

# ANTHEM VILLAGE

2560 Anthem Village Drive  
Henderson, Nevada

2560

**FOR LEASE: CLASS-A PROFESSIONAL OFFICE SUITES WITH AMAZING VIEWS**



FOR QUESTIONS, OR TO SCHEDULE A TOUR, PLEASE CONTACT:

**KAREN THOMAS, CCIM**

Senior Vice President

O: 702.955.4335

[karent@kwcommercial.com](mailto:karent@kwcommercial.com)

NV #BS.1001441



Proudly presented by:

**KAREN THOMAS, CCIM**

Senior Vice President

O: 702.955.4335

karent@kwcommercial.com

NV #BS.1001441

# ANTHEM VILLAGE

**KW Commercial** is proud to present the unique opportunity to lease in this one-of-a-kind professional office building in Henderson, offering tenants quality office presence with breathtaking views of the Las Vegas valley.

## 2560 ANTHEM VILLAGE DRIVE OFFERS

- ±196 SF and ±15,012 SF professional office with an open, collaborative layout and modern finishes
- In the heart of multiple master-planned communities with high-level incomes, education and properties
- Exposure to more than 21,000 cars per day
- Surrounded by convenient services and amenities
- Quick access to Harry Reid International Airport and major arterials including Eastern Avenue, St. Rose Parkway and I-15





