

LEASE

2635 SAINT ROSE PARKWAY

2635 Saint Rose Parkway Henderson, NV 89052



LEASE RATE \$2.50 SF
CAMS \$0.59 SF

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PROPERTY DESCRIPTION

This professionally designed office suite features an efficient blend of private offices, collaborative workspace, and client-facing areas. The layout includes a welcoming reception area, large conference room, open office workspace, 12 private offices, copy room, telecommunications/storage room, break room, and multiple collaboration areas. Glass office fronts and modern finishes throughout create an open, contemporary work environment while maintaining privacy where needed. The suite also offers dual entry access and is ideal for professional services, financial institutions, mortgage, legal, insurance, healthcare administration, or corporate users seeking a move-in ready office solution.

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/MO (NNN)
Available SF:	5,788 SF
CAMs:	\$0.59 SF/MO

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,441	61,278	123,627
Total Population	14,073	157,070	307,353
Average HH Income	\$139,196	\$120,600	\$117,733

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LOCATION DESCRIPTION

Located along the highly traveled St. Rose Parkway corridor in Henderson, 2635 St. Rose Parkway offers convenient access to the I-15 and 215 Beltway, providing connectivity throughout the Las Vegas Valley. The property is surrounded by a strong mix of medical, professional office, retail, and residential developments, including nearby St. Rose Dominican Hospital – Siena Campus. The area continues to experience significant growth, making it an ideal location for professional and medical office users seeking a premier Henderson business address.

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PROPERTY HIGHLIGHTS

- Well-appointed office building designed for productivity and professionalism
- Efficient floor plates with flexible suite configurations
- Natural light enhances work environments throughout the property
- Dedicated lobby space creates a welcoming first impression
- Ample surface parking for tenants and visitors
- Reception and waiting area
- Large conference room
- 12 private offices
- Open work area for administrative or team seating
- Break room and copy room
- Telecom/IT and storage space
- Modern glass-front office design
- Two points of entry
- Move-in ready configuration

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MEDICAL OFFICE USERS

This location presents a rare opportunity to establish a practice in one of Henderson's most desirable healthcare corridors. Situated along St. Rose Parkway with convenient access to Interstate 215 and Interstate 15, the property is surrounded by the affluent and growing communities of Seven Hills, Anthem, Green Valley, and Inspirada. The existing floor plan, featuring a reception area, conference room, open workspace, and numerous private offices, can accommodate a variety of healthcare uses including physical therapy, sports medicine, behavioral health, counseling, specialty medical, outpatient services, wellness providers, healthcare administration, and physician practices. The area's continued population growth, strong demographics, and proximity to major healthcare facilities make this an ideal location for medical professionals seeking long-term growth, accessibility, and patient convenience.

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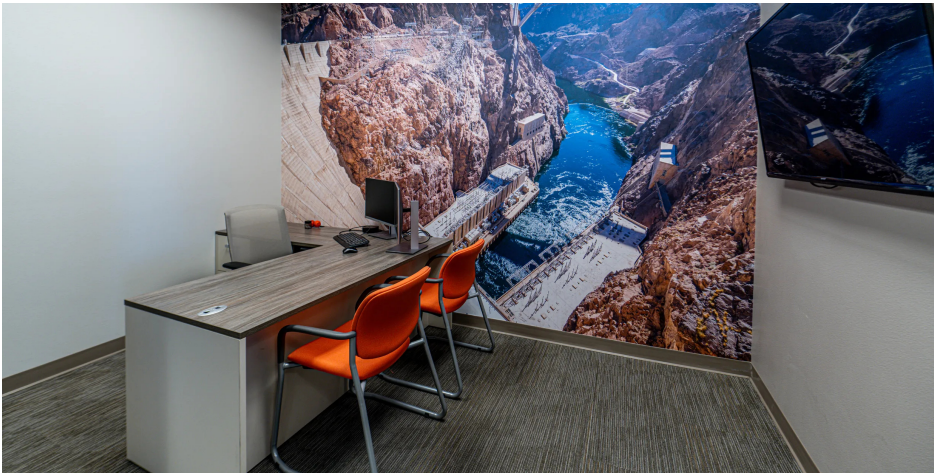


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PROFESSIONAL OFFICE USERS

Designed to support a wide range of professional businesses, this move-in ready suite offers an efficient blend of private offices, collaborative workspace, and client-facing areas. The layout features a welcoming reception area, conference room, open work area, break room, and numerous private offices, making it ideal for legal, financial, accounting, insurance, mortgage, engineering, architecture, consulting, and corporate headquarters operations. Located along the highly traveled St. Rose Parkway corridor, the property provides convenient access to Interstate 215 and Interstate 15, while placing employees and clients near numerous restaurants, retail amenities, and affluent residential communities throughout Henderson and the southwest Las Vegas Valley. The combination of a prestigious address, professional image, and functional floor plan creates an ideal environment for businesses seeking long-term growth and operational efficiency.

