

**FOR LEASE**

PROFESSIONAL OFFICE

# LEGACY BUSINESS PARK

1701 N. Green Valley Parkway  
Henderson, Nevada 8901

Presented By:

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# SITE PLAN & AVAILABILITY



N. GREEN VALLEY PARKWAY

WARM SPRINGS ROAD

Walgreens

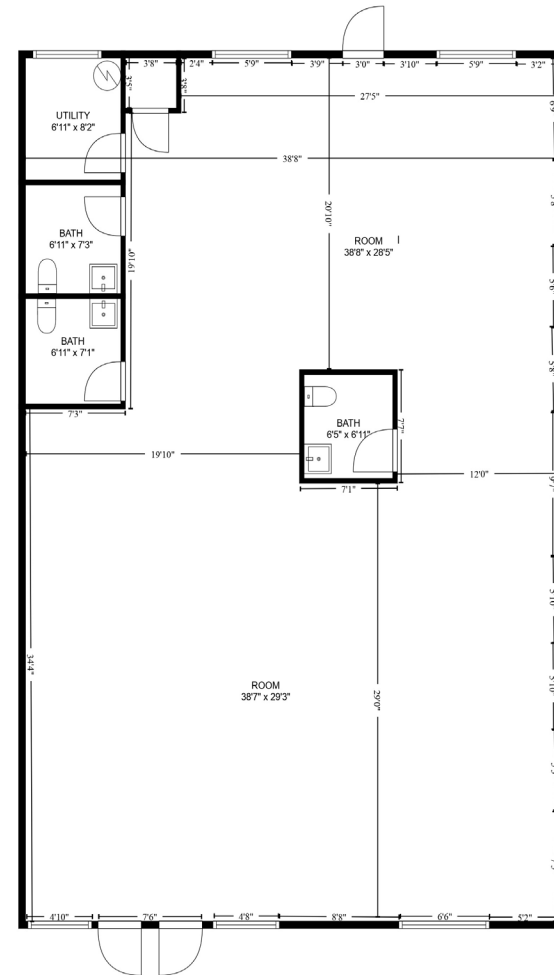
Building 1701 - 7  
**SUITE D 2,400 RSF**

Building 1701 - 4  
**SUITE C 1,455 RSF**





## FLOOR PLAN



### PROPERTY HIGHLIGHTS

- Former medical suite demo'd to vanilla shell
- End unit with excellent natural light & ample parking
- Perfect for another medical or professional user
- Landlord will contribute to custom buildout
- Three (3) existing restrooms
- Existing water, lighting & electrical remain

Building 1701-7 SUITE D: **±2,400 SF**

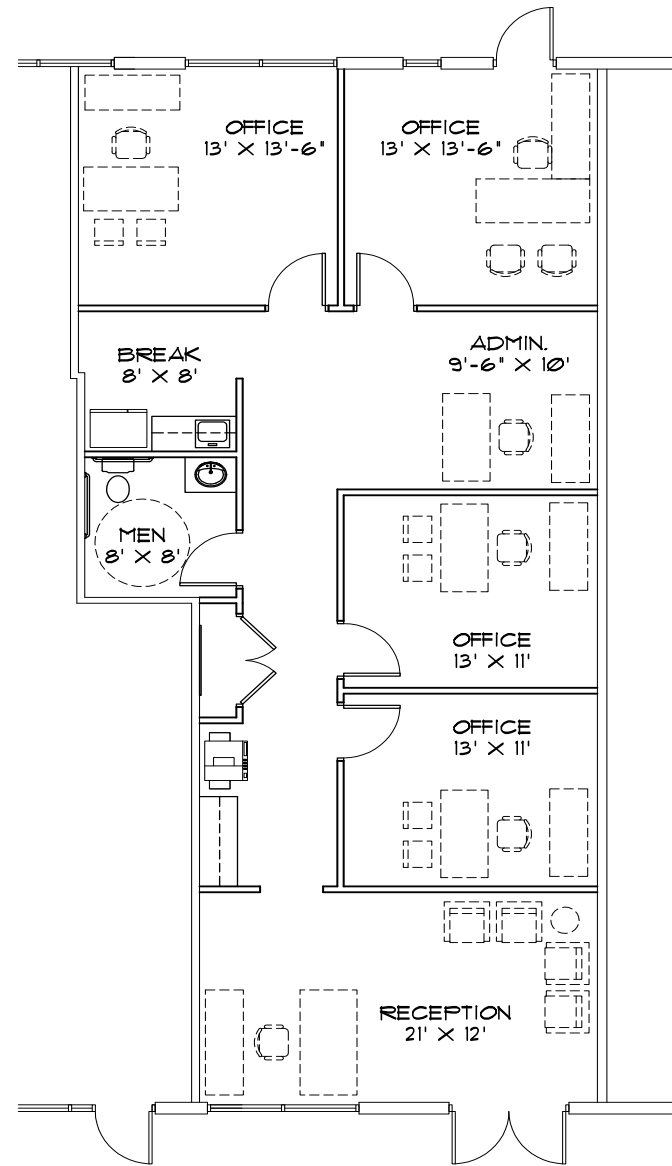
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## FLOOR PLAN



1701-4 SUITE D: ±1,455 SF



# Location Overview



Green Valley ~  
Corporate Center South



THE | DISTRICT™  
at Green Valley Ranch



## Major Roads

- I-215 less than 1 mile
- Signalized section-line intersection of N. Green Valley Pkwy. & Warm Springs Road



## Households

- In the heart of the established, master planned community of Green Valley
- 1 Mile: 7,400 HH
- 3 Miles: 63,000 HH
- 5 Miles: 140,000 HH



## Income

- 1 Mile: \$114,000
- 3 Miles: \$101,000
- 5 Miles: \$96,000