

375 NORTH STEPHANIE ST.

HENDERSON, NV 89014 | FOR LEASE



DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

375 N STEPHANIE ST.

BUILDING 12 | HENDERSON, NV 89014



\$1.35 PSF NNN

Lease rate



±1,162 SF

Space available

PROPERTY HIGHLIGHTS

- Professional single-level office building
- Prime corner location at Stephanie St. & Warm Springs Rd.
- Exterior signage opportunities available
- Covered parking on-site
- Zoned for Community Commercial use
- CAM: \$0.65 PSF



DEMOGRAPHICS

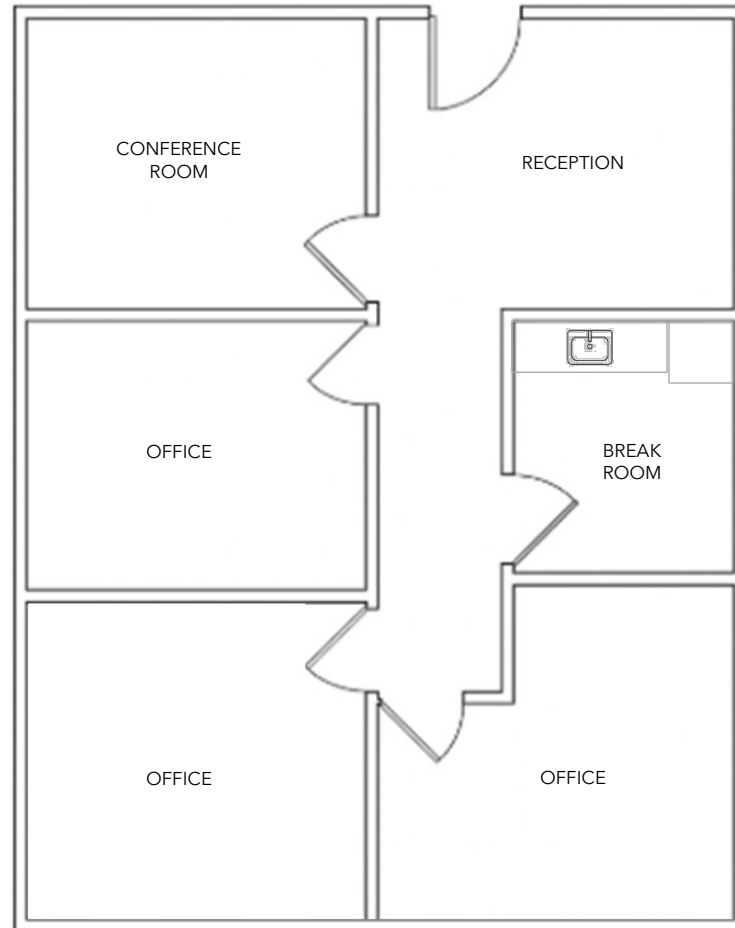
	1-MILE	3-MILE	5-MILE
2024 POPULATION	18,642	145,891	323,174
2024 AVERAGE HOUSEHOLD INCOME	\$87,209	\$93,009	\$91,033
2024 TOTAL HOUSEHOLDS	7,329	58,145	126,911

375 N STEPHANIE ST.

BUILDING 12 | HENDERSON, NV 89014

BUILDING 12 - SUITE 1214

- ±1,162 SF
- 3 private offices
- break room
- Conference room
- Reception area



375 N STEPHANIE ST.

BUILDING 12 | HENDERSON, NV 89014





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

LEE & ASSOCIATES OF LAS VEGAS LLC | B.0146492 | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein