

# CROWNE PROFESSIONAL PARK

50 S STEPHANIE STREET, HENDERSON, NV 89012

LOCATED SOUTH OF THE 215 ON THE NORTHEAST CORNER AT STEPHANIE & PASEO VERDE PKWY.



FIRST FEDERAL REALTY



**±3,358 AND ±4,475 SF OFFICE SUITES FOR LEASE**

FIRST FEDERAL REALTY  
50 South Stephanie Street  
Henderson, NV 89012



FIRST FEDERAL REALTY

**PRESENTED BY:**

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## EXECUTIVE SUMMARY

Crowne Professional Park  
50 South Stephanie Street | Henderson, NV 89012

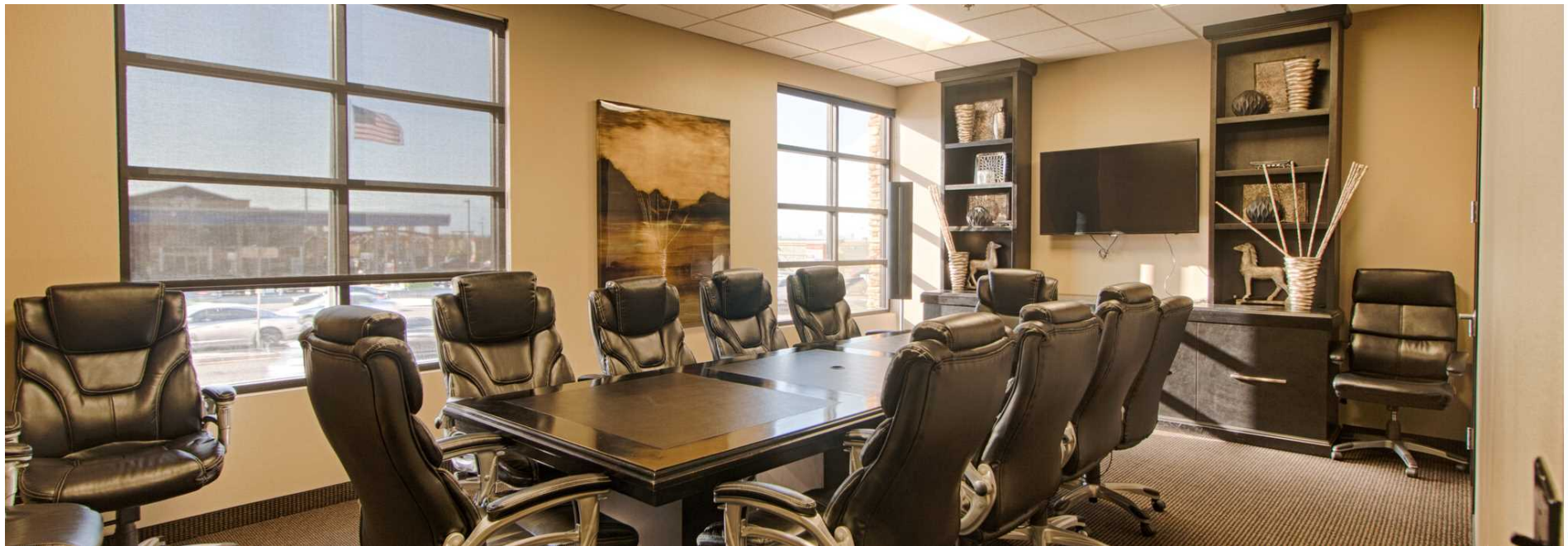


The office building is located along Stephanie St. in the Crowne Professional Park at Stephanie & Paseo Verde. Built in 2008 and renovated in 2014, this building is in good condition and well-maintained. The property features high end finishes, common area bathrooms, elevator, low maintenance common area landscaping, plentiful parking with handicap spaces nearby. Fast and convenient access to the 215/ US 95, this location is in close proximity to numerous restaurants, retail, hospitals, hotels, medical and office businesses. The building boasts great visibility, sits above the 215 freeway at the Stephanie ramp, on the hill.



