

2360

Corporate Circle, Suite 410
Henderson, NV 89074



Fully Furnished Sublease Space Available for Immediate Occupancy
±7,543 SF Plug & Play Available

Executive Summary

Colliers is pleased to present this unique sublease opportunity located within the prestigious Green Valley Corporate Center. This ±7,543 SF Class A office suite features high-end finishes throughout, ideal for professional users seeking a turnkey solution in a thriving business environment.



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Positioned within a 90-acre master-planned office park, the property offers a convenient location near The District at Green Valley Ranch, providing abundant dining, retail, and service amenities. With immediate access to the 215 Beltway, the property offers direct connectivity to the Las Vegas Strip and Harry Reid International Airport, making it an ideal location for both local and traveling professionals.

Property Highlights

- Fully furnished office space
- High-image space with Strip views from multiple offices
- 4.7:1000 parking ratio;
covered and uncovered parking available
- Numerous nearby retail and dining amenities



\$2.65/SF, NNN

±7,543 SF – For Sublease

±7,543 SF For Sublease



PARKING
4.7:1000



PLUG & PLAY
Fully Furnished Space



SAFETY FIRST
Multiple Secure Entrances



ON-SITE AMENITIES
Dining & Retail



SUBLEASE EXPIRATION DATE
April 30, 2028



Premier Henderson Location

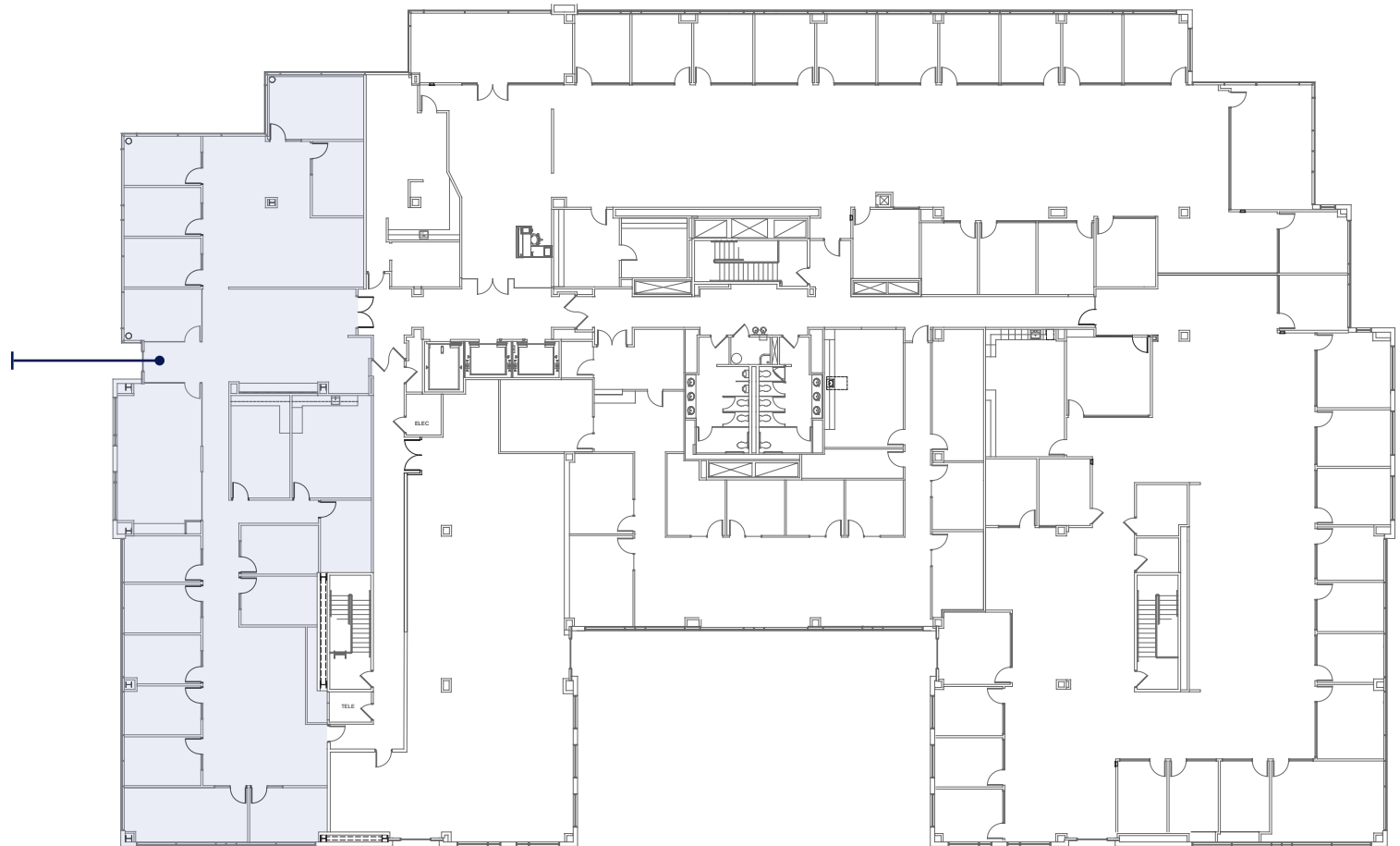
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SUITE 410
±7,543 RSF

Fully Furnished Space
Available for
Immediate Move-In



*Not to scale. For illustration purposes only.

■ = Available



Large Reception/
Waiting Area



14 Private Offices



3 Conference Rooms



Large Break Room



Ample Open Space

S. PECOS ROAD



215 BELTWAY // ±177,000 VPD

SITE



PEBBLE MARKETPLACE

Bank of America
Chase Bank
Starbucks
Jamba Juice
UPS Store
Wendy's
Smiths
Midori Japanese
The Cracked Egg
Houston's Hot Chicken



**215
INTERCHANGE**

**LIFETIME
FITNESS**

±162,000 SF



GREEN VALLEY RANCH™

±143,891 SF
HOTEL & CASINO
490 Hotel Rooms

LIFE TIME LIVING
149 HIGH-RISE
LUXURY RESIDENCES



**THE
DOLLAR
LOAN CENTER**

±200,000 SF ARENA
5,567 Seats



HANK'S



PIZZA
ROCK



Pottiglia



Bath & Body Works
ANTHROPOLOGIE



chico's

SEPHORA

P.F. CLANG'S

SOMA

CRAZY PITA

POTTERY
BARN



WILLIAMS
SONOMA



BEN & JERRY'S

WHITE | BLACK



King's



SHAKE
SHACK



Rachel's KITCHEN



Meticulously maintained property with efficient interior layout and upgraded finishes.

Fully furnished office space ready
for immediate occupancy.



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For Sublease



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