

FOR LEASE



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

MILES SANSONE

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## 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



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