# FOR LEASE

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## Property Summary

Available SF:	±7,833
Building SF:	13,721
Lease Rate:	\$2.25
Service Type:	NNN
Lease Term:	3-5 Years
CAM	\$0.57/SF/MO
Parking/Ratio:	59/4.2
Zoning:	CO

## Property Overview

- \*High Image Office Building right off 215/ Stephanie St. Exit
- \*High End Build Out
- \*Great View of Strip from 2nd story
- \*Popular Henderson Submarket
- \*High traffic location

## Location Overview

Easy access off the 215 & Stephanie street exit. Located on the northeast corner of Stephanie & Paseo Verde.



# FOR LEASE

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## FOR LEASE

Suite	Size	Rate	Term	Use	Type	Condition	Available
Suite 201	3,358	\$2.25 /sf/mo	3-5 years	Office	NNN Lease	Good	Now
Suite 101	4,475	\$2.25 /sf/mo	3-5 years	Office	NNN Lease	Good	Now

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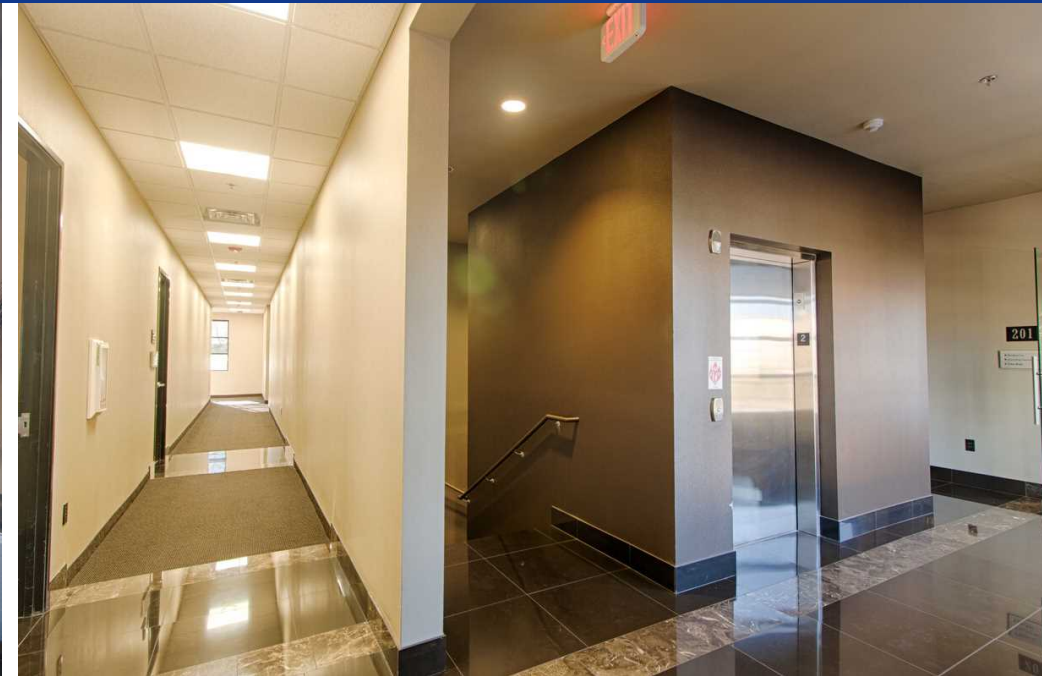
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# PROPERTY PHOTOS