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FLOOR PLAN

2635 SAINT ROSE PARKWAY
2635 Saint Rose Parkway Henderson, NV 89052



Floor Plan - First Floor Bldg D

Scale: Not to Scale

Project No. 18670


Security National Mortgage T.I.
Gardner Plaza at St. Rose
 Clark County, Nevada
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This design is conceptual in nature and no guarantee of its accuracy is implied.

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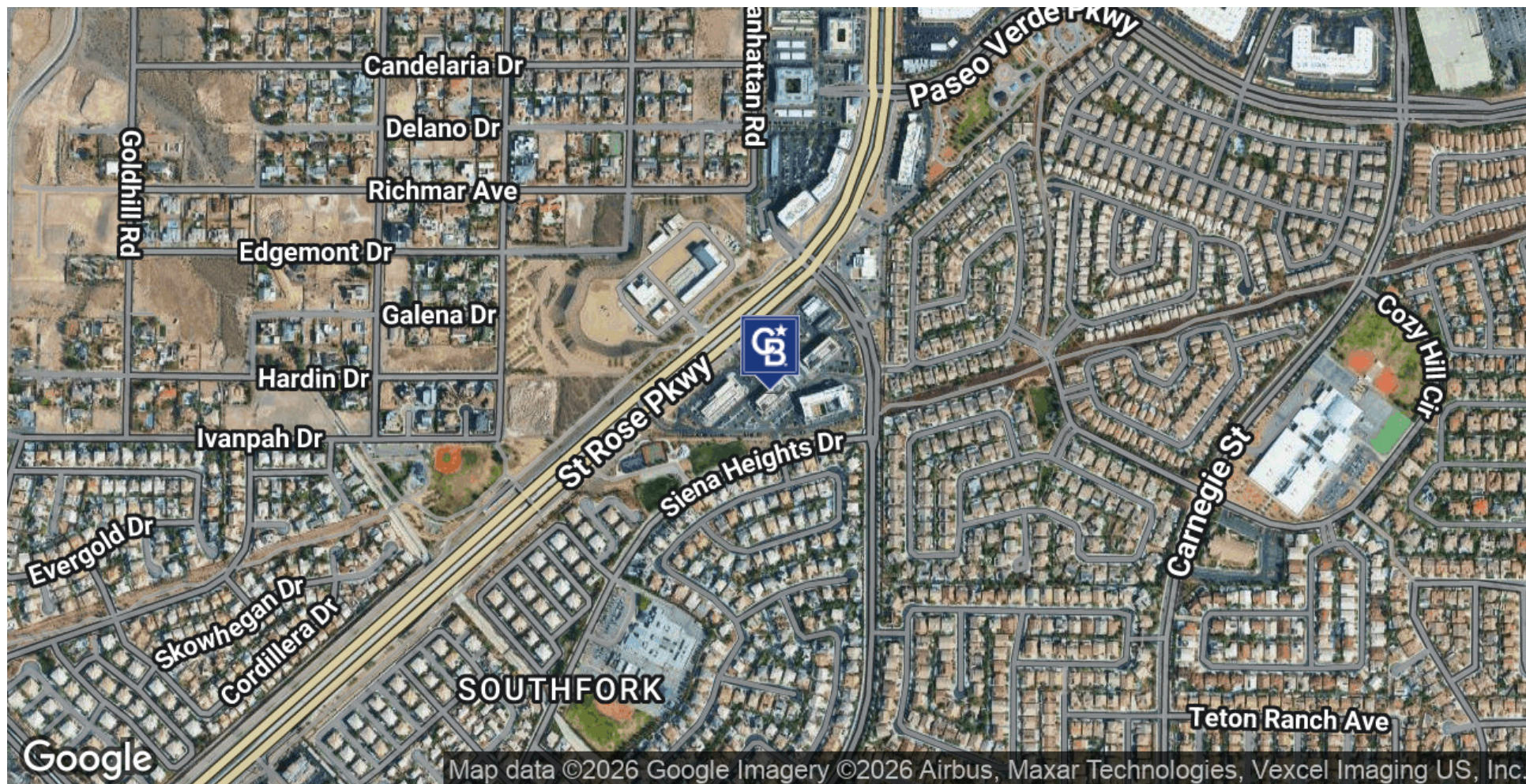


