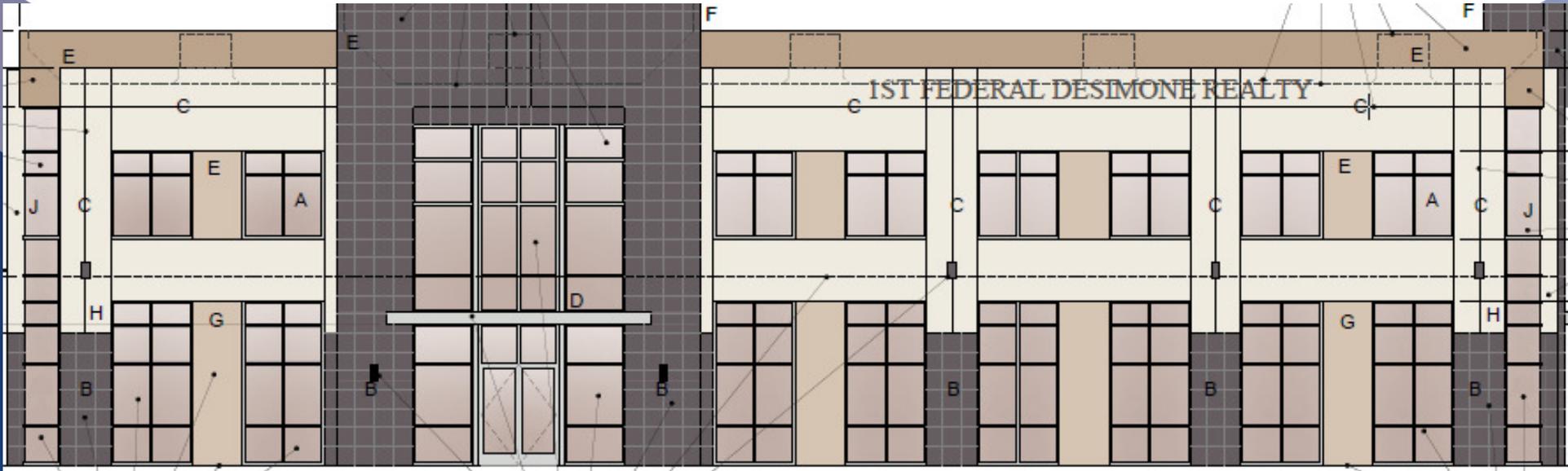


LEASE

NEW CONSTRUCTION FIRST-FLOOR OFFICE/MEDICAL SPACE FOR LEASE

Northwest Corner of Serene Avenue & Village View Drive Henderson, NV 89074



LEASE RATE \$3.75 SF/Month

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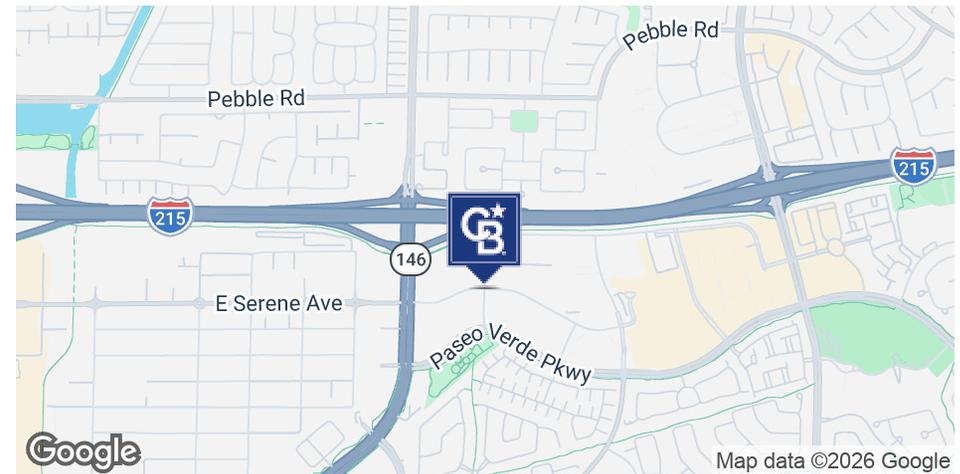
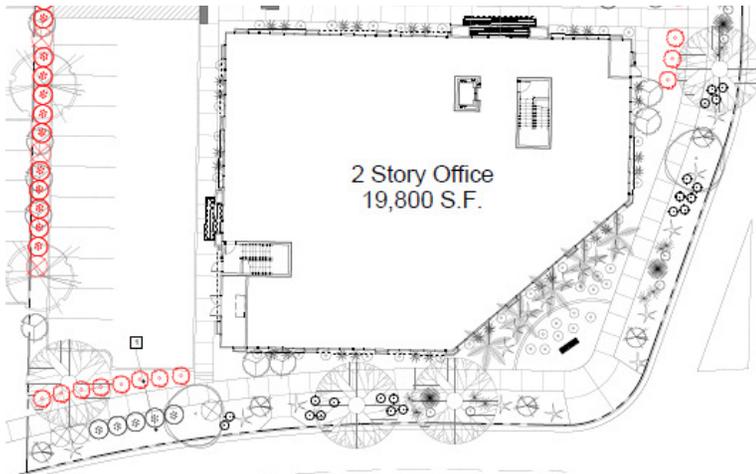