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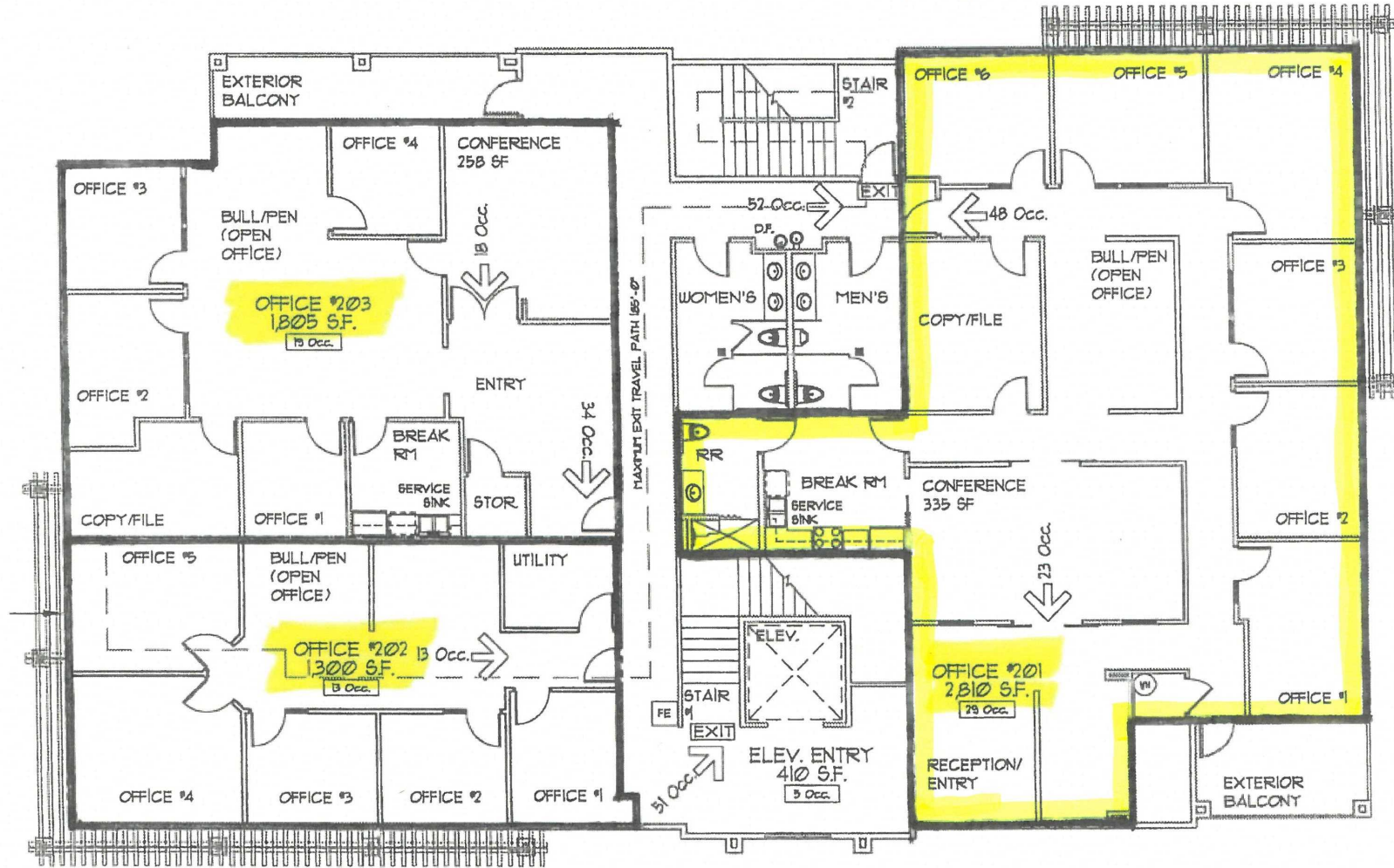
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**50 S. Stephanie St., Suite 201**  
**+/- 3,358 Rentable SF**  
**+/- 2,801 Usable SF**



