

GREEN VALLEY

CORPORATE CENTER

2290 CORPORATE CIRCLE | HENDERSON, NV



UP TO 55,998 SF AVAILABLE FOR LEASE



A PREMIER

workplace experience



Rate: \$2.00 NNN, CAM's \$0.45



Two Story, 55,998 SF Building



9:1,000 Parking



Can Accommodate Full Floor and Full Building Tenants



Building + Monument Signage



2nd Floor Balconies with Unmatched Views of the Strip

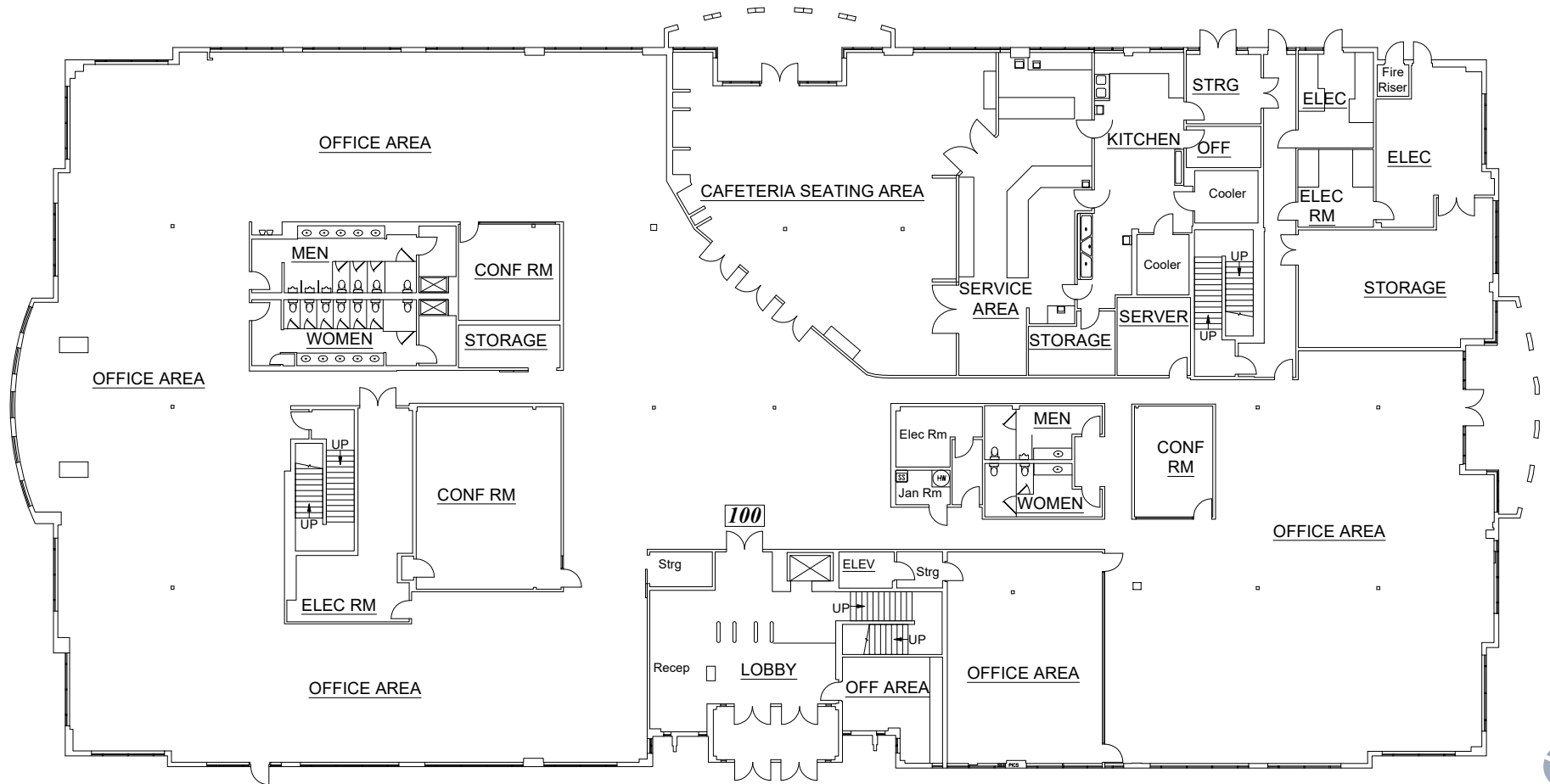


Backup Generator

first floor: as-built

26,810 RSF

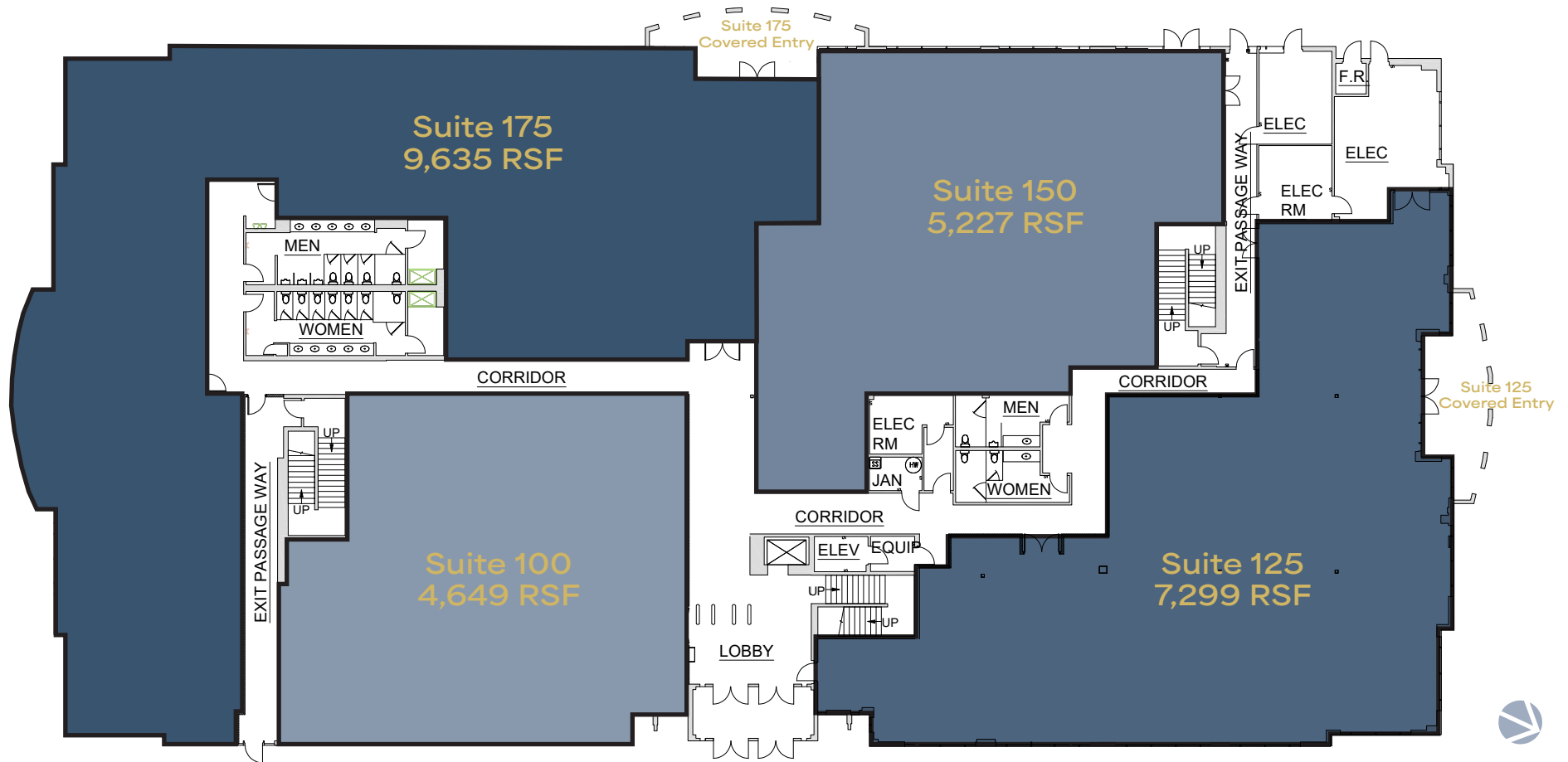
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first floor: potential demise