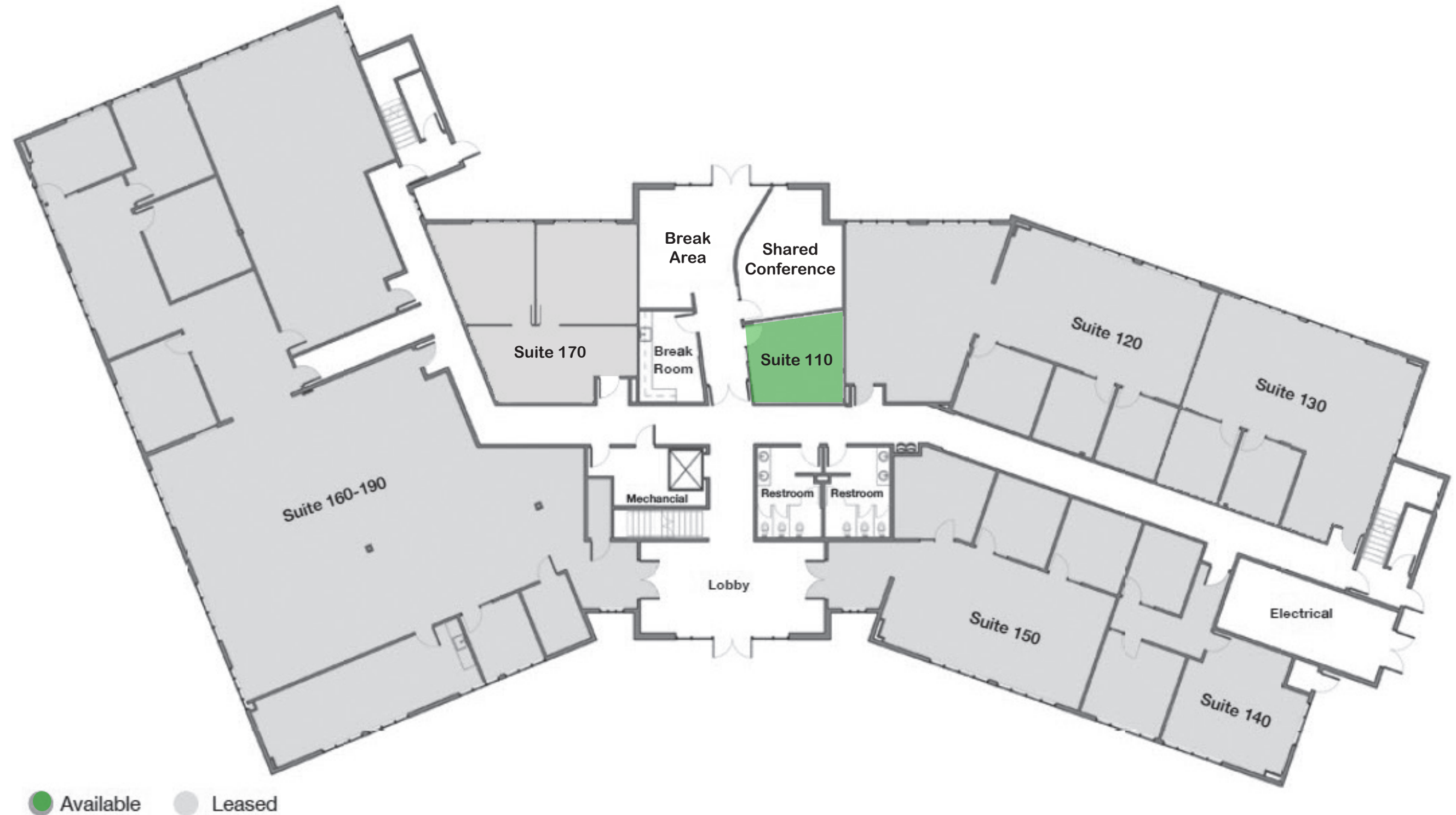
# FIRST FLOOR PLAN

## FIRST FLOOR

Provides tenants with a professional lobby entrance, common breakroom, common conference room and multi-stalled restrooms

### Suite 110: 195 RSF

- 1st floor suite
- Large private office
- Open work area







SHARED  
BREAK ROOM  
& CONFERENCE



FIRST FLOOR VIEW



# SECOND FLOOR PLAN

## SECOND FLOOR: ±15,012 SF

Turn-key Class-A build-out providing a light, open, creative, collaborative floor plan for the next tenant.

This \$1.1 million improvement features modern retro architecture, high-end fixtures, and furniture throughout the entire suite.

The space includes a large, open reception/lobby that carries into the kitchenette and break-room area, one large conference room, multiple breakout spaces, small and large bullpen areas, designated executive space, and a gym.







SECOND FLOOR

# PROPERTY OVERVIEW



## LOCATION

2560 Anthem Village Drive, Henderson, NV 89052

## JURISDICTION

City of Henderson, Nevada

## BUILDING

±30,982 SF two-story, professional office building

## YEAR BUILT

2008, 2012 \$1.1 Rennovation

## PARCEL

APN: 190-06-115-007 (±0.53 Acres)

## ZONING

Community Commercial (CC)

## PARKING

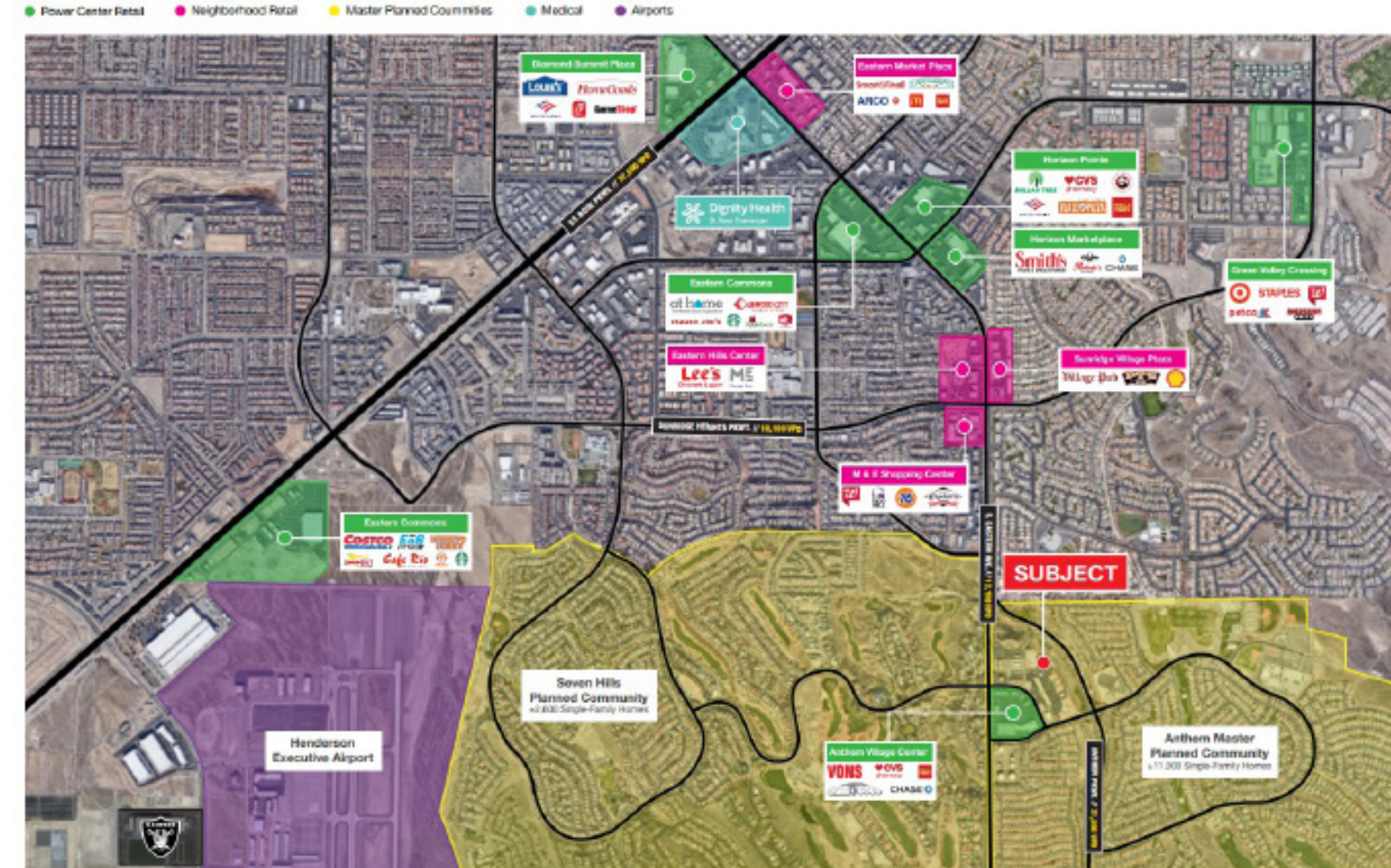
124 Total Spaces, Covered Available (4.4:1000 Ratio)