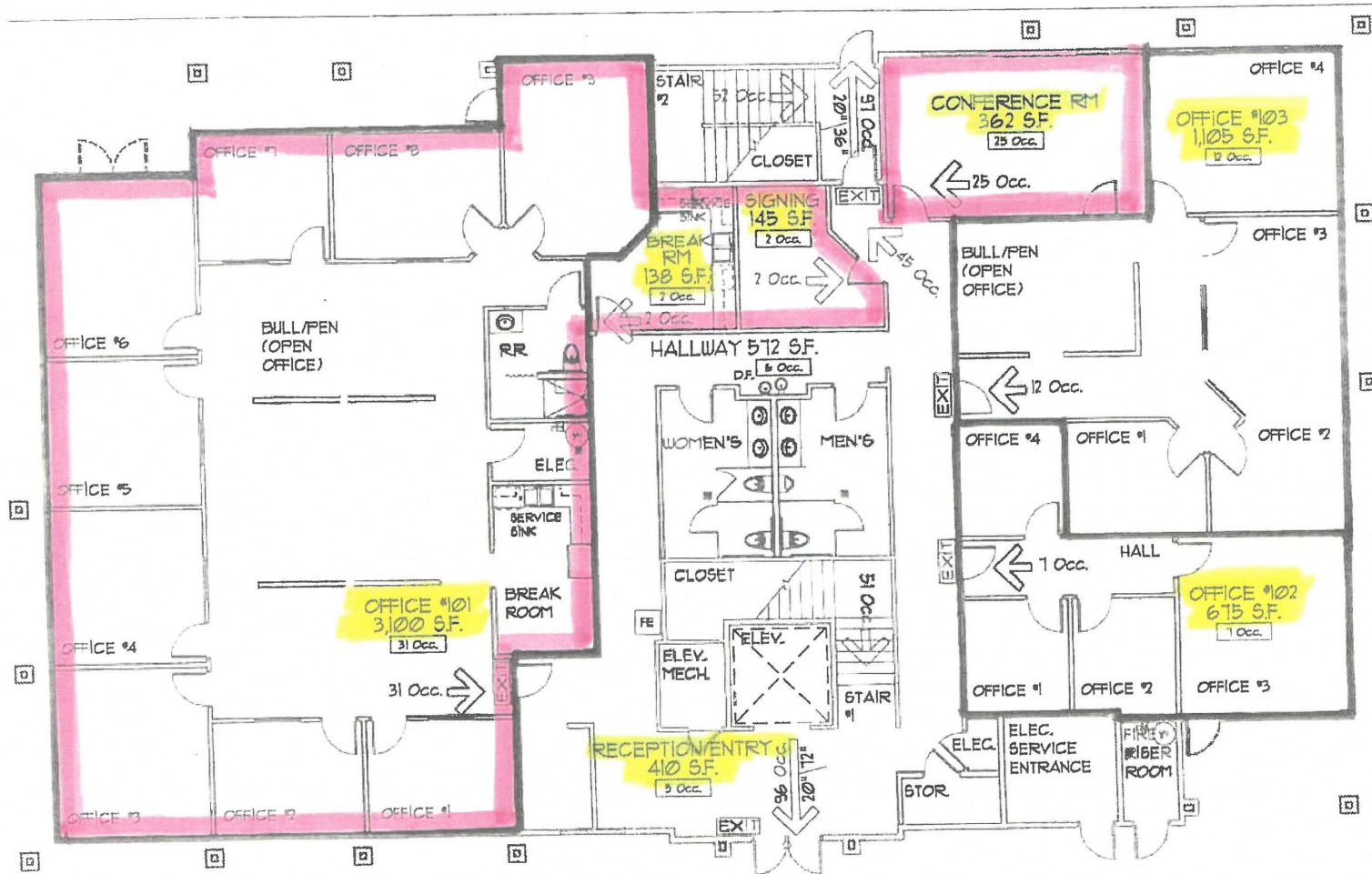
**2 LIFE SAFETY & EXITING PLAN: LEVEL TWO**  
1/8" = 1'-0"



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50 S. Stephanie St., Suite 101  
+/- 4,475 RSF  
+/- 3,745 USF

