



FOR LEASE



# LEGACY

## BUSINESS PARK

### PROFESSIONAL OFFICE

1701 N. Green Valley Parkway  
Henderson, Nevada 89074

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EXPERIENCE. SOLUTIONS. RESULTS.



# SITE PLAN & AVAILABILITY



N. GREEN VALLEY PARKWAY

*Walgreens*

WIGWAM PARKWAY

Building 7  
**SUITE D 2,400 RSF**

Building 2  
**SUITE B 1,580 RSF**



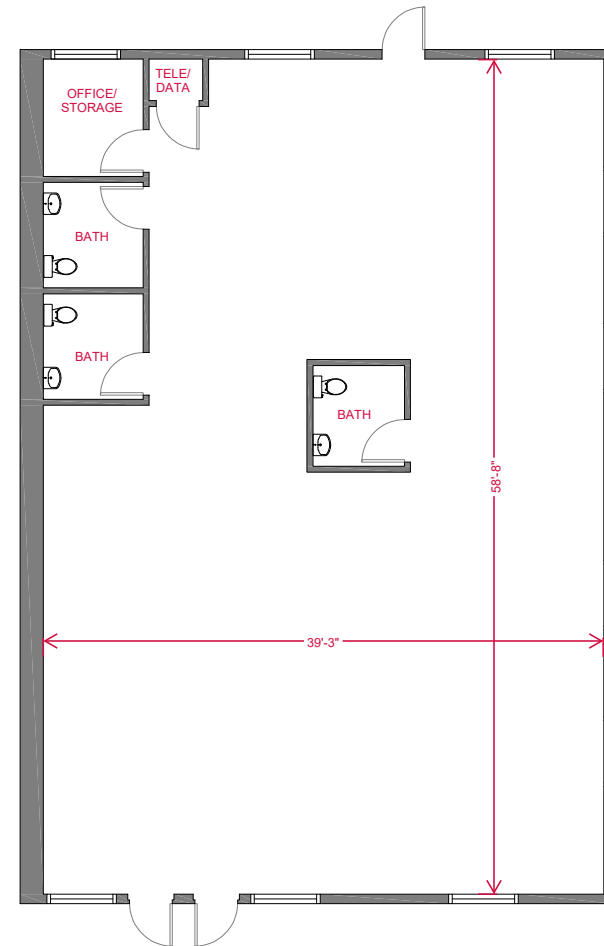




## PROPERTY HIGHLIGHTS

- Former medical suite demo'd to vanilla shell
- End unit with excellent natural light & ample parking
- Perfect for another medical or professional user

## FLOOR PLAN



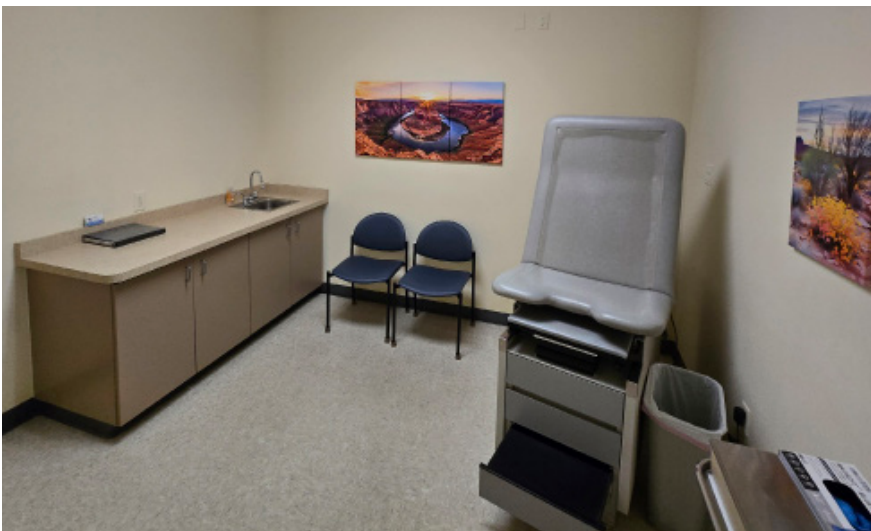
- Landlord will contribute to custom buildout
- Three (3) existing restrooms
- Existing water, lighting & electrical remain

