



871 Coronado Center Dr.

Henderson, NV 89052



PROPERTY OVERVIEW

871 Coronado Center Dr. is located at the corner of the highly trafficked cross streets of St. Rose Pkwy. and S. Eastern Ave. Tenants enjoy expedient access to both the I-215 Beltway and I-15 Freeway and is located in the South Submarket just minutes away from The Las Vegas Strip and Harry Reid International Airport. This professional office building has many nearby amenities such as Starbucks, Trader Joe's, Five Guys, Buffalo Wild Wings, Jersey Mike's Subs, Subway, Smith's, Cult Fitness, and ARCO gas station.

HIGHLIGHTS



Building SF: 51,513 SF



Submarket: South



Parking Ratio: 5.5:1000



Year Built: 2002



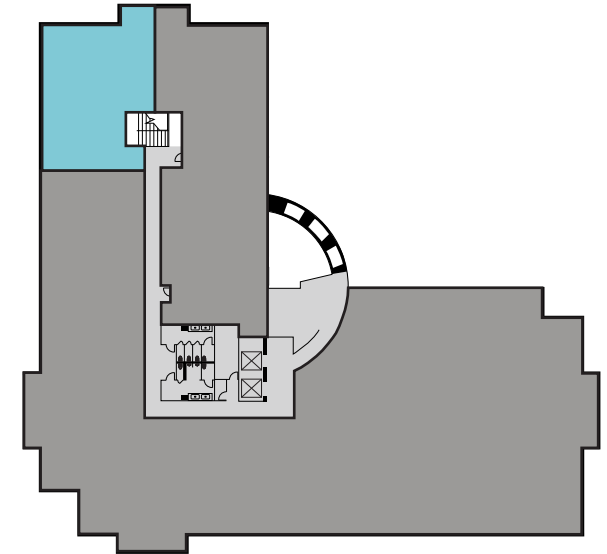
Rate: \$2.05 NNN / \$0.54 CAM



Suites In Excellent Condition

SUITE 201

2,462 RSF



SUITE 201 DESCRIPTION:

- Available 11/1/2025
- 5 Private Offices
- 1 Exec. Office / Conference Room
- Work Room
- Break Room
- Restroom

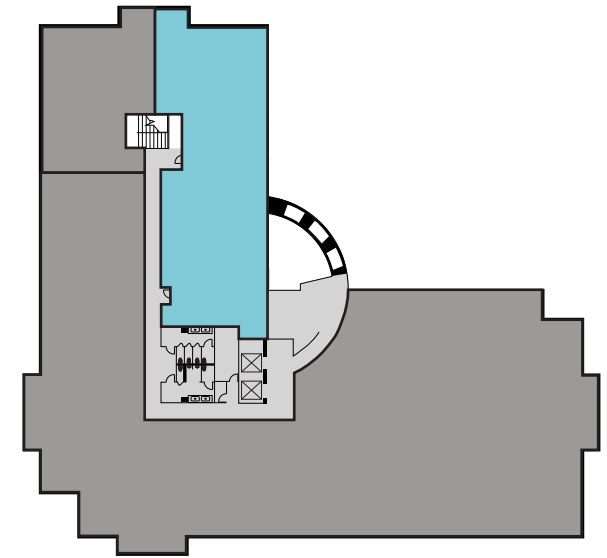
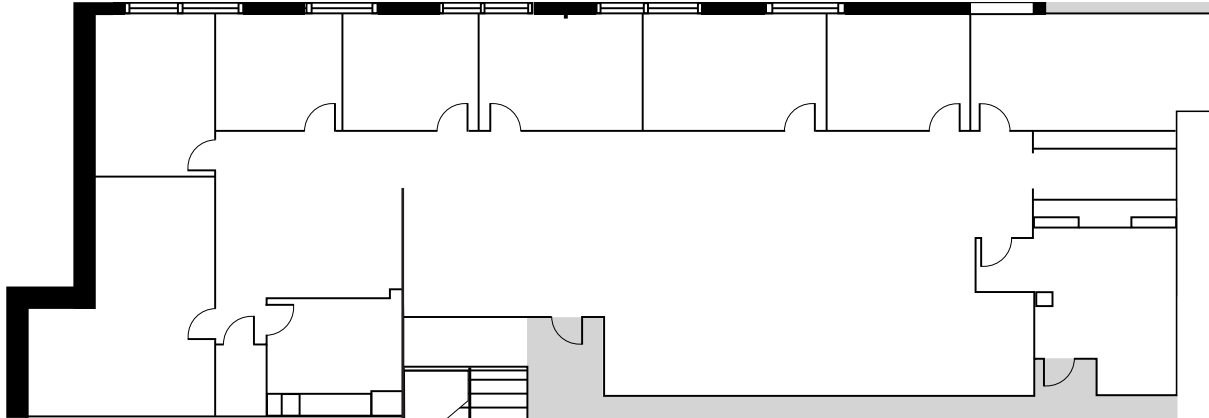
SUITE 201