Strategic location with  
a full unobstructed  
view of the Strip  
and Las Vegas valley.

## AREA OVERVIEW



Located at the border of the master-planned community of Anthem, where Eastern Avenue meets Anthem Parkway, with easy ingress and egress, surrounded by many amenities.



# Las Vegas

**#1 Trade Show Destination for 26 years**

## Home to Top Conventions

Las Vegas forever stands as one of the top business destinations, constantly creating initiatives to attract and retain new business and tradeshow. The city's diverse non-gaming features and activities continues to strengthen and has far surpassed gambling demand. One such driver is the unparalleled convention and meeting space capacity, In 2019, Las Vegas held over 21,000 conventions and hosted over 6.6 million convention delegates.



- > Las Vegas has more than 12 million square feet of convention and meeting space on and moments from the Las Vegas Strip.
- > 320 days of sunshine, state-of-the-art facilities, and world-class dining and accommodations. These are just a few things that have made Las Vegas the world's No. 1 trade show destination for the last 26 years.

# Las Vegas

## Economic Highlights

In just over a century, Las Vegas has gone from a whistle-stop on the train from Salt Lake City to LA to a city of more than 2 million people and the greatest resort destination in the world.

Las Vegas has made spectacular growth one of its hallmarks. Here are just a few of the highlights for our economy:

**2.3 Million**

Southern Nevada Residents

**42.5 Million Visitors (2019)**

Las Vegas Convention and Visitors Authority

**56,000 Private Businesses**

Nevada Department of Employment,  
Training and Rehabilitation

**150,259 Hotel Rooms**

Las Vegas Convention and Visitors Authority

**\$15B in Project Investments**

Applied Analysis

**Home to Prestigious Companies**

7 Fortune 1000 Companies Headquartered In Las Vegas

**Top State for Economic Growth Potential**

Business Facilities (2018)

**2nd Busiest Airport in U.S.**

McCarran Airport Annual Report (2017)

**Best Economic Health Ranking in the U.S.**

Forbes American Dream Index (2017)

**New Home to Sports Teams**

Las Vegas Raiders, Golden Knights, Aviators, Aces, and on the radar for professional baseball and basketball teams



The Las Vegas Metro continues to grow as a result of its high rankings for quality of life, job and population growth, and healthy business climate.