Building 7 SUITE D: **±2,400 SF**

Proud to be a part of

**kwVIP**  
KELLERWILLIAMS. REALTY

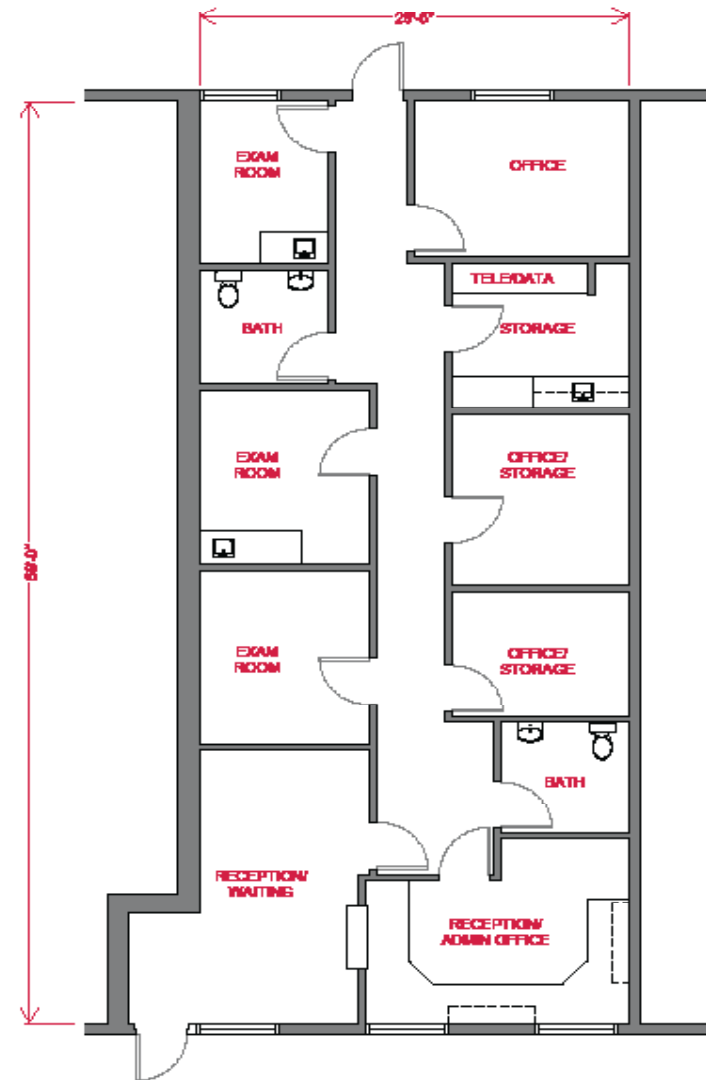
Each Office Is Independently Owned and Operated



## PROPERTY HIGHLIGHTS

- Medical suite with reception and waiting room
- Four (4) exam rooms (3 are wet)
- Two (2) restrooms and ample storage
- Perfect for another medical or professional user

## FLOOR PLAN



Building 2 SUITE B: **±1,580 SF**





Overlooking Legacy Golf Course





## Location Overview



Green Valley ~  
Corporate Center South



THE | DISTRICT™  
at Green Valley Ranch



### Major Roads

- I-215 less than 1 mile
- Signalized section-line intersection of N. Green Valley Pkwy. & Warm Springs Road



### Households

- In the heart of the established, master planned community of Green Valley
- 1 Mile: 7,400 HH
- 3 Miles: 63,000 HH
- 5 Miles: 140,000 HH



### Income

- 1 Mile: \$114,000
- 3 Miles: \$101,000
- 5 Miles: \$96,000