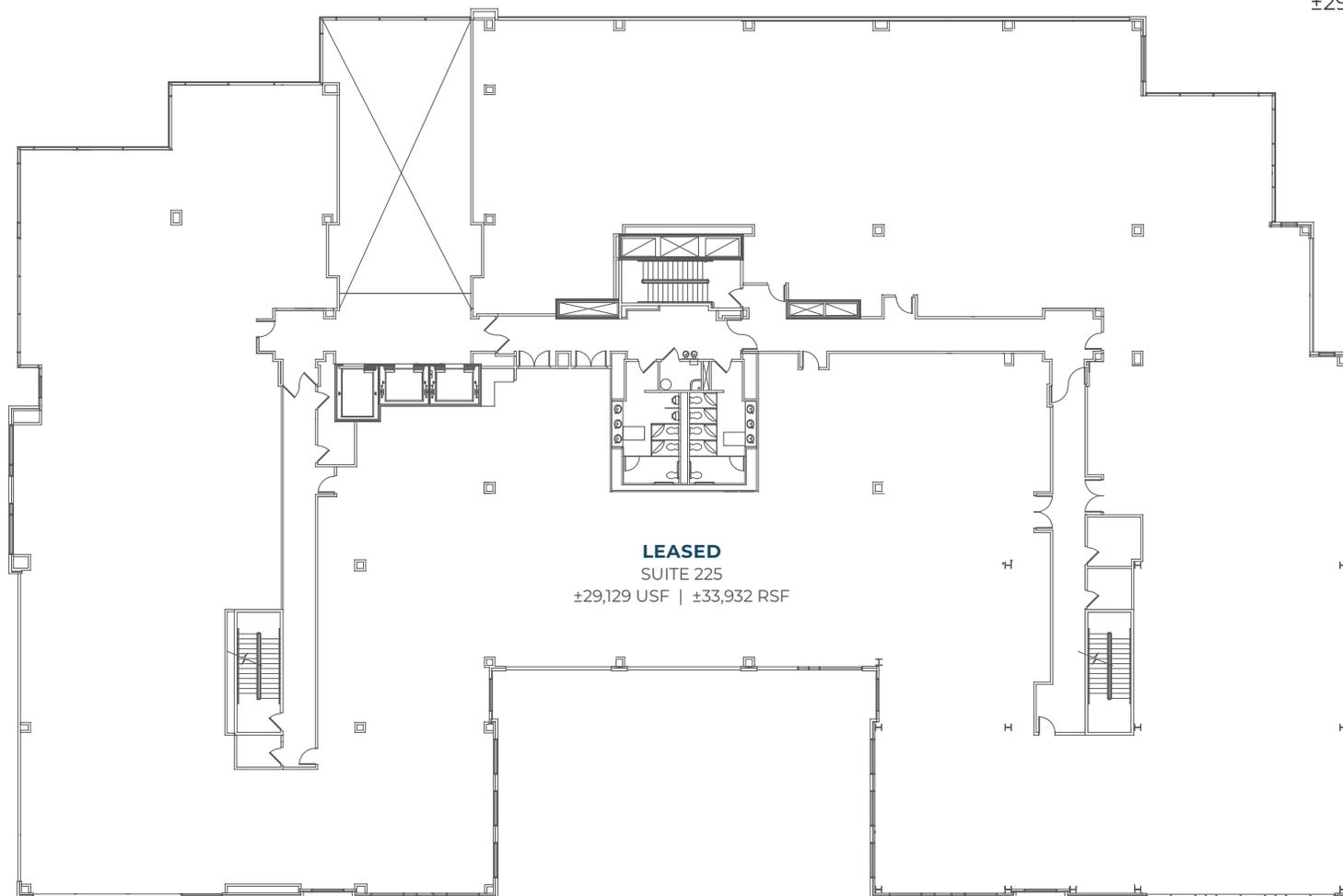
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Corporate Circle