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LOCATION

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SITE PLAN

2635 SAINT ROSE PARKWAY
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Architectural Site Plan

Scale: 1" = Not To Scale

Project No. Misc 2019

North

Gardner Plaza @ St. Rose

Henderson, Nevada

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January 16, 2020

AVARIUS STUDIOS
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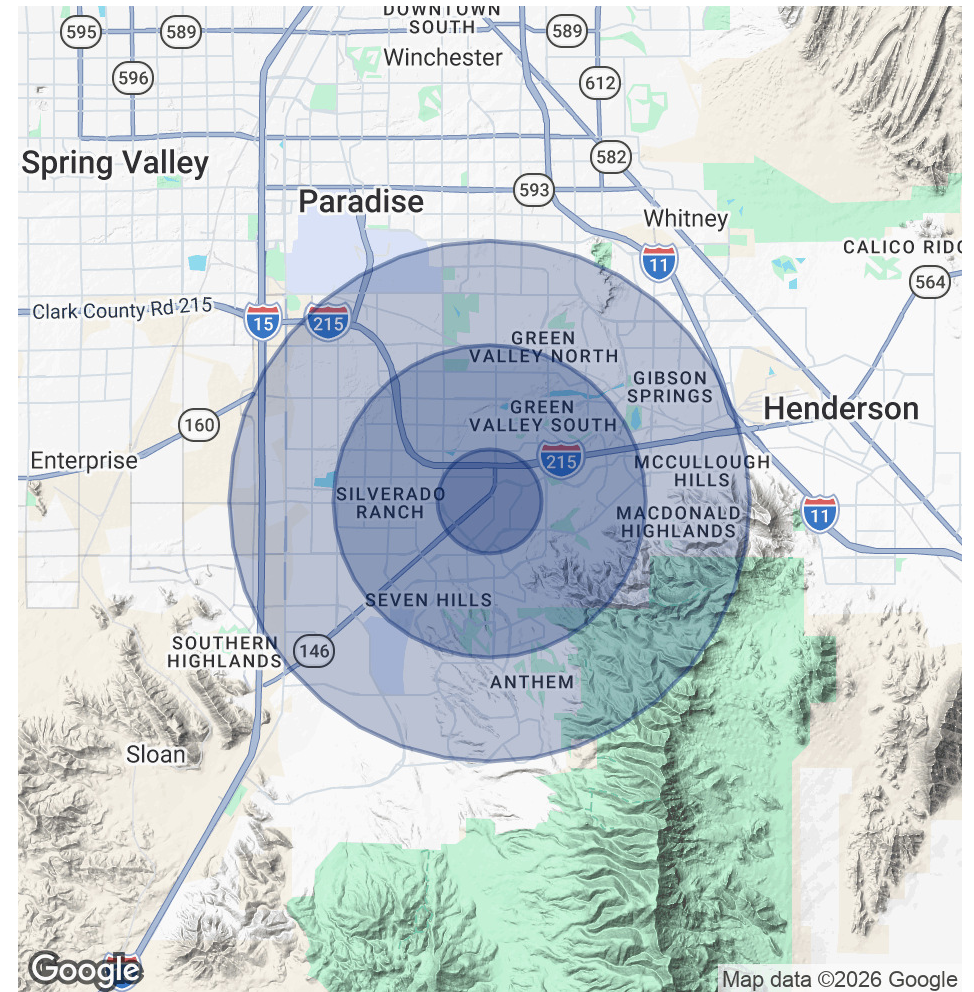
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,073	157,070	307,353
Average Age	42.4	42.2	42.5
Average Age (Male)	43.1	42.2	42.6
Average Age (Female)	42.8	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,441	61,278	123,627
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$139,196	\$120,600	\$117,733
Average House Value	\$563,248	\$506,124	\$515,082

2023 American Community Survey (ACS)



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