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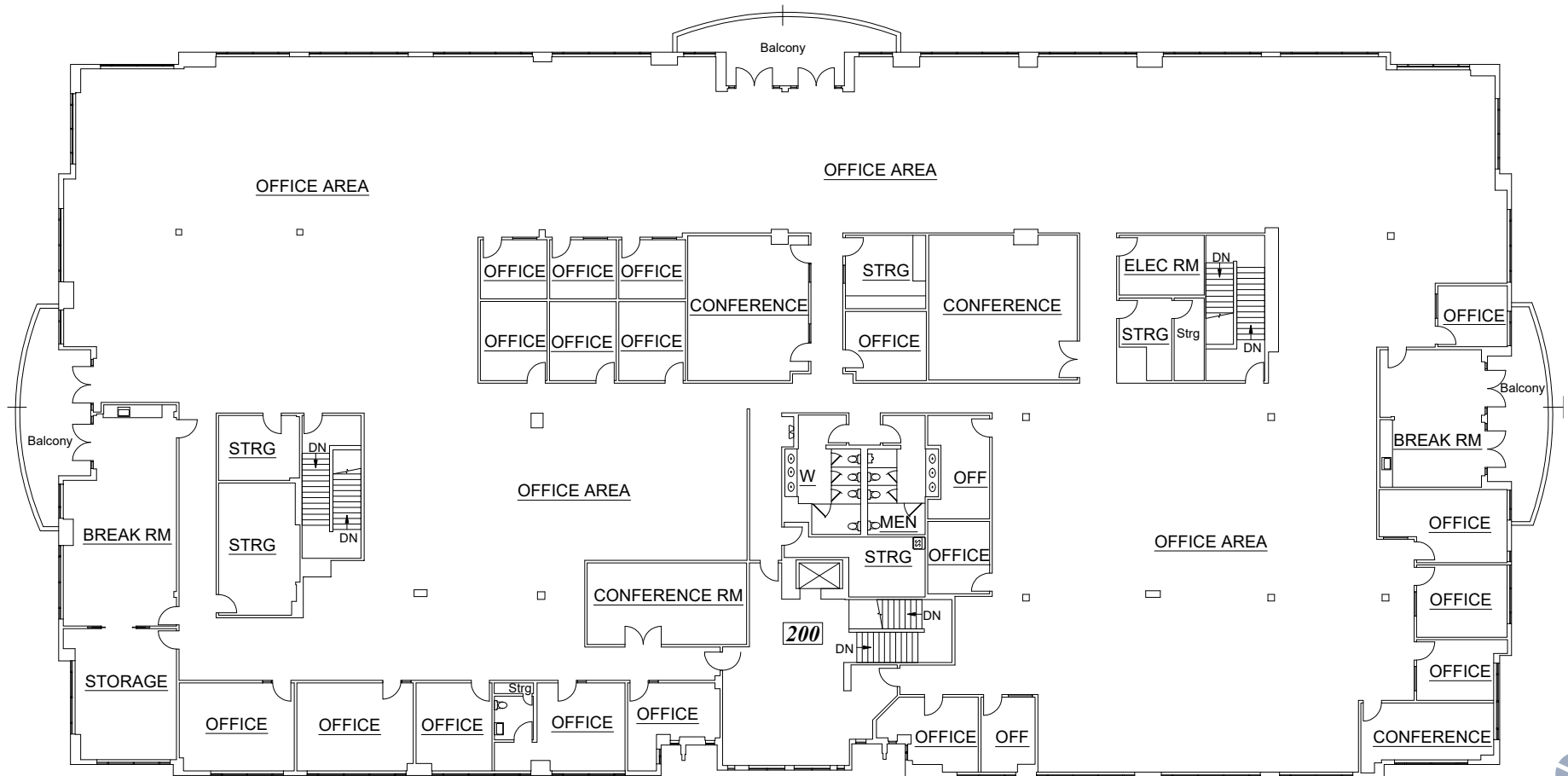
26,810 RSF