2nd Floor

Fully Leased

±29,129 USF | ±33,932 RSF



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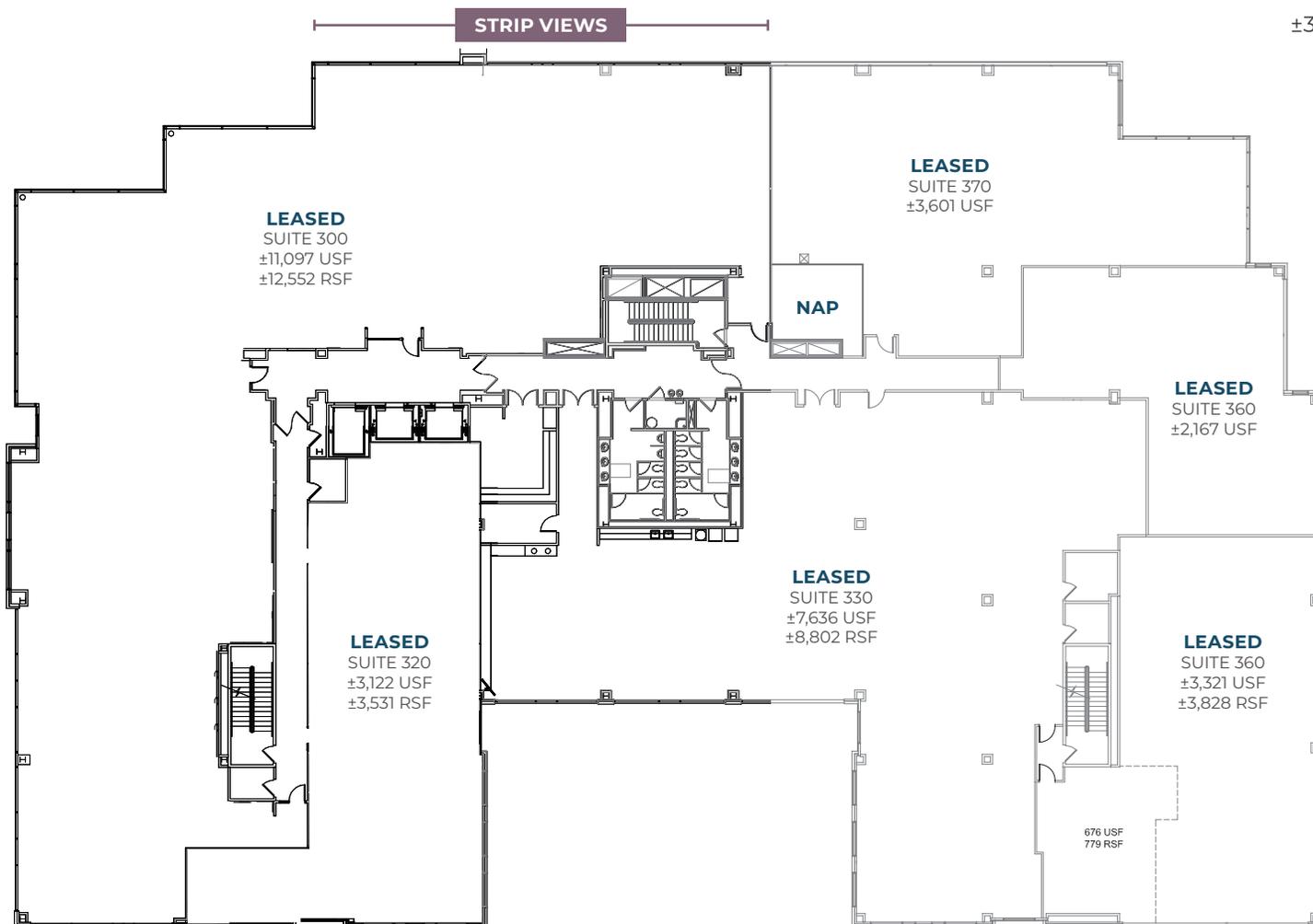
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Corporate Circle

