

# LEASE HERE

**2900** N GREEN VALLEY PARKWAY  
LAS VEGAS 89014

2ND GEN MEDICAL OFFICE / MED SPA  
SPACE IN GREEN VALLEY

MODERN FINISHES THROUGHOUT,  
RECENT RENOVATION

BUILDING SIGNAGE AVAILABLE

+/- 1,750 RSF with Corner  
Exposure & Ample Parking

END OF 2025  
LEASE  
CONCESSIONS  
AVAILABLE



**2900** N GREEN VALLEY PARKWAY  
LAS VEGAS 89014



# Attributes

## SUBMARKET



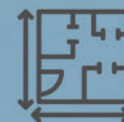
Green Valley /  
Henderson

## USE



Professional Office or  
Medical Office

## AVAILABLE



+/- 1,750 Rentable  
Square Feet

## ZONING



C-C Community  
Commercial  
(Henderson)

## RATE



\$1.40 Triple Net (NNN)  
Est NNNs @\$0.46  
(Lease Concessions  
Available)

## POWER



Adequate for medical  
or professional office  
use

## VISIBILITY



Unparalleled visibility  
with frontage on Green  
Valley Pkwy

## RESTROOMS



2x en suite  
restrooms

## SIGNAGE



Building signage  
available

## PARKING



Ample 5.69:1000  
parking available





Suite #	Use Type	RSF	Base Rent	NNNs	Total Monthly	About This Space
Suite 114	Medical Office / Standard Office	1,750	\$1.40 (NNN)	Est. \$0.46	\$3,255	Class B corner private office plan with up to 9 exam rooms. Modern finishes, monument and building signage opportunities. Lockable storage, 2 restrooms, break room / lab area.

## FOR MORE INFO OR TO TOUR:

Ryan Misaresh, LEED® AP| Managing Director  
213.309.3279 cell  
ryan@systemcrelv.com  
NVRED# S.0174644.LLC | CA DRE# 01858655

Kate Chandler | Associate  
714.306.6213 cell  
kate@systemcrelv.com  
NVRED# S.0199912

The contents of this offering memorandum are thought to be accurate at the time of publishing. However, we makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

© 2025 The System CRE Team at Simply Vegas - Ryan Misaresh | Kate Chandler  
www.systemcrelv.com