

FOR LEASE

54 N. Pecos Drive, Suite A, Henderson, NV 89074



PROPERTY SUMMARY



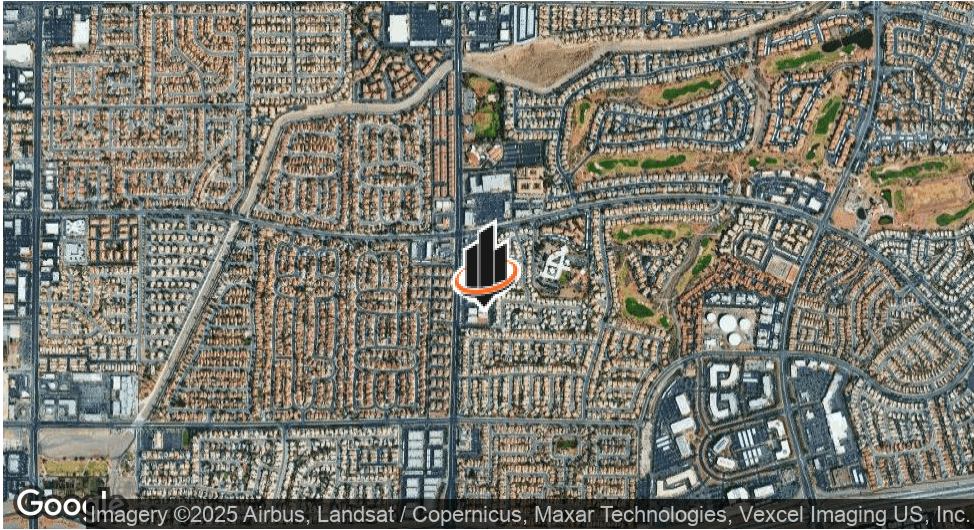
OFFERING SUMMARY

LEASE RATE:	\$1.80 SF/month (NNN)
CAM:	\$0.40 PSF
AVAILABLE SF:	1,559 SF
LOT SIZE:	15,945 SF
BUILDING SIZE:	4,995 SF

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54 N PECOS RD STE A | Henderson, NV 89074



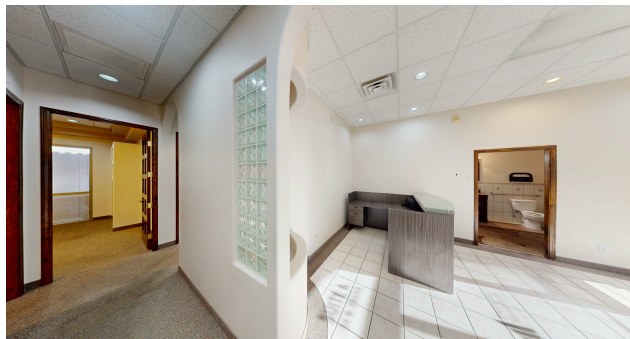
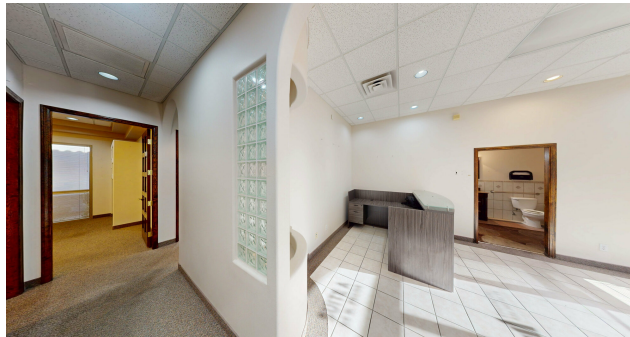
PROPERTY DESCRIPTION

This 1,559 sq. ft. commercial suite, located at 52 N Pecos Rd in Henderson, Nevada, offers a unique blend of office features. The space is comprised of reception area, waiting room, five private offices, one bathroom, and a breakroom.

The interior showcases a modern design with drop ceilings, recessed lighting, and a mix of carpeted and tiled flooring. Large windows in several rooms provide ample natural light and views of the surrounding area. The bathroom is outfitted with white tiled walls, accessibility features, and modern fixtures.

A standout feature is the reception area, which includes a sleek, curved desk and tiled flooring, creating a professional first impression. Built-in shelving and custom cabinetry in some rooms offer practical storage solutions. The space also includes a kitchenette area with built-in countertops and cabinets.

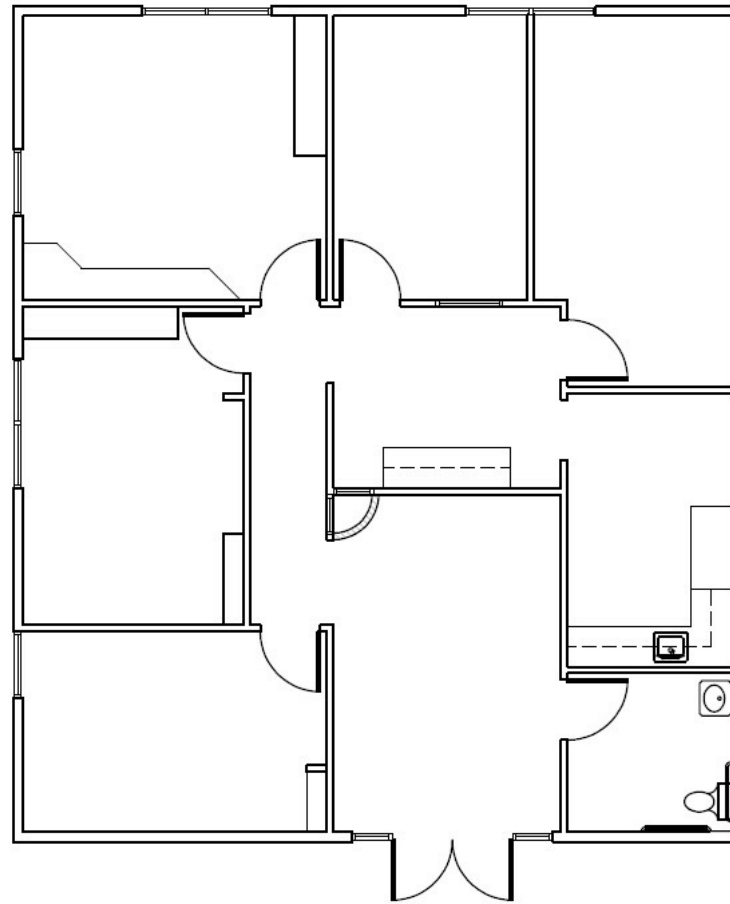
ADDITIONAL PHOTOS



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FLOOR PLANS



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LOCATION MAP



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