3rd Floor

Fully Leased

±30,680 USF | ±35,365 RSF



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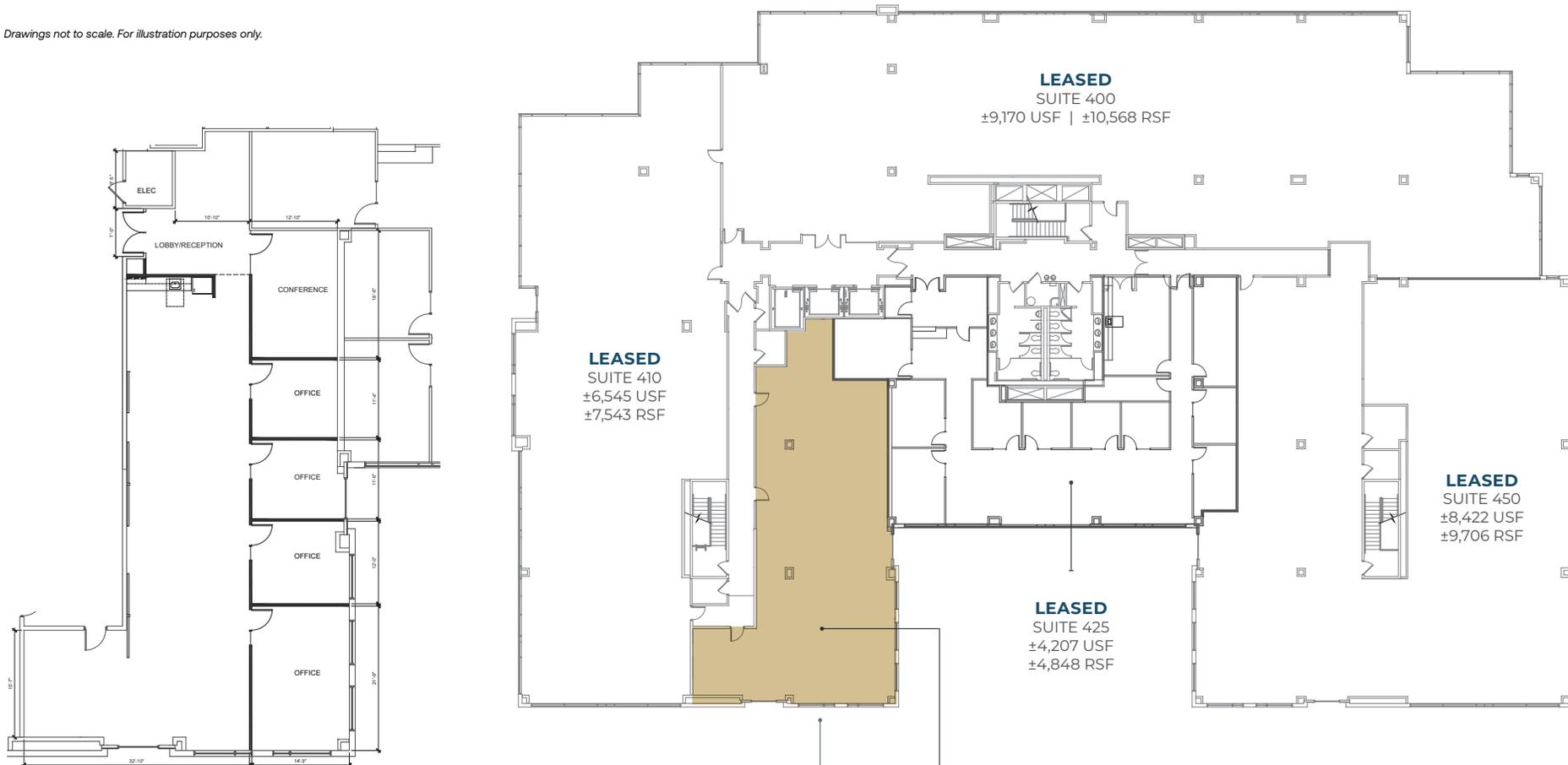


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Corporate Circle

4th Floor

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PROPOSED SPEC SUITE BUILDOUT – Generous TI Package Available

AVAILABLE

SUITE 405
 $\pm 2,826$ USF
 $\pm 3,257$ RSF

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S. PECOS ROAD



177,000
CARS PER DAY

21,500
CARS PER DAY

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CLAIM JUMPER®
STEAKHOUSE & BAR

215
INTERCHANGE

PEBBLE MARKETPLACE

- Bank of America
- Chase Bank
- Starbucks
- Jamba Juice
- UPS Store
- Wendy's
- Smith's
- Midori Japanese
- The Cracked Egg
- Houston's Hot Chicken

LIFETIME FITNESS
±162,000 SF

GVR
GREEN VALLEY RANCH®
±143,891 SF
HOTEL & CASINO
490 Hotel Rooms

The Cheesecake Factory **SKINNYFATS** **WHOLE FOODS**
MAYWEATHER **SETTEBELLO**

LIFE TIME LIVING
149 HIGH-RISE LUXURY RESIDENCES

THE DOLLAR LOAN CENTER
±200,000 SF ARENA
5,567 Seats

PASEO VERDE PARKWAY

S. GREEN VALLEY PARKWAY

REGAL
HANK'S
PIZZA ROCK
BORRACHA
Pottiglia
Capriotti's

Bath&BodyWorks ANTHROPOLOGIE **WHOLE FOODS** Panera BREAD® **KREI** Local Ritchie McTecky's
chico's SEPHORA PF. CIANG'S SOMA CRAZY PITA
POTTERY BARN G CYCLAR **LaBella BABY QUIL** WILLIAMS SONOMA The Gracie Tavern **BEN & JERRY'S**
WHITE|BLACK **PAWY TAVERN** **Omega** **PRESSED**
SHAKE SHACK Echo+Rig **King's Fish House** **LOVE BEANS** **Rachels KITCHEN**

LEED Certified

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CORPORATE CIRCLE



GOLD CERTIFIED



The building offers a cost efficient but high performance workplace that is good on the environment. Such environmental efficiencies include: Water & Energy Efficiency, Saving approximately 1,474,000 gallons of water a year.

Indoor Environmental Quality, environment-friendly janitorial provides superior air quality. Renewable Energy, Solar panels on parking garage roof generate electricity to illuminate lights in the garage. The building contains over 30% recycled materials and more than 80% of construction was recycled. Along with the building efficiencies, there is also a recycle program throughout the building and courtyard offering recycling bins for trash.



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