

THE HENRY

2200 Highland Dr, Las Vegas, NV 89102



*Master Lease Tenant Is Opening Its Doors
& Offering Curated Executive Suites with Boutique Amenities*

Fully Renovated and Move-In Ready

THE HENRY at 2200 Highland Drive has entered a new chapter—following a comprehensive property-wide renovation, the building has been thoughtfully repositioned as a boutique executive office environment designed to meet the elevated expectations of today's most discerning professionals.

Under the stewardship of the property's master leaseholder, this ±10,591 SF standalone building now offers a curated mix of private office suites, blending hospitality-grade amenities with a refined workplace experience.

The Henry offers a move-in ready, fully amenitized solution—delivering flexibility, image, and long-term value in a boutique setting.

Property Key Features:

Renovation & Design

- Complete 2025 Renovation – A full modernization with upscale finishes and thoughtfully reimagined interiors
- Boutique Office Aesthetic – Warm materials, clean lines, and premium design sensibility throughout

Location & Access

- Central, Connected Location – Positioned just off the Strip with immediate I-15 access
- Dual Frontage – ±600 feet of street frontage and excellent branding visibility
- In the Heart of Growth – Surrounded by premier hotels, dining, and commercial activity

Workspace Experience

- Natural Light & Views – Floor-to-ceiling windows flood interiors with daylight and landscape views
- Private Executive Offices – Quiet, professional offices designed for focus, comfort, and prestige
- Flexible Configurations – Options from individual suites to full-building availability

Parking & Convenience

- On-Site Surface Parking – 32 on-site parking space plus abundant curbside parking
- Direct Ingress/Egress – Easy access for both tenants and guests

EXECUTIVE OFFICE SPACES

NOW AVAILABLE FOR LEASE

AFFORDABLY PRICED
STARTING AT \$1,250 PER MONTH

ZONING / BUSINESS LICENSING
M / LAS VEGAS

BUILDING REMODEL
2025

PARKING
32 ON-SITE SPACES
& CURBSIDE FOR OVERFLOW



Designed for Performance Through Comfort

The Henry was purpose-built to support professionals who go the distance. By blending hospitality-grade finishes with intelligent spatial planning, it creates an environment where you can work longer, focus deeper, and feel more at ease while doing it.

From abundant natural light and calming views to curated shared spaces and seamless amenities, every detail is designed to reduce friction and elevate your workday. Because here, it's not just about where you work—but how well you can work while you're here.

Property Key Features:

Flexible Leasing

- Month-to-Month Options Available
- All the Essentials, None of the Excess – Space and services designed to match your real needs
- All-Inclusive Convenience – Utilities and upkeep are covered so you can focus on what matters

Productivity & Meeting Space

- State-of-the-Art Lobby and Meeting Room
- Hourly Meeting Room Access – On-demand conference space at just \$45/hr
- Break Rooms on Each Floor

Click or Scan:



Property
Website

Social & Wellness Zones

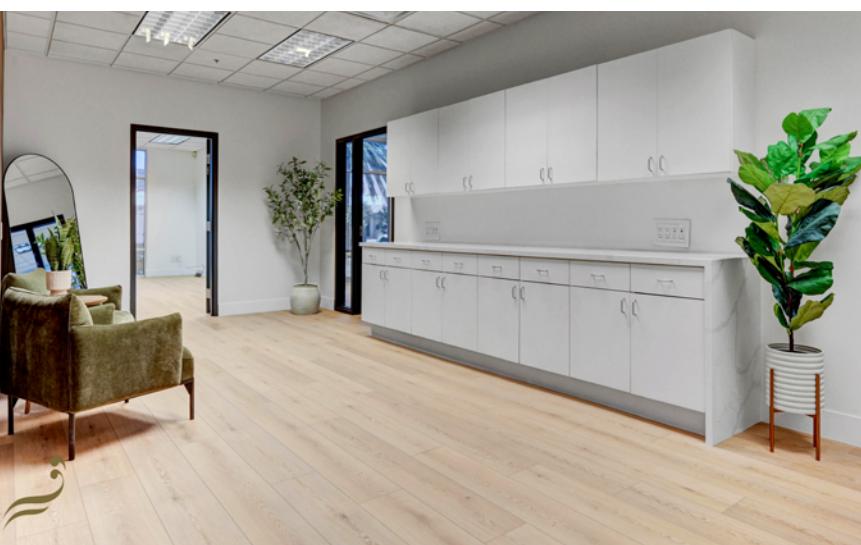
- Downstairs Lounge – A relaxed, casual space for informal huddles or solo decompression
- The Mingle Area – Featuring a pool table, shuffleboard, putting green, arcade games, and a big-screen TV
- Outdoor Patio – A quiet spot for fresh air, quick breaks, or casual conversations

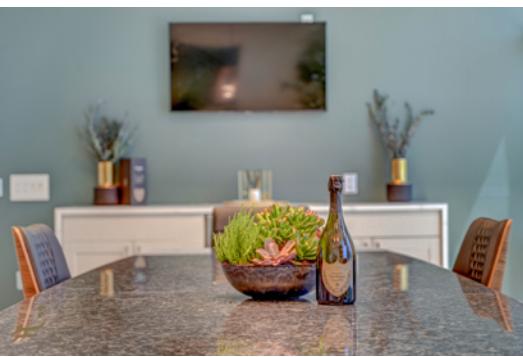
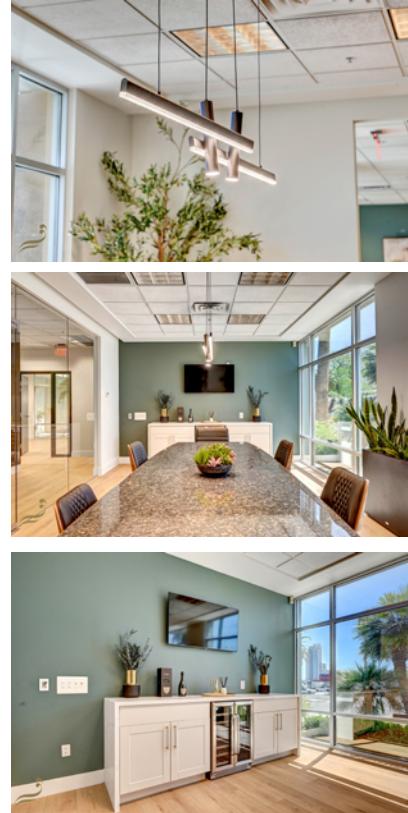