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FIRST-FLOOR OFFICE/MEDICAL SPACE FOR LEASE

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OFFERING SUMMARY

Lease Rate:	\$3.75 SF/Month (NNN)
Building Size:	19,800 SF
Available SF:	3,112 SF
Lot Size:	12.75 Acres
Number of Units:	3
Year Built:	Under Construction
Zoning:	Community Commercial (CC)

PROPERTY OVERVIEW

Brand-new first-floor space available for lease near the District. Perfect for medical, high end professional or health and beauty. TI allowance or BTS options available. Situated in a prime location just off of the 215 Beltway, allowing excellent freeway access and convenience for both employees and patients/clients.

PROPERTY HIGHLIGHTS

- First-floor office/medical space in newly constructed building
- Estimated delivery by year-end
- Suitable for medical, high end professional office users, or health and beauty
- Located just off of the 215

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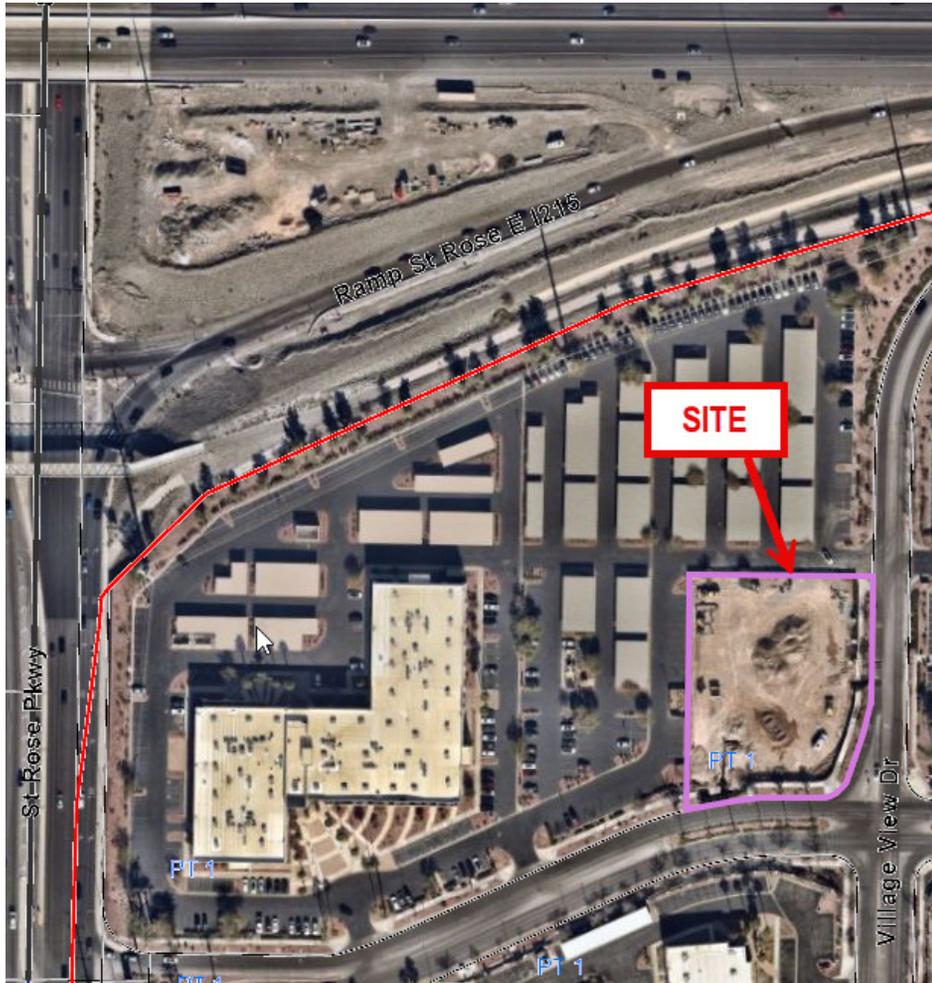
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PROPERTY DESCRIPTION

Brand-new first-floor space available for lease near the District. Perfect for medical, high end professional or health and beauty. TI allowance or BTS options available. Situated in a prime location just off of the 215 Beltway, allowing excellent freeway access and convenience for both employees and patients/clients.