PHOTOS



SUITE 210

4,896 RSF



SUITE 210 DESCRIPTION:

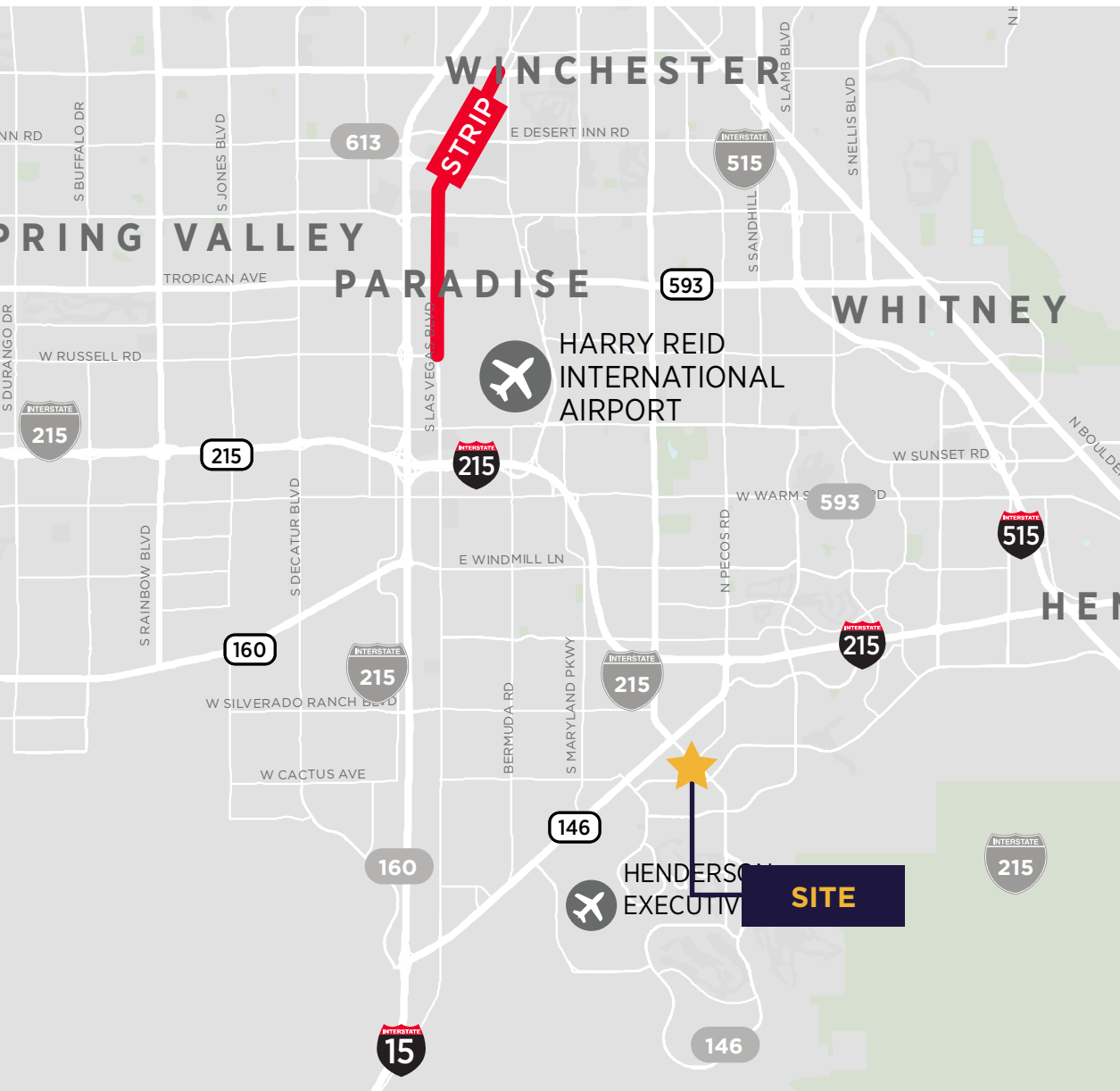
- Reception
- Conference Room
- 1 Executive Office
- 6 Private Offices
- Break Room
- Open Bullpen Area

SUITE 210

PHOTOS



AREA AMENITIES



FOOD & BEVERAGE

Mins. away from many food & beverage options



DRIVING EFFICIENCY

Expedient access to the I-215 and I-15 freeways



HARRY REID INTL AIRPORT

Located approx. 12 mins away



LAS VEGAS STRIP

Located approx. 20 mins away



NEARBY AMENITIES

Banks and convenient shopping nearby



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