OFFICE SPACE FOR LEASE!



PROPERTY HIGHLIGHTS

- □ <u>+</u>4,600 SF
- ☐ Lease \$16.00 \$18.00 /SF/YR
- ☐ Minimum 3 to 5 year lease term
- ☐ Built in 2005
- Cross streets Eastern & St Rose Parkway
- ☐ Single story building
- ☐ Office park
- ☐ 24HR Access



Contact: Mannie Makhathini - c: 702.630.1061 - o: 702.940.4500 — Mannie.makhathini@era.com

2855 St Rose Parkway, Suite 100. Henderson, Nevada 89052

All information should be verified prior to purchase or lease. We have no reason to doubt its accuracy, but we do not guarantee it.

SHARED LOBBY







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2855 ST ROSE PARKWAY, SUITE 110. HENDERSON, NEVADA 89052 Dignity Health -St. Rose Dominican... HomeGoods Lowels Home Improvement Southwest Medical Siena FedEx Office Print Verizon Heights Urgent Care & Ship Center ffalo Wild Wings EZPAWN Advanced Urgent Care Bank of Nevada GameStop Prestige Kaizen Fusion Pt's Gold Roll & Sushi Rebel Oil Carrabba's Italian Crill S Eastern Ave McDonald's **Dunkin** Purrfect Auto Service #512 Wells Fargo Bank Dockery Pl 2855-St-Rose Pkwy Old Republic Title Curt Paul Samlaska, Quiet Stream Ct MD, FACP, FAAD Realty One Group 146 Ryan Gibson DDS and Riverband Pl Bryce Leavitt DMD...



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Single story office building located at the St Rose
Business park, this property will be a great fit for
a Mortgage Company, Law Firm, Title Company,
Large Insurance Brokerage and any office user. St.
Rose Business Park is located in the heart of
Henderson across from St Rose Dominican Hospital,
major shopping, restaurants and good access to
major freeways.

For a 3D Tour

https://my.matterport.com/show/?m=3aowvnjGYR 4&brand=0



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- SINGLE STORY BUILDING
- EXCELLENT LOCATION!
- ATTRACTIVE LOBBY
- 12 LARGE OFFICES
- LOTS OF NATURAL LIGHT
- LARGE CUBICLE AREA
- LARGE CONFERENCE ROOM
- BREAKROOM
- STORAGE ROOM
- LOTS OF PARKING



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