

1389 W GALLERIA DRIVE

HENDERSON, NV 89014 | FOR LEASE



LEE & ASSOCIATES OF LAS VEGAS, LLC | REAL ESTATE LICENSE # B.0146492.LLC

DAVID BAUMAN, SIOR, CCIM

Principal

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License: S.0182687

NICOLE CLOVIS

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\$1.75 PSF NNN
Lease Rate



±2,425 SF
Available Square Footage

PROPERTY HIGHLIGHTS

- ±24,220 SF building
- ±2,425 SF available for lease
- ±\$0.56 PSF/Mo. CAM
- Class B office building in the Henderson submarket
- Easy access from the US-95 & CC-215 freeways
- Covered parking available

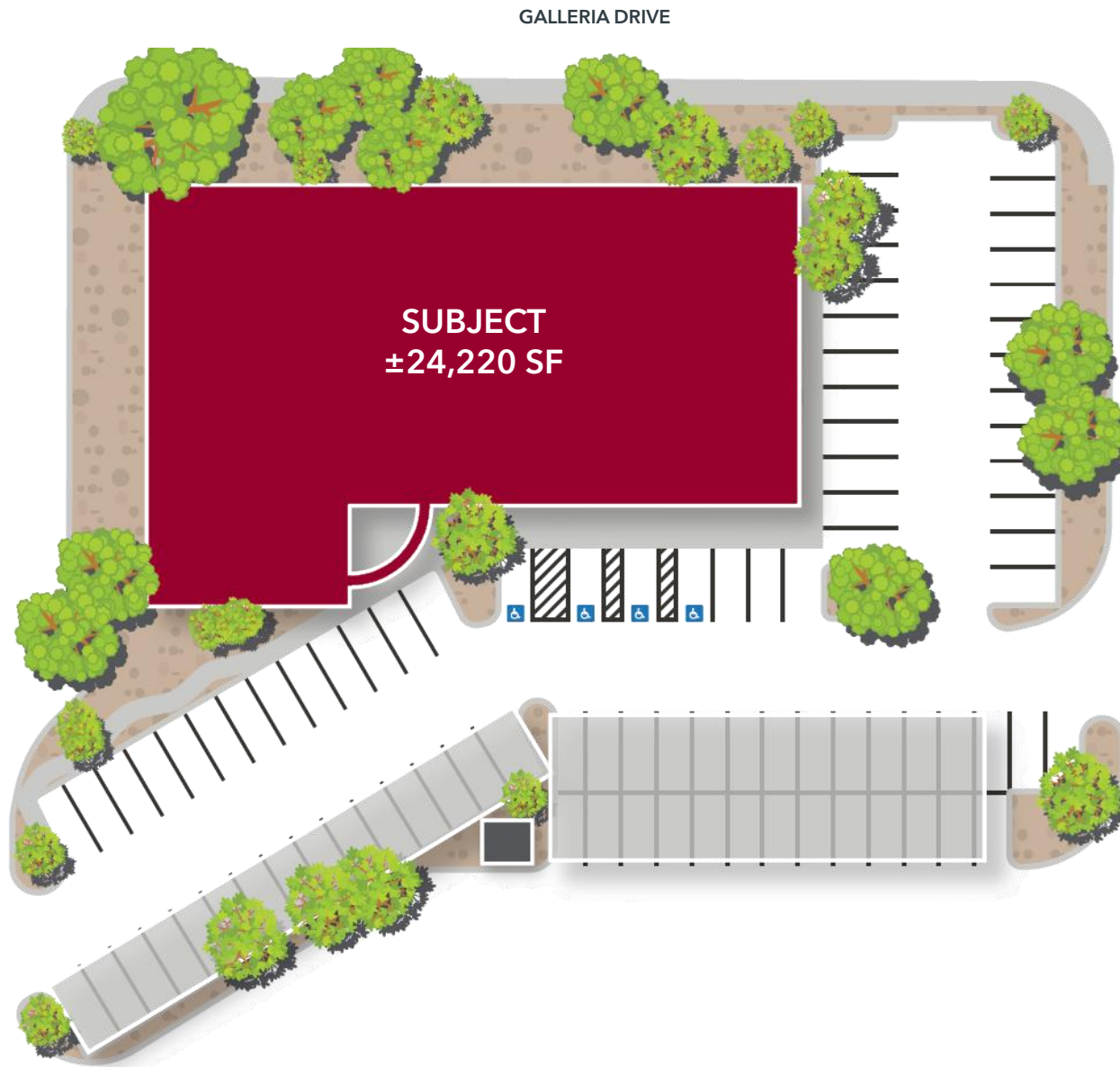


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	15,563	140,308	343,602
2024 AVERAGE HOUSEHOLD INCOME	\$84,997	\$92,181	\$99,618
2024 TOTAL HOUSEHOLDS	5,961	55,413	135,643

