

FOR LEASE



5,002 SF Class A Office Space
2835 St. Rose Pkwy Henderson, NV 89052

MILES SANSONE

702-768-1930
Email: Leasing@SansoneCompanies.com

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



2835 St. Rose Pkwy
Henderson, NV 89052

PROPERTY DETAILS



LEASING DETAILS

SPACE AVAILABLE	5,002 SF
LEASE PRICE	\$1.85 PSF
NNN	\$0.51 PSF

PROPERTY HIGHLIGHTS

- 8 room large offices with bullpen, breakroom, reception, large conference room.
- 2 Traffic light access
- Affluent area with great demographics
- Growing area close to restaurants, freeway and hospital
- Covered parking and signage available.

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	20,555	160,031	319,767
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8268	62,256	142,448
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$100,334	\$102,687	\$101,752



2835 St. Rose Pkwy
Henderson, NV 89052



2835 St. Rose Pkwy
Henderson, NV 89052



2835 St. Rose Pkwy
Henderson, NV 89052

Conference Room



2835 St. Rose Pkwy
Henderson, NV 89052

Break Room



2835 St. Rose Pkwy
Henderson, NV 89052

