

FOR SUBLEASE

2445 St. Rose Pkwy.

Suite 210, Henderson, NV 89074



CUSHMAN &
WAKEFIELD



PROPERTY OVERVIEW

2445 St. Rose Pkwy. is located at the corner of the highly trafficked cross streets of St. Rose Pkwy. and Paseo Verde Pkwy. Tenants enjoy expedient access to both the I-215 Beltway and I-15 Freeway and is located in the highly desirable Master Planned community of Green Valley. This professional office building has many nearby amenities such as The Juice Standard, Steak 'n Shake, Makai Island Grill, Rachel's Kitchen, Lucille's Smokehouse Bar-B-Que, Panera Bread, Shake Shack, P.F. Chang's, and The Cheesecake Factory.

HIGHLIGHTS



Premier Henderson Location



Rate: \$2.42 Full Service Gross



Master Lease Expires: June 30, 2025



Submarket: Southeast



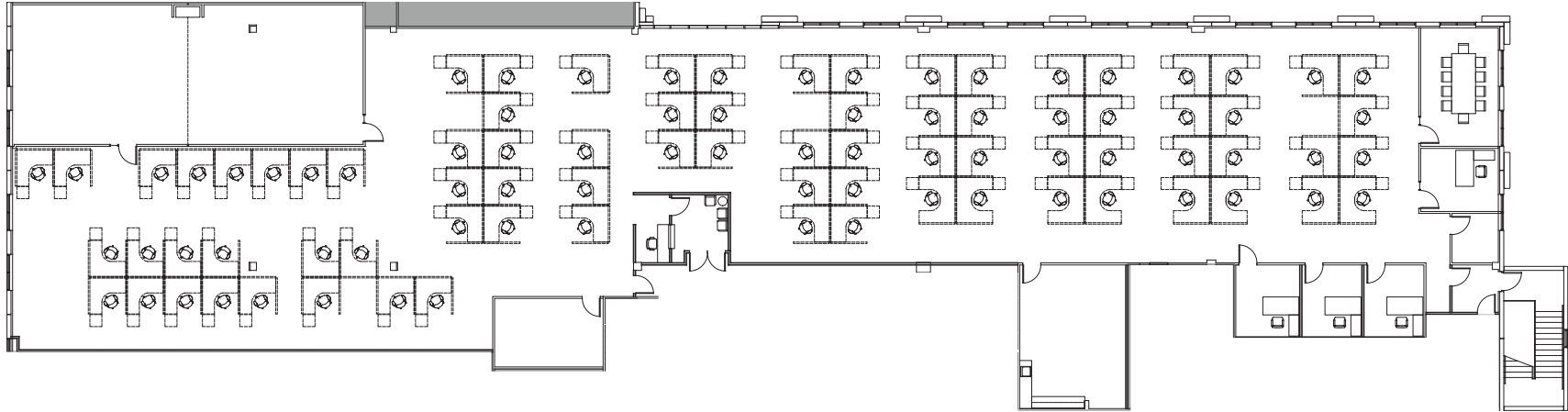
98 Parking Spaces



Fully Furnished - Plug & Play Call Center Space

SUITE 210

12,438 USF | 13,329 RSF



SUITE 210 DESCRIPTION:

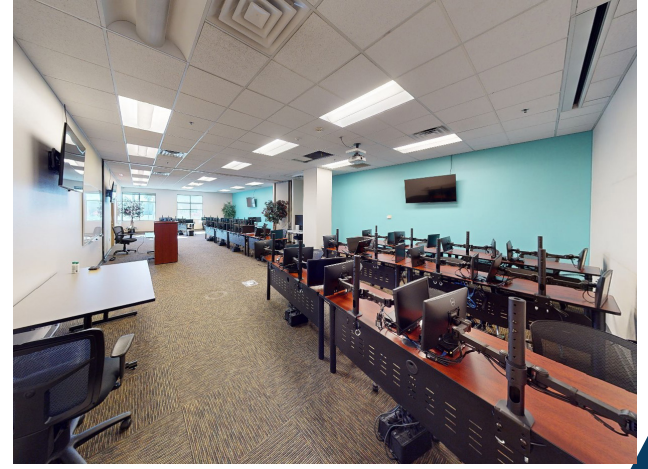
- Off-Lobby Entrance
- Reception Area
- Conference Room
- Large Training Room
- 5 Private Offices
- Break Room
- IT Closet
- Open Bullpen Area



