

ST. ROSE EXECUTIVE SUITES

2875 St. Rose Parkway, Henderson, Nevada 89052

AVAILABLE
For Lease

SOUTHERN NEVADA PAIN CENTER



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ST. ROSE EXECUTIVE SUITES
2875 St. Rose Parkway

+ Parcel ID	177-25-216-005
+ Zoning	Neighborhood Commercial (C-N)
+ Year Built	2005 (Renovated in 2018)
+ Property Size	±12,027 SF
+ Lot Size	±0.99 AC
+ Cross Streets	St. Rose Parkway & Eastern Avenue
+ Submarket	South Las Vegas
+ Traffic Counts	St. Rose Pkwy ±49,000 VPD Eastern Ave ±14,200 VPD

Property Details



\$1,800 MG
Monthly Rent



±650 SF
Available Space



South Las Vegas
Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±19,264	±157,066	±321,053
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$120,876	\$128,476	\$130,187

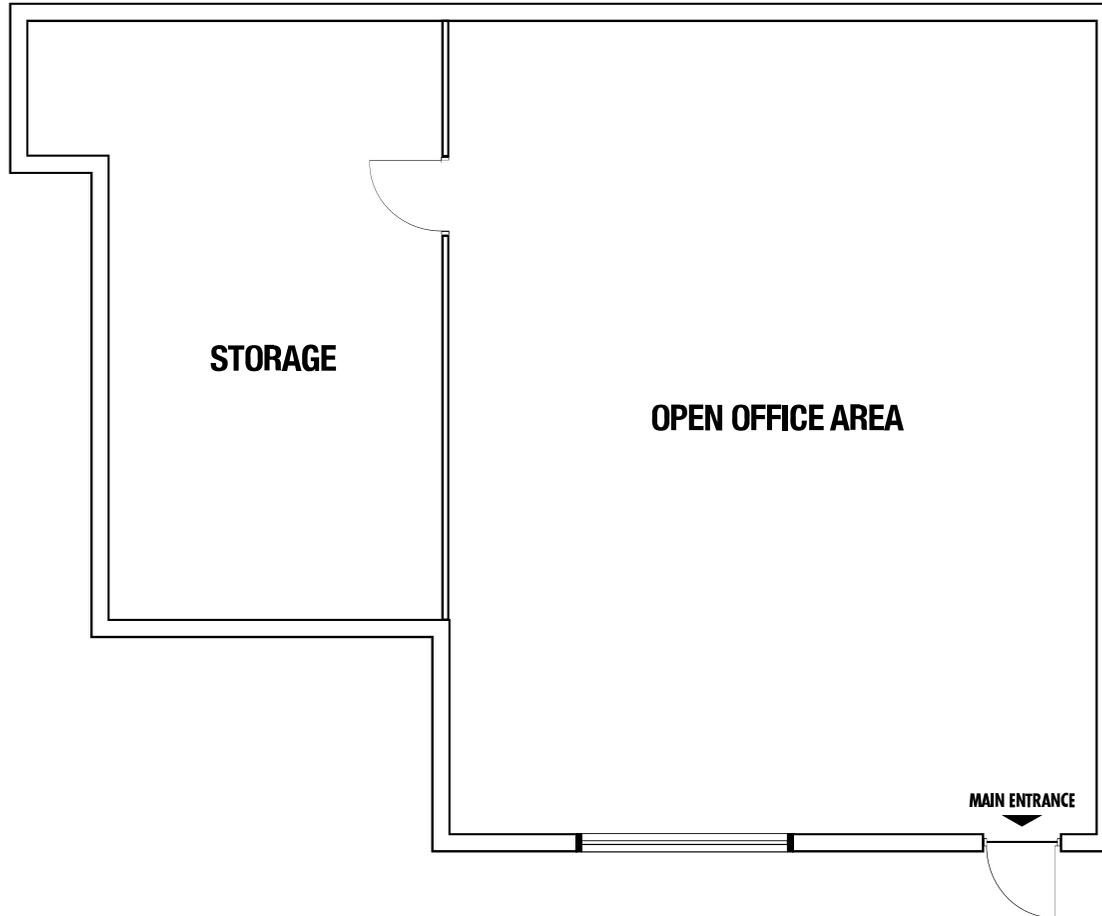
Property Highlights

- Suite 125 now available
- ±650 SF suite includes open office space with a small room for storage use
- Zoned for Neighborhood Commercial (C-N)
- Ideal location along the busy St. Rose Parkway arterial (±49,000 VPD)

Property Overview

MDL Group is pleased to present Suite 125 at 2875 Saint Rose Pkwy (the "Property"), a ±650 SF office space. The property office suite offers a clean, open layout ideal for small businesses or professional use. The space features a flexible floor plan with a spacious main area and storage room. Situated in a well-maintained building with convenient access and visibility, this suite provides a practical and efficient work environment.

The property sits in a vibrant Henderson, NV commercial corridor with easy access to major thoroughfares and a mix of retail, dining, and services. This well positioned location also benefits from close proximity to major hospitality options and the broader Southeast Henderson business community, providing excellent visibility and convenience for tenants or customers.



Lease Details



\$1,800 MG
Monthly Rent



±650
Available Space

Suite Details

+ Total SF ±650

+ Availability Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Property Photos





Distance to Landmarks

- I-215 FWY: ± 1.3 miles
- I-15 FWY: ± 4.1 miles
- Harry Reid International Airport: ± 7.45 miles
- The Strip: ± 10.4 miles

Nearby Amenities

- Walking distance to St. Rose Dominican Hospital, Siena Campus
- Adjacent to Eastern Marketplace (Dunkin' Donuts, Chili's Grill & Bar, Carrabba's Italian Grill, Kyuramen, Smart & Final, Wells Fargo Bank)
- Across the street from Southfork Pointe (Lowe's Home Improvement, HomeGoods, Jimmy John's, Chick-fil-A, Elements Massage)
- Driving distance to Costco Wholesale

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Nevada Tax Advantages

NEVADA