Virtual
Tour

24/7 Access & Security

- Around-the-Clock Building Access
- Controlled Entry Points for Privacy and Peace of Mind





FIRST FLOOR



OFFICE	SF	Availability	Monthly Cost
1	245	Leased	
2	214	Leased	
3	286	Leased	
4	344	Leased	
5	330	Leased	
6	269	AVAILABLE	\$1,250
G	587	Leased	
18	135	Leased	

SECOND FLOOR



OFFICE	SF	Availability
7	188	Leased
8	188	Leased
9	259	Leased
10	219	Leased
11	212	Leased
12	311	Leased
13	316	Leased
14	243	Leased
15	265	Leased
16	207	Leased
17	211	Leased
19	138	Leased



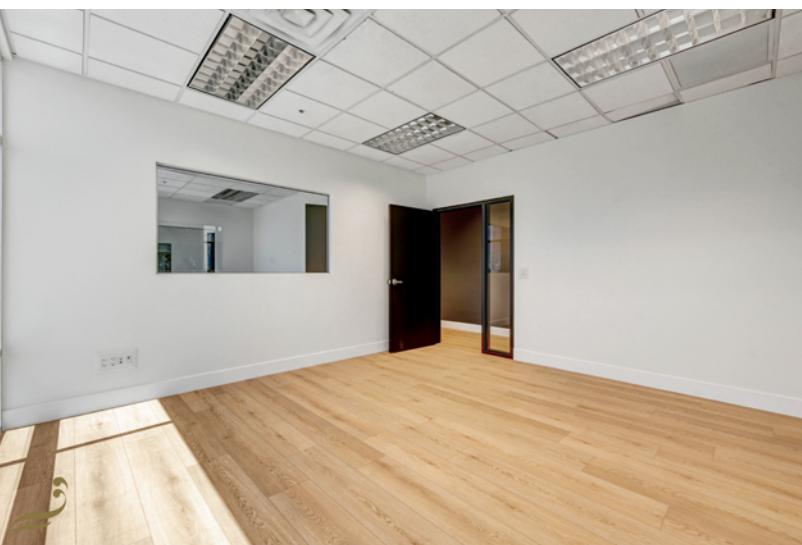
Elevated Comfort. Seamless Function.

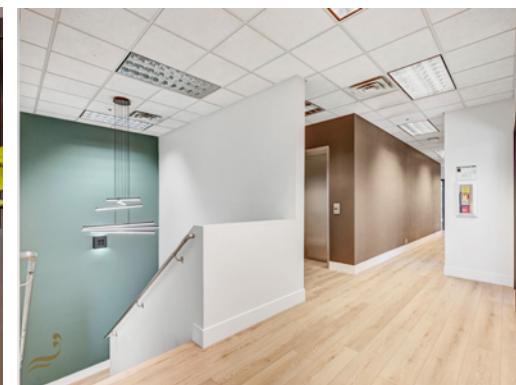
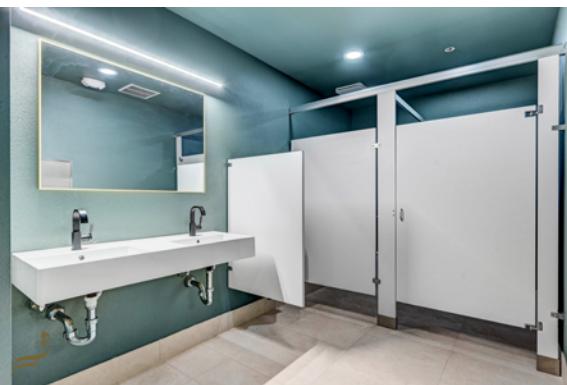
At **The Henry**, premium office design meets effortless day-to-day experience—so you can focus longer, think clearer, and operate without distraction.

Each suite is finished with continuous wood flooring and wrapped in floor-to-ceiling glass, allowing natural light to flood the space while framing views of the Las Vegas Strip, the surrounding mountains, and the building's mature landscaping. It's a visual experience that's both energizing and calming—ideal for when you need to reset between moments of focus.

And while the setting feels refined, the logistics are refreshingly simple. Electricity, internet, water, and essential services are already in place—seamlessly managed and included. No long-term commitments. No utility setup. No operational friction.

Here, productivity isn't just encouraged—it's built in. Because when your environment works effortlessly, so can you.





The Velvet Vine sister property

Tenant Perks Beyond the Office

Tenants of **The Henry** enjoy more than just premium office space—they gain access to exclusive perks thoughtfully curated to extend the boutique experience beyond the workplace.

As part of our extended property family, tenants receive a bar credit at **Velvet Vine**, our sister concept located just a few blocks away at 511 S. Las Vegas Blvd. In addition, all food menu items are available to tenants at a 10% discount.

Prefer to skip the cocktails? No problem—the credit may be applied toward food purchases of equal value. Whether it's a midweek lunch, after-hours bite, or a celebratory drink with colleagues, Velvet Vine offers a refined yet approachable setting to unwind, meet, and connect—on us.





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