

# The Palms

@ Green Valley Business Park



**3,920 SF 100% HVAC OFFICE SUITE AVAILABLE**

CORPORATE OFFICE/WAREHOUSE SUITES

**FOR LEASE**  
8 SUNSET WAY | HENDERSON, NV 89014

**ELIZABETH MOORE**

(702) 506-2586

emoore@rcadvs.com

NV-RE License S.0062500

**JENNIFER LEVINE, CCIM**

(702) 318-1400

jlevine@rcadvs.com

NV-RE License BS.0145723

The Palms @ Green Valley Business Park is located one block East of Sunset Road & Sunset Way, directly across front the Ethel M Chocolate Factory. This location is the gateway to Henderson with plenty of nearby restaurant/retail amenities and easy access to Harry Reid Airport, I-215, I-15 & The Las Vegas Strip.

**REALCOMM ADVISORS**

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

[www.realcommadvisors.com](http://www.realcommadvisors.com)



## PROPERTY DETAILS

- Corporate Office / Warehouse
- Excellent Location just off Sunset Road
- 10' x 12' Grade Level Loading
- 200 Amps, 120/208 Volt, 3-Phase Power
- Prominent Signage
- 16' Clear Height
- Fire Sprinkler System
- I-P Zoning (Henderson)



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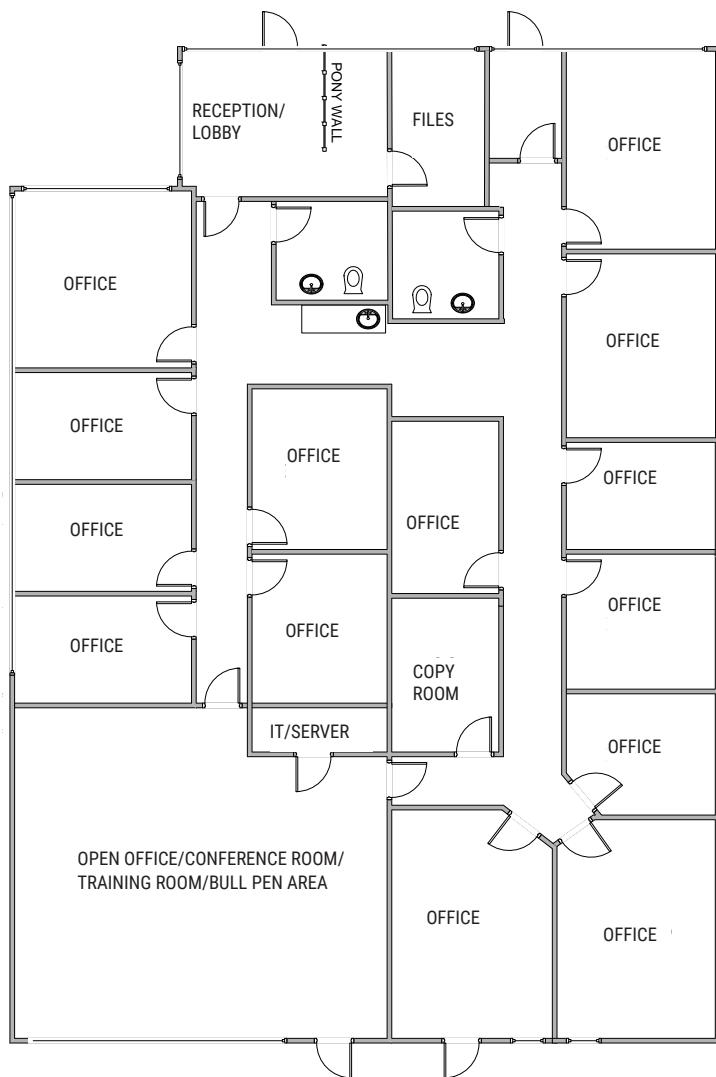
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Drawing not to scale. For illustration purposes only.

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## 3,920 SF OFFICE

- 100% HVAC Office Consisting of:
  - Reception/Lobby Area
  - 14 Private Offices
  - Large Open Office/Conference Room/Training Room/Bull Pen Area
  - File Room
  - I.T./Server Room
  - Copy Room
  - 2 Private Restrooms
  - Coffee Bar
- 200 Amps, 120/208 Volt, 3-Phase Panel
- Fire Sprinkler System

**TOTAL MONTHLY:** ~~\$6,272~~ **\$3,842**

**BASE RENT (NNN):** ~~\$1.25/SF~~ **\$0.63/SF\***

**NNN FEES:** **\$0.35/SF**

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.