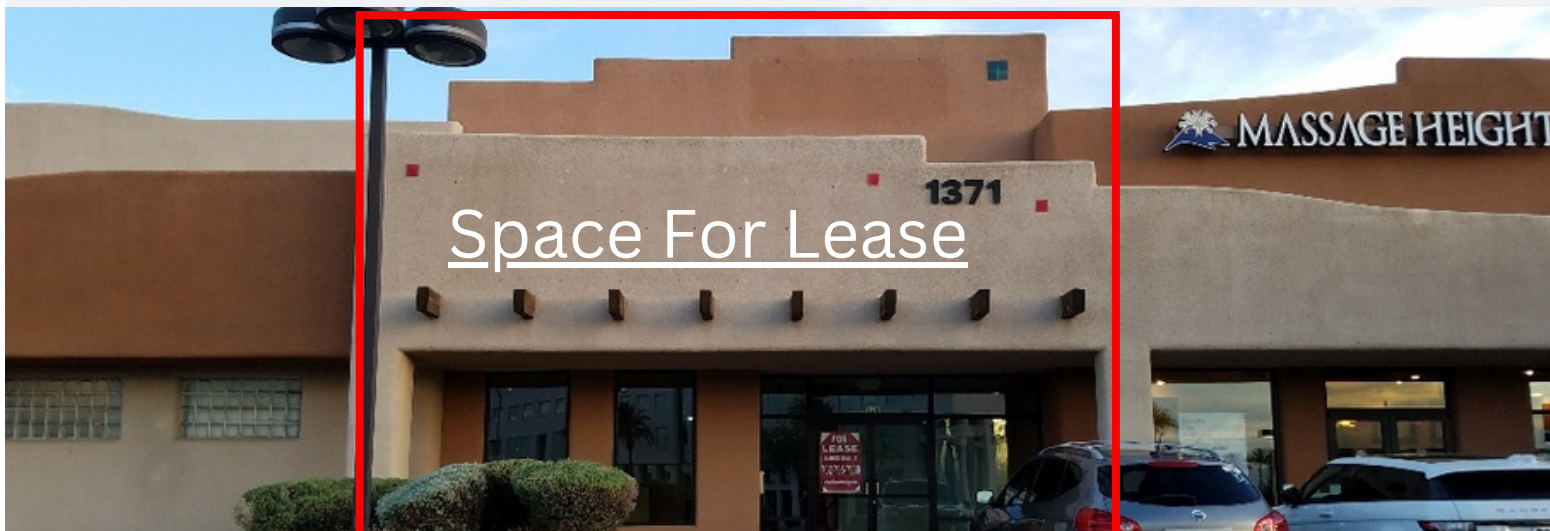


# ADOBE PLAZA

1371 W Warm Springs Rd. Suite 120 Henderson, NV 89104



THIS UNIT FEATURES UNMATCHED VISIBILITY TO WARM SPRINGS RD., GIVING THE TENANT ADDITIONAL EXPOSURE TO OVER 26,000 CARS PER DAY. THIS UNIT OFFERS MULTIPLE EXAM ROOMS (TWO WITH SINKS), LARGE RECEPTION AREA, LAUNDRY ROOM, AND NICE FLOORING. NEARBY NATIONALS INCLUDE: TARGET, SPROUTS, LOWES, TOTAL WINE, AND MANY MORE. GREAT LOCATION FOR ANY MEDICAL OR OFFICE USE.

LOCATION: 1371 W WARM SPRINGS RD. SUITE 120 HENDERSON, NV 89014  
CROSS STREETS: WARM SPRINGS AND STEPHANIE  
PROPERTY TYPE: RETAIL STRIP CENTER  
ZONING DESCRIPTION: COMMUNITY COMMERCIAL (CC) - HENDERSON  
TRAFFIC COUNT: 26,168 ON WARM SPRINGS RD.

## HIGHLIGHTS:

- HIGH TRAFFIC COUNTS
- GREAT VISIBILITY TO WARM SPRINGS RD.
- CLOSE PROXIMITY TO SHOPPING, MEDICAL OFFICES, AND DENSE RESIDENTIAL
- EASY OPEN FOR ANY MEDICAL OR OFFICE USE

## AVAILABLE SPACE:

Suite #: 120 (former Medical office)  
Lease Rate: \$1.95/SF  
Lease Type: NNN (.47/sf)  
Size: 2,203 SF

GALLERIA MALL:	5 MINUTE DRIVE	1.3 MI
215 BELTWAY:	7 MINUTE DRIVE	2 MI

## FOR MORE INFORMATION:

Jordan Hanley  
702-335-7731  
Jordan@LvCambridge.com  
Lic# BS.145889

Phyllis Hanley  
702-335-7719  
PhyllisHanley@LvCambridge.Com  
Lic# B.29985