second floor: as-built

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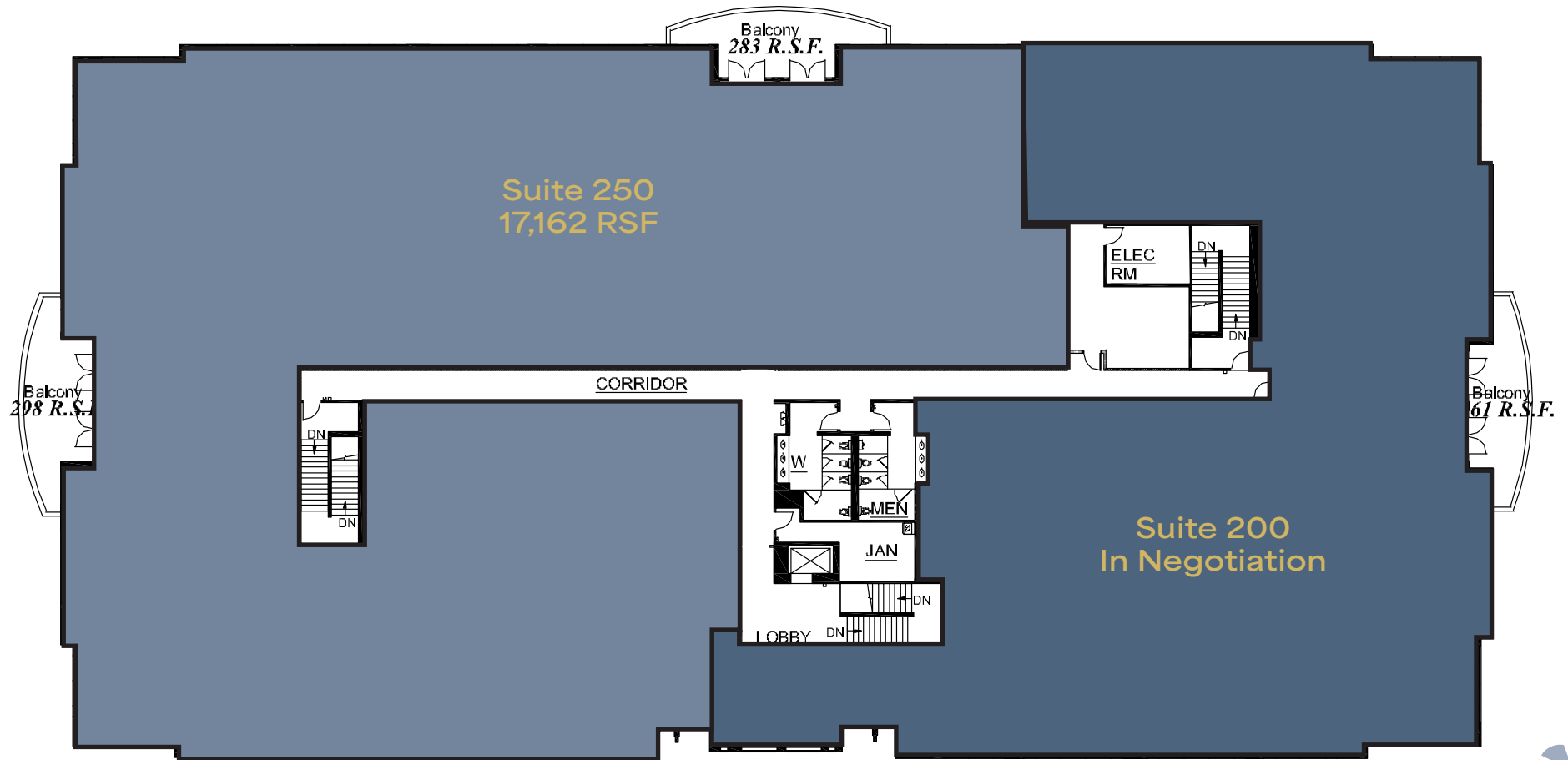
29,188 RSF



second floor: potential demise

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29,188 RSF





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CUSH PLAZA



Strategic Location



Located in the 90 Acre Green Valley Corporate Center Business Park



Across the street from a surplus of shopping and dining options



Less than a five-minute drive from The District at Green Valley Ranch

Other

- 1. Pebble Road Kindercare
- 2. F45
- 3. The UPS Store
- 4. Elysian
- 5. Las Vegas Pilates
- 6. Regal Cinemas
- 7. Life Time