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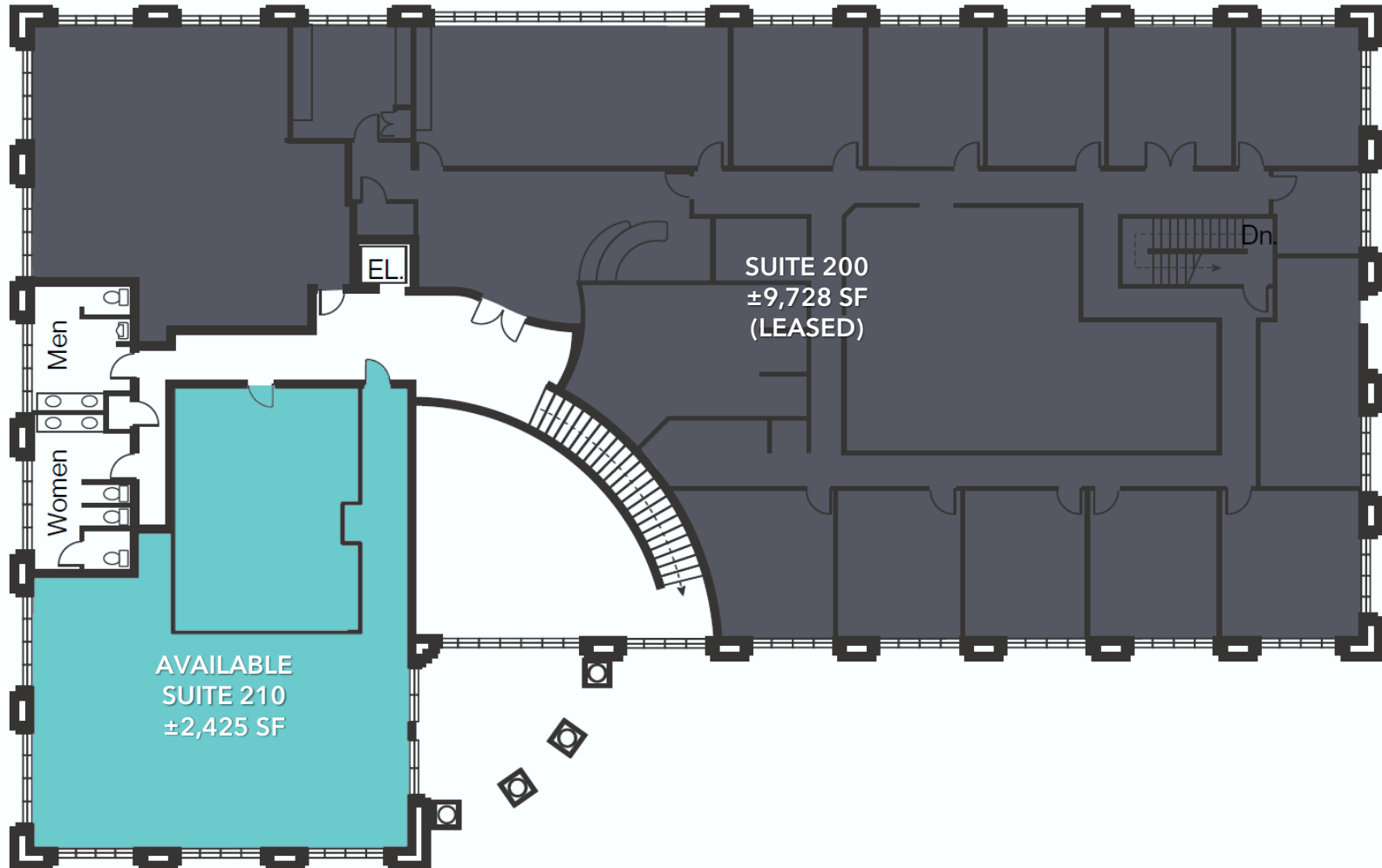
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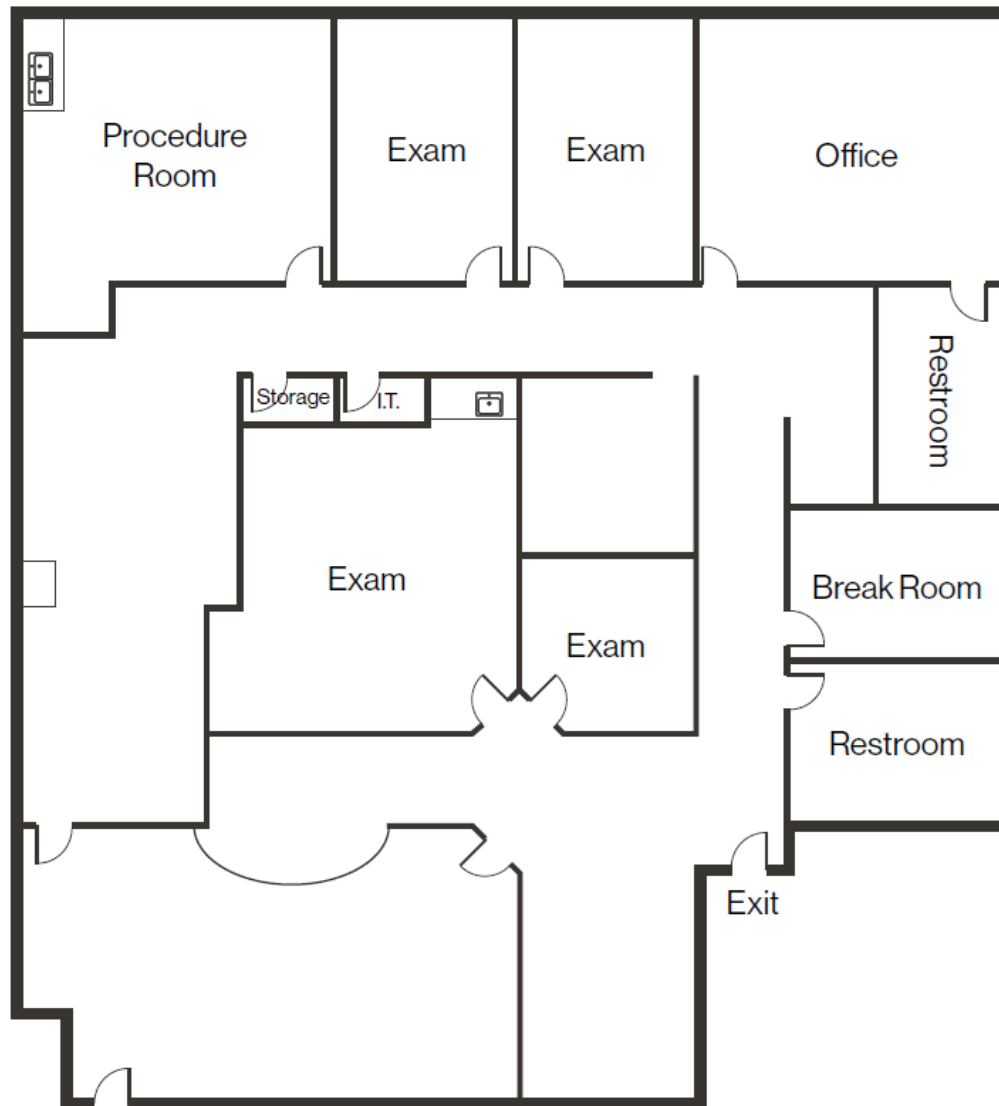
SECOND FLOOR



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SUITE 210



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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