

LEASE
FOR

Executive Office Suites Available

9480 S. Eastern Ave. Henderson, NV 89123

MILES SANSONE

702-768-1930

Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074
www.SansoneCompanies.com

Available
May 2026



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Henderson, NV 89123



LEASING DETAILS

AVAILABLE SPACES	837 RSF
LEASE PRICE	\$ 1.75/PSF
NNN	\$ 0.59/PSF

PROPERTY HIGHLIGHTS

- 1-5 room offices with large individual offices and spacious suites close to 215 freeway.
- Excellent synergy with restaurants below.
- Common area conference rooms, break room
- Covered Parking and Pylon Signage available.

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,895	163,664	315,441
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,372	65,556	127,777
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$ 98,225	\$ 104,856	\$ 105,119



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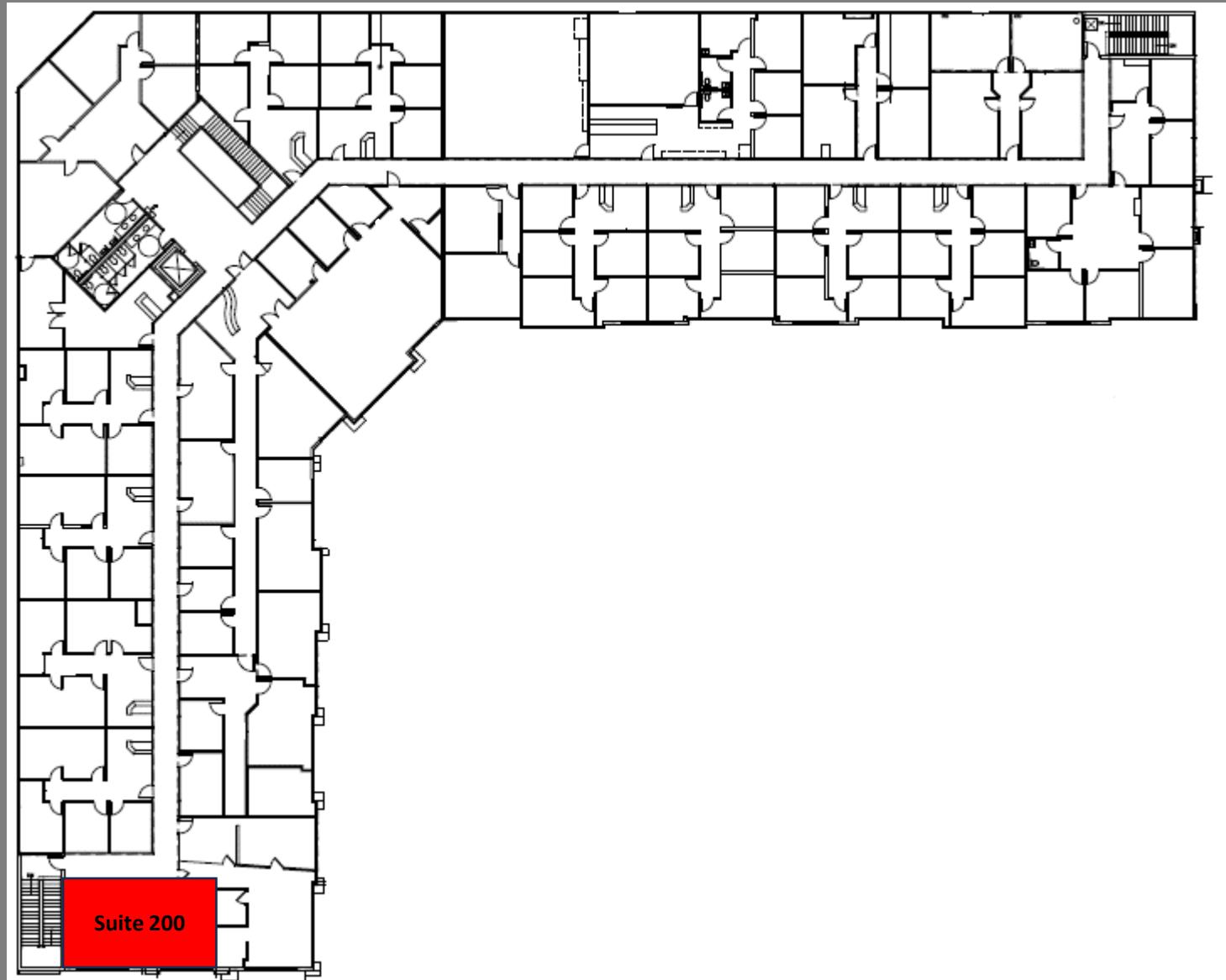


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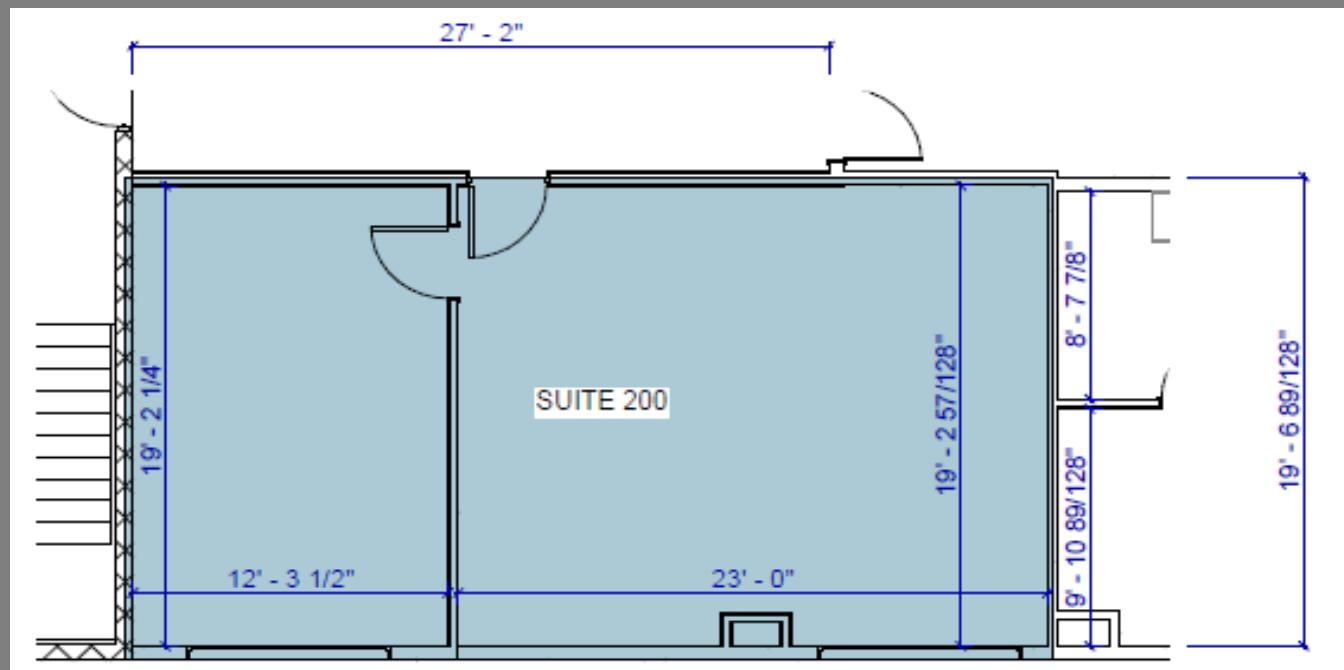


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FLOOR PLAN – SUITE # 200 – 837 SF

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Las Vegas, NV 89123



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