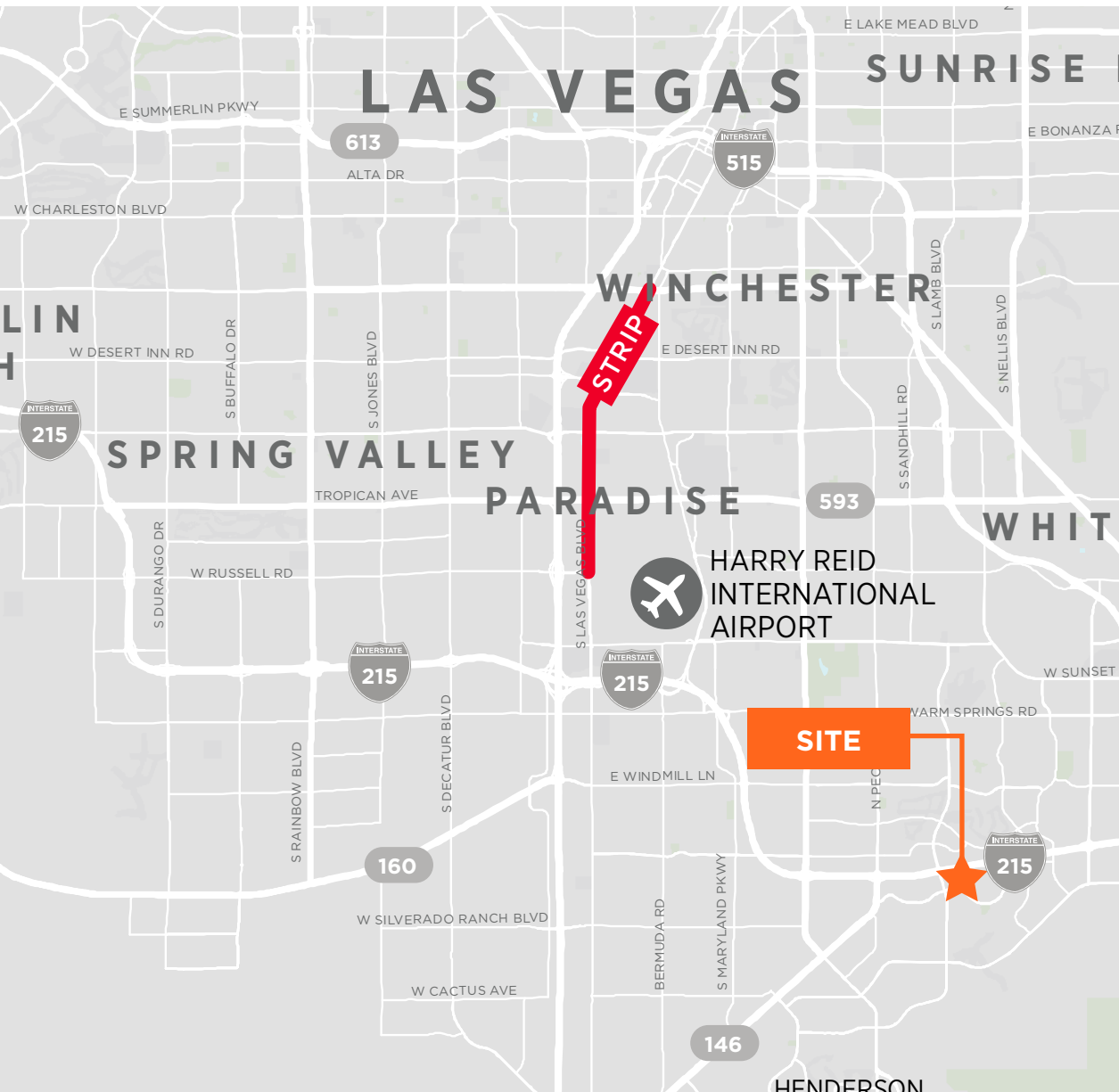
VIEW VIRTUAL TOUR

SUITE 210

PHOTOS



AREA AMENITIES



FOOD & BEVERAGE

Mins. away from many food & beverage options



DRIVING EFFICIENCY

Expedient access to the I-215 and I-15 freeways



HARRY REID INTL AIRPORT

Located approx. 8 mins away



LAS VEGAS STRIP

Located approx. 14 mins away



NEARBY AMENITIES

Banks and convenient shopping nearby



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