

FOR LEASE

±1,116 SF Office/Medical Space

2213 N Green Valley Pkwy, Henderson, NV 89014



Rent: \$2.25 NNN

- **Great for small medical, insurance, attorney, etc...**
- **Join near-by tenants such as: McDonald's, Starbucks, and Public Storage**
- **High visibility along Green Valley Parkway**
- **Pylon signage available**
- **Zoned CC**
- **APN 178-07-511-006**

Arch Plaza is a ±8,849 SF multi-tenant neighborhood office building located on North Green Valley Parkway, just south of East Warm Springs Road. Gorgeous space now available.

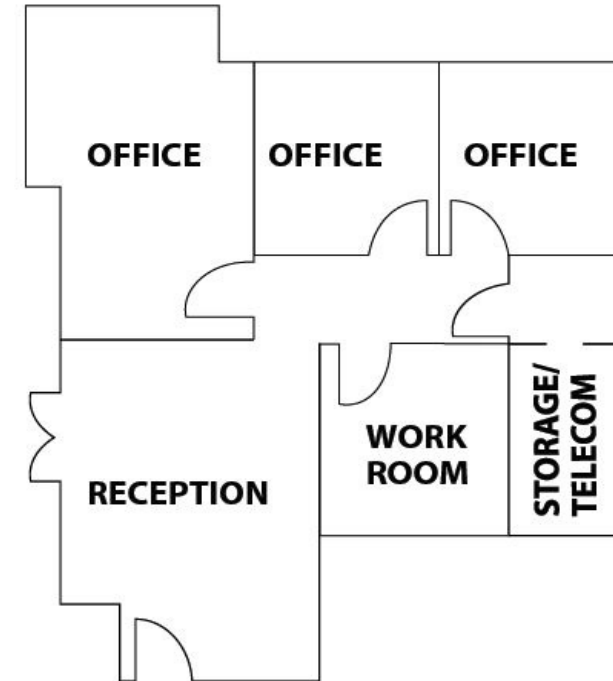


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- **IT / Storage room**
- **Reception area**
- **3 Offices**
- **Conference Room**
- **Turn Key**

Recently upgraded with new floors, paint, lighting, and fixtures. Perfect for small medical, insurance, chiropractor, eye care, attorney, tax, real estate, etc...

First floor entrance with reserved parking and excellent signage opportunity on the upgraded Green Valley pylon sign!

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AREA DEMOGRAPHICS

POPULATION

1 Mile	3 Miles	5 Miles
21,986	144,575	392,691

TRAFFIC COUNTS

Warm Springs	Green Valley
26,000 VPD	19,300 VPD

AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$116,858	\$109,771	\$100,613



SitesUSA
TRINA, NV DOT 2022



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LEASING | SALES | ACQUISITIONS

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