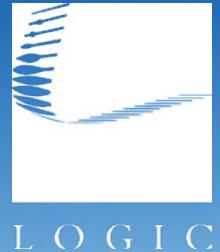


For Lease

Pecos Windmill Commercial Center



178 N. Pecos Rd.
Henderson, NV 89074

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Listing Snapshot



\$0.99 PSF NNN

Lease Rate



± 2,731 SF

Available Square Footage



\$0.54 PSF/Mo.

CAM

Property Highlights

- Six months promotional rate of \$0.99 PSF NNN
- Fully improved spec office suite
- Turn-key professional office suites
- Excellent parking
- Great public transportation access and many food options within walking distance
- Traffic counts of ± 28,000 CPD via Windmill Pkwy.
- Ideal location in the heart of Green Valley just 1 mile north of the I-215 near Windmill Pkwy. and Pecos Rd.
- Close proximity to Green Valley Ranch Resort & Casino and The District

Demographics

	1-mile	3-mile	5-mile
2024 Population	21,571	149,547	368,132
2024 Average Household Income	\$117,931	\$114,192	\$108,794
2024 Total Households	8,787	62,295	149,907



Aerial



Parks



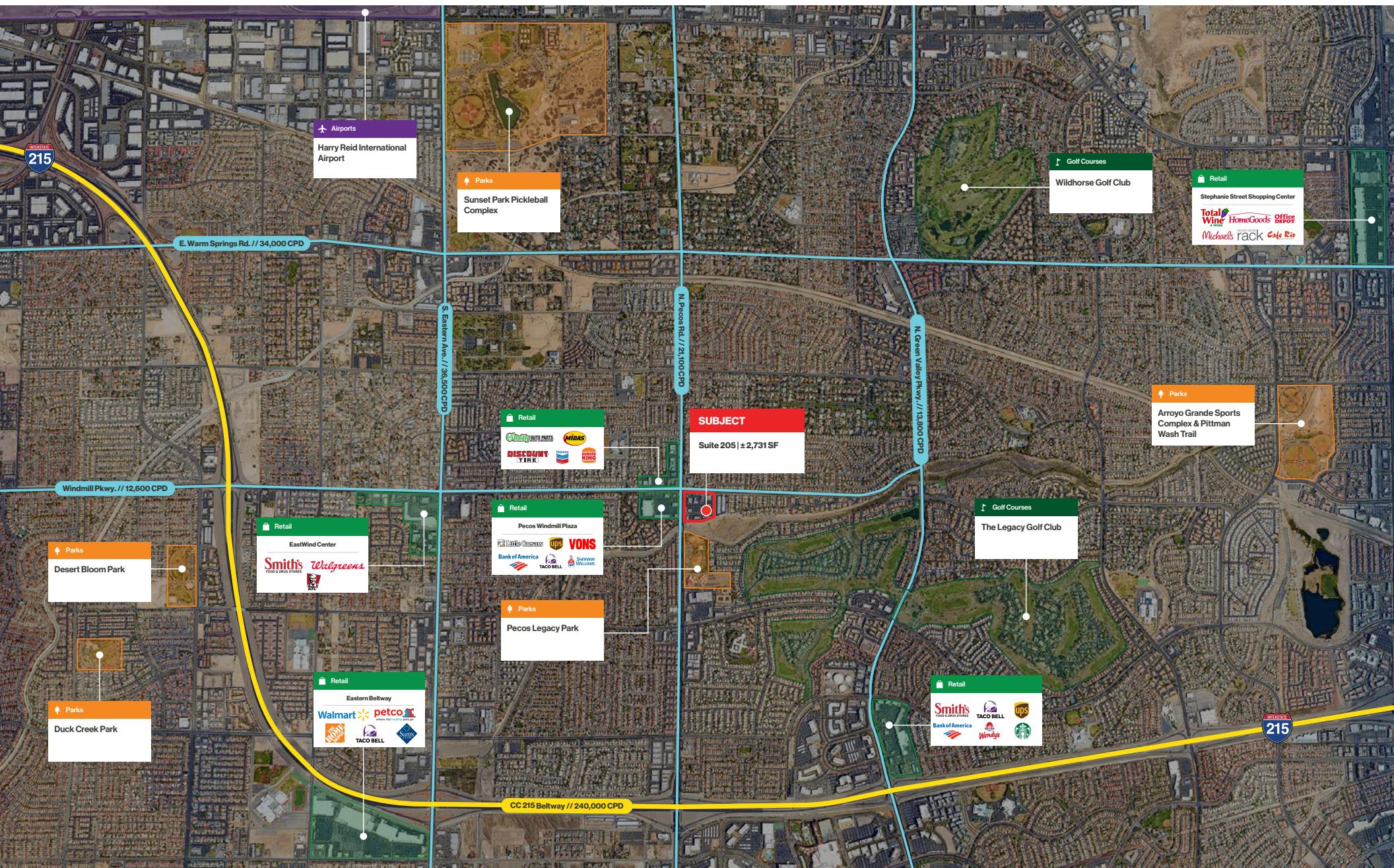
Golf Courses



Retail



Airports





Site Plan

■ Available ■ NAP

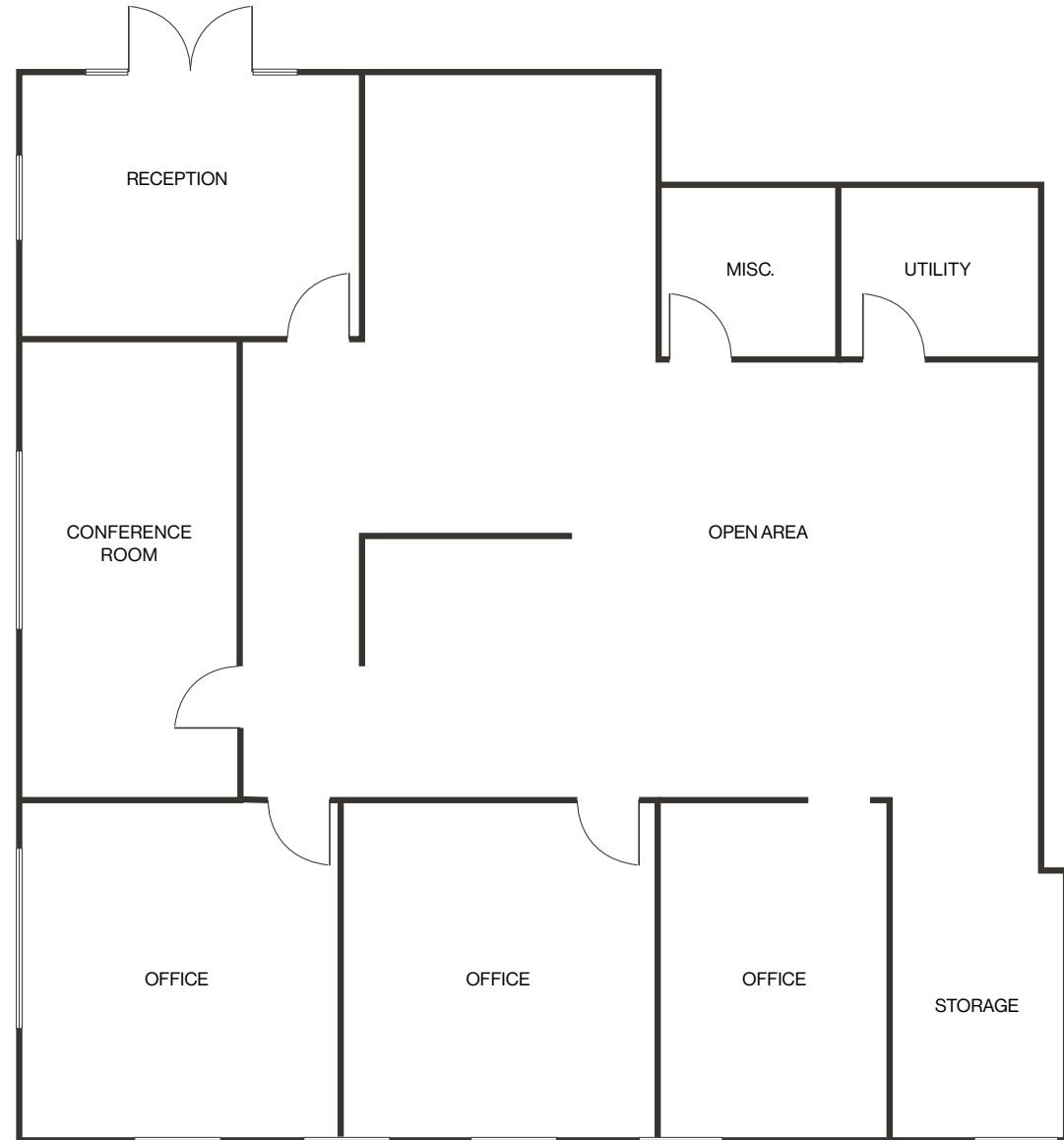


Floor Plan

Second Floor | Suite 205

 **± 2,731 SF**
Available Square Footage

 **\$0.54 PSF/Mo.**
CAM

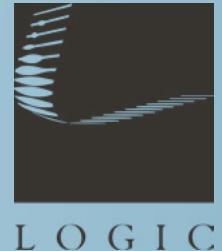


Property Photos



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