LOCATION DESCRIPTION

Just off the 215 and St. Rose Parkway, on Serene Avenue by Lifetime Fitness near the District. The site sits at the northwest corner of Serene and Village View Drive.

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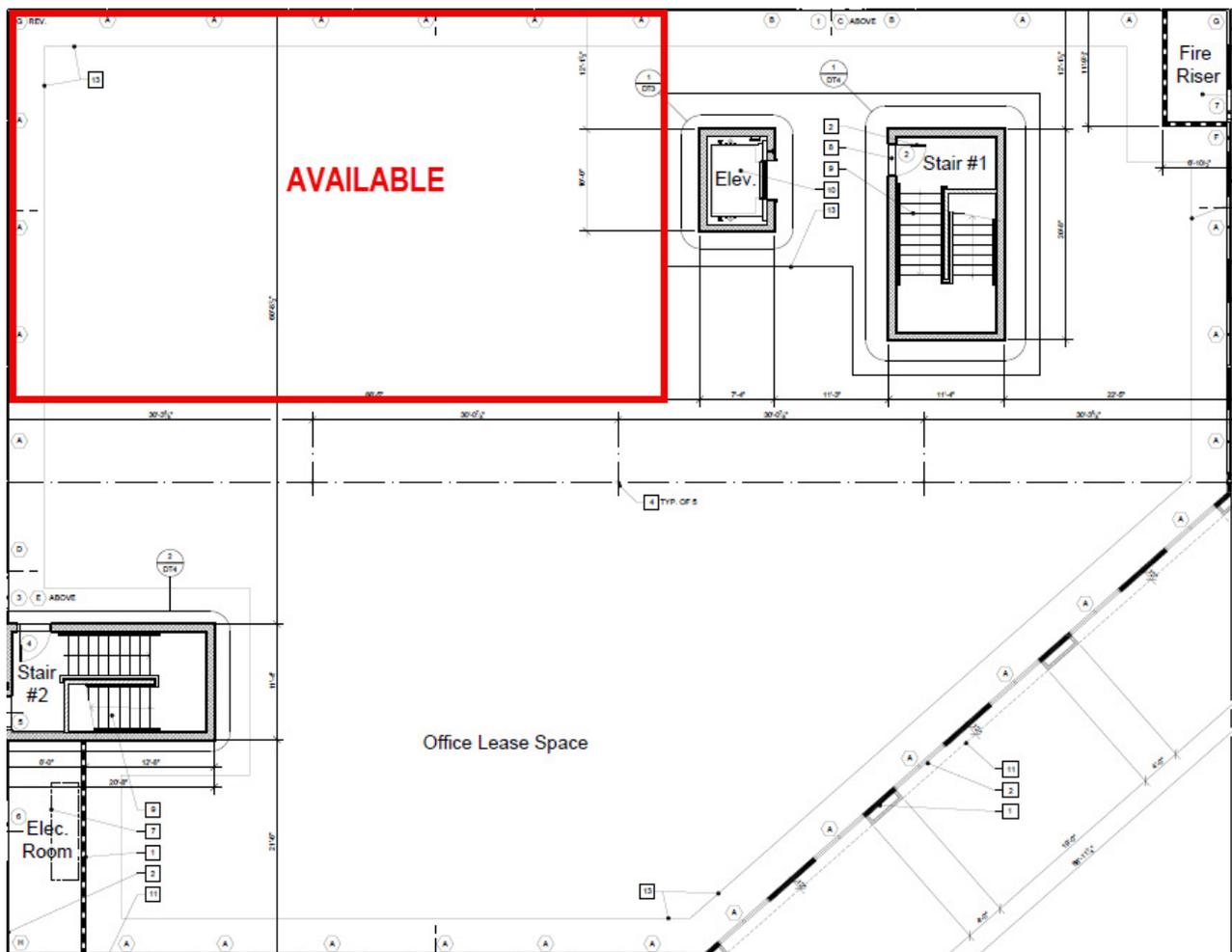
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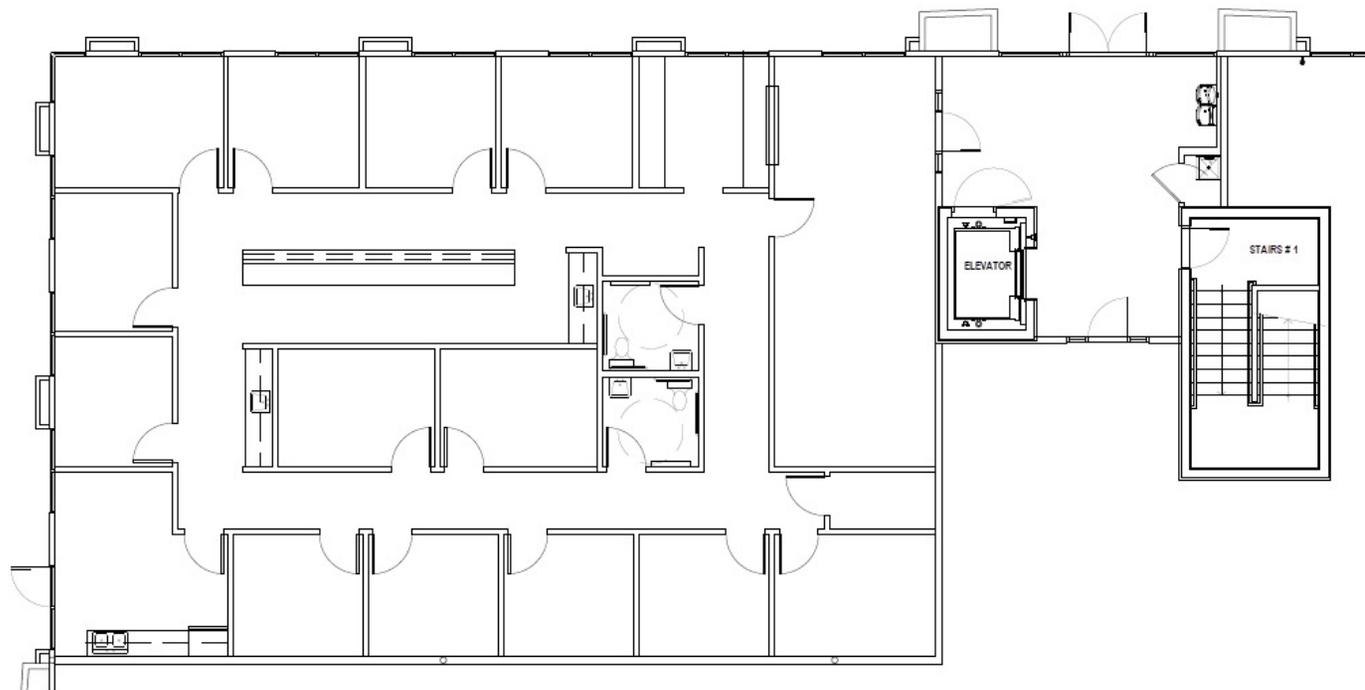