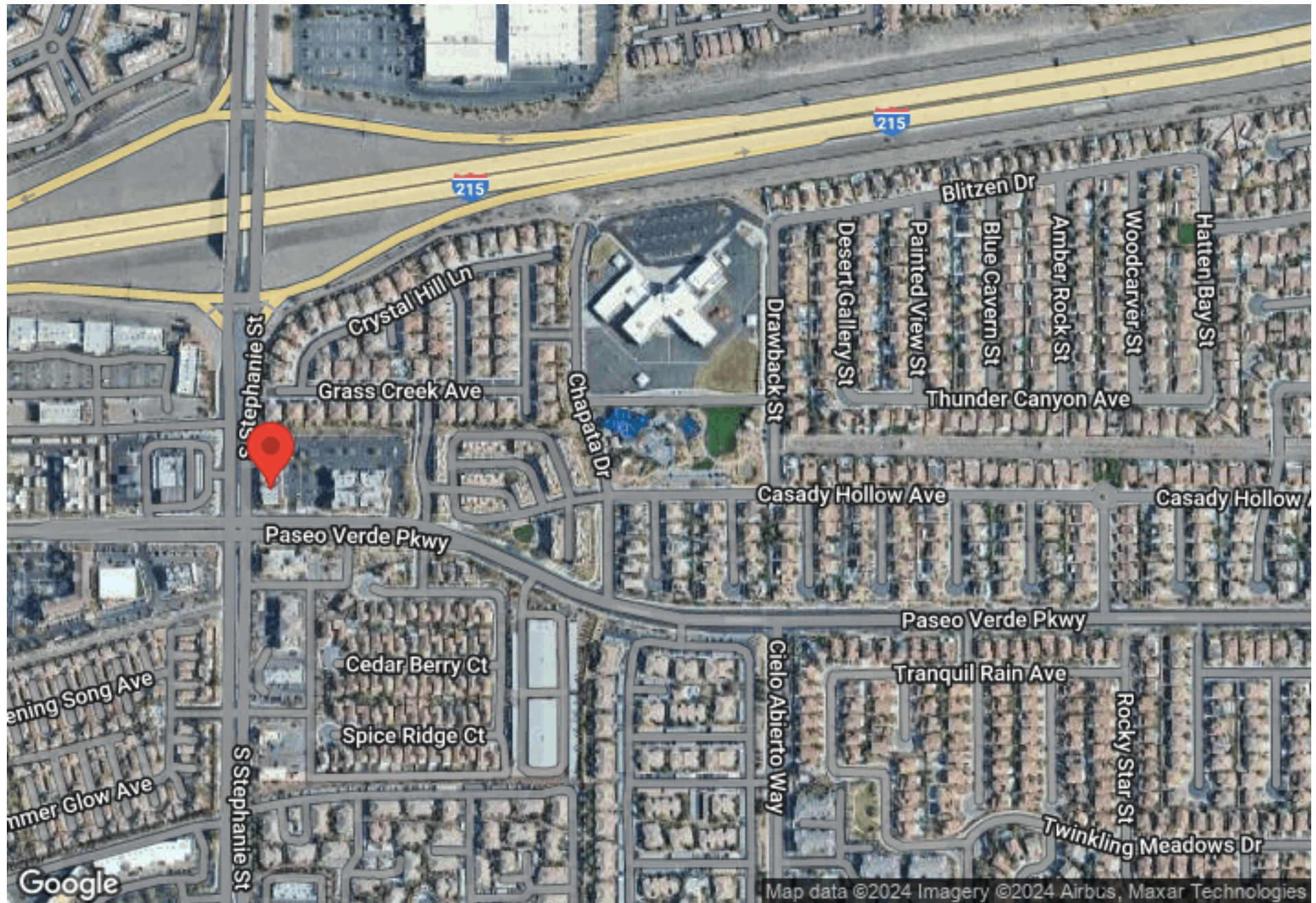


1 LIFE SAFETY & EXITING PLAN: LEVEL ONE  
1/8" = 1'-0"



# AERIAL MAP

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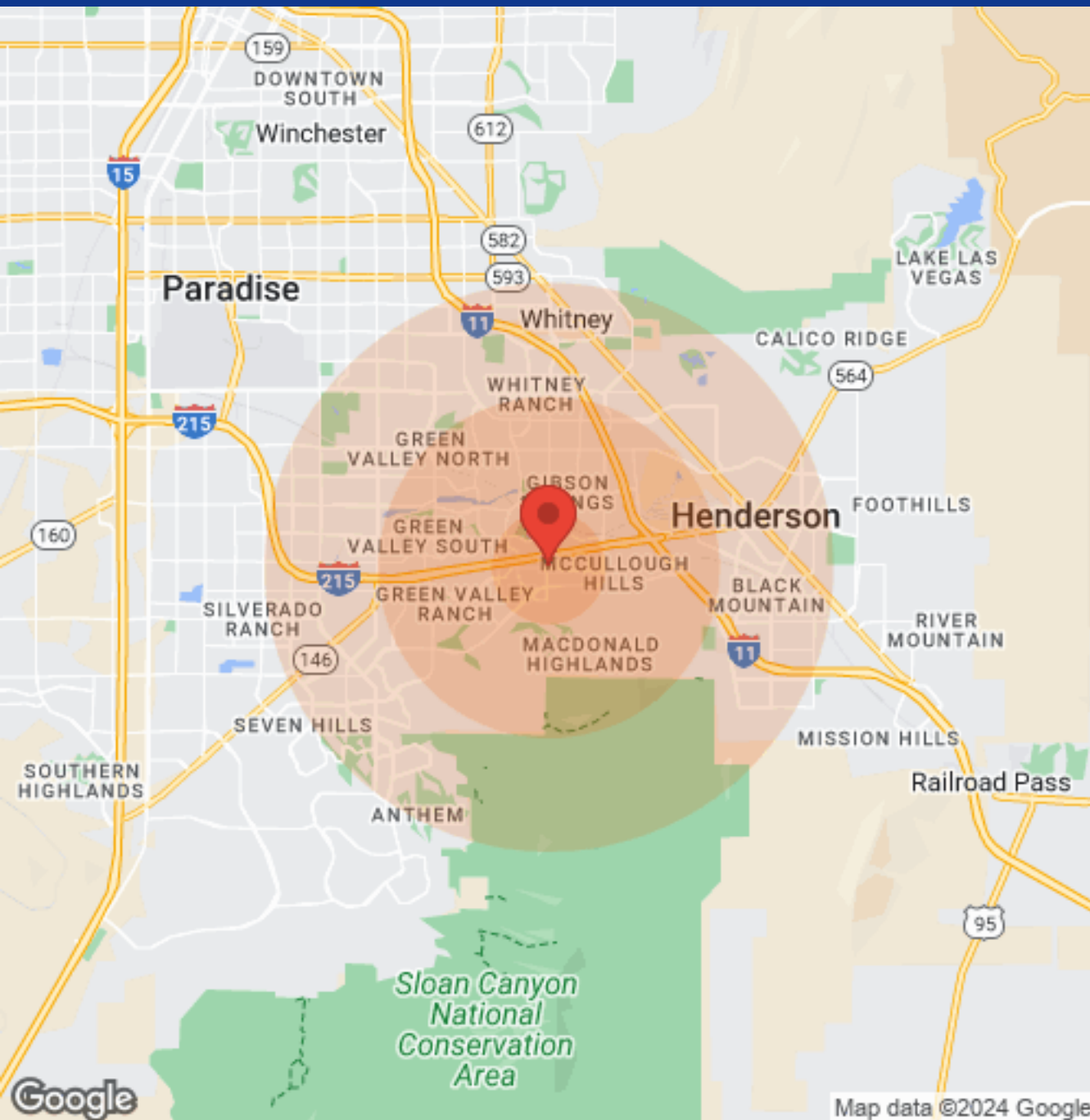
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# DEMOGRAPHICS

Crowne Professional Park  
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Population	1 Mile	3 Miles	5 Miles
Male	6,586	50,264	133,375
Female	6,894	52,844	137,429
Total Population	13,480	103,108	270,804

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,686	19,654	55,170
Ages 15-24	1,740	12,383	34,045
Ages 25-54	4,713	39,473	105,875
Ages 55-64	1,704	13,341	33,245
Ages 65+	2,637	18,257	42,469

Race	1 Mile	3 Miles	5 Miles
White	10,509	81,124	200,645
Black	601	4,636	14,883
Am In/AK Nat	28	145	510
Hawaiian	28	200	804
Hispanic	1,746	15,930	54,817
Multi-Racial	2,372	19,402	68,276

Income	1 Mile	3 Miles	5 Miles
Median	\$78,735	\$67,627	\$66,667
< \$15,000	264	2,957	7,594
\$15,000-\$24,999	213	2,685	7,997
\$25,000-\$34,999	286	3,237	8,734
\$35,000-\$49,999	770	5,612	14,995
\$50,000-\$74,999	1,190	9,478	22,754
\$75,000-\$99,999	883	6,186	15,705
\$100,000-\$149,999	1,042	6,679	16,236
\$150,000-\$199,999	321	2,464	5,763
> \$200,000	217	2,212	4,881

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,738	47,194	118,812
Occupied	5,117	42,553	107,127
Owner Occupied	3,250	26,182	63,259
Renter Occupied	1,867	16,371	43,868
Vacant	621	4,641	11,685

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## DISCLAIMER

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