Retail

- 8. Anthropologie
- 9. Gianna Christine Salon
- 10. LuluLemon
- 11. Bath & Body Works
- 12. REI

Dining

- 13. Lucille's Smokehouse
- 14. Panera
- 15. Ben & Jerry's
- 16. Crazy Pita
- 17. Shake Shack
- 18. Tides Oyster Bar
- 19. Capriotties Sandwich Shop
- 20. Tony's Slice House
- 21. Borracha
- 22. Fatburger
- 23. Pizza Rock
- 24. Hanks Fine STEaks
- 25. Bottiglia
- 26. Claim Jumper Restaurant
- 27. The Cracked Egg
- 28. Echo & Rig
- 29. Pinot's Palette
- 30. Wendy's
- 31. Smith's
- 32. Balboa Pizza
- 33. Rachel's Kitchen
- 34. The Local
- 35. Coffee Bean and Tea
- 36. King's Fish House
- 37. Me Gusta Tacos
- 38. PKWY Tavern
- 39. Bella Vita
- 40. Sammys Restaurant & Bar
- 41. Starbucks
- 42. Cinnaholic
- 43. Jamba Juice
- 44. Houston TX Hot Chicken

Bank

- 45. PF Changs
- 46. Settebello Pizza
- 47. Whole Foods
- 48. Cheesecake Factory
- 49. Ichiban
- 50. Ruby's Shake Shop
- 51. North Italia
- 52. Flower Child
- 53. Cantina Tequila
- 49. First Citizens
- 50. BOA
- 51. Wells Fargo
- 52. Chase
- 53. Nevada State Bank
- 54. Umpqua



ADJACENT TO I-215



10 MINUTES TO I-515



12 MINUTES TO I-15

CITY OF HENDERSON

NEARLY 118.5 TOTAL SQUARE MILES

10

GOLF COURSES

71

CITY PARKS

21

DOG PARKS

4

LIBRARIES

12

POOLS

3

HOSPITALS



41 PUBLIC SCHOOLS (K-12)

APARTMENT
UNITS

1-MILE

1,538
UNITS

3-MILE

17,308
UNITS

5-MILE

37,321
UNITS

6

RECREATION
CENTERS

\$79,611

MEDIAN
HOUSEHOLD
INCOME



STATE OF NEVADA

tax benefits

STANDARD ABATEMENTS

Sales and Use Tax Abatement

- Sales and use tax abatement on qualified capital equipment purchases, with rate reductions as low as 2%

Modified Business Tax Abatement

- An abatement of 50% of the 1.17% rate on quarterly wages exceeding \$50,000

Personal Property Tax Abatement

- An abatement on personal property not to exceed 50% over a maximum of 10 years

Real Property Tax Abatement for Recycling

- Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

NEVADA'S TAX STRUCTURE:

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state. Nevada has...

- 🗑 No personal income tax
- 🗑 No franchise tax
- 🗑 No unitary tax
- 🗑 No inventory tax
- 🗑 No inheritance tax
- 🗑 No estate tax

#1 **STATE FOR JOB GROWTH IN THE U.S.**
Source: U.S. Bureau of Labor Statistics (June 2020 vs June 2022)

#1 **BEST STATE FOR INFRASTRUCTURE**
Source: U.S. News & World Report (2021)

#5 **FASTEST GROWING STATE**
Source: Census Bureau (2020)

#5 **BUSINESS COSTS**
Source: Forbes (2020)

#5 **MOST TAX-FRIENDLY STATES**
Source: Kiplinger (2021)

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