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LEASE

NORTHWEST CORNER OF SERENE AVENUE & VILLAGE VIEW DRIVE

Northwest Corner of Serene Avenue & Village View Drive Henderson, NV 89074



CONCEPTUAL FLOOR PLAN

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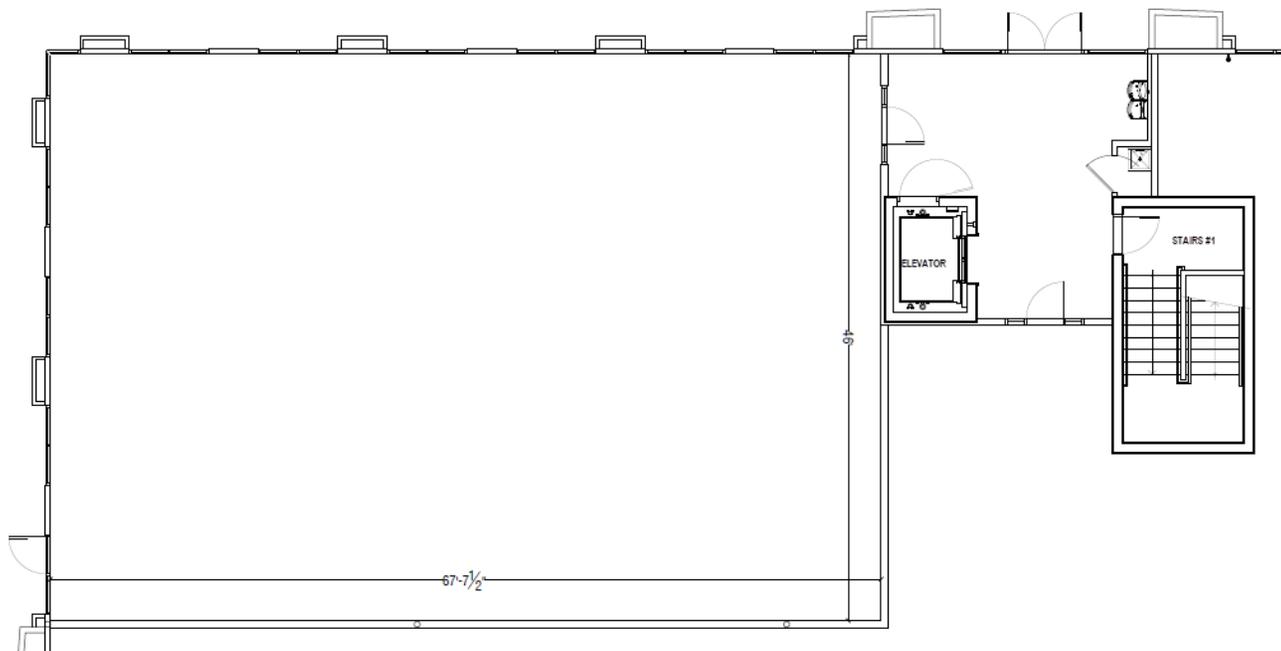


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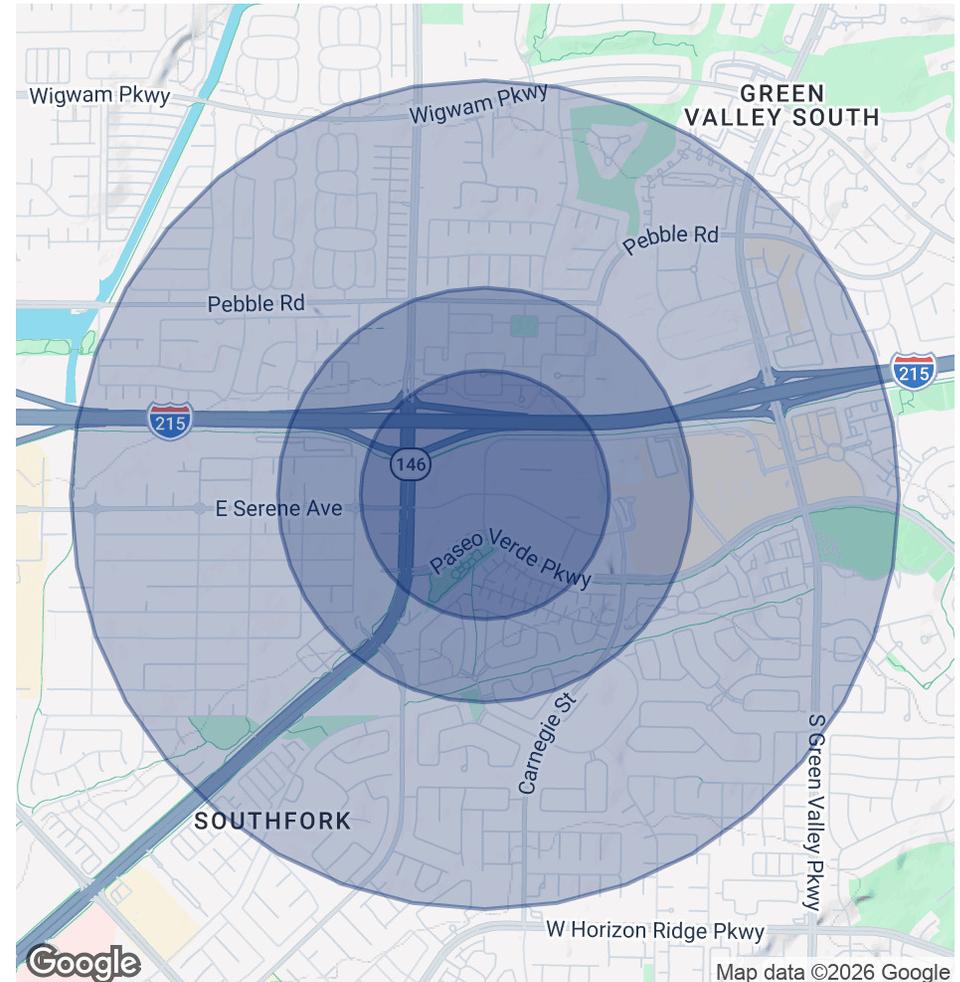
FIRST-FLOOR OFFICE/MEDICAL SPACE FOR LEASE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	686	2,463	14,144
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	273	977	5,697
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$133,012	\$136,028	\$132,536
Average House Value	\$575,451	\$597,785	\$591,623

Demographics data derived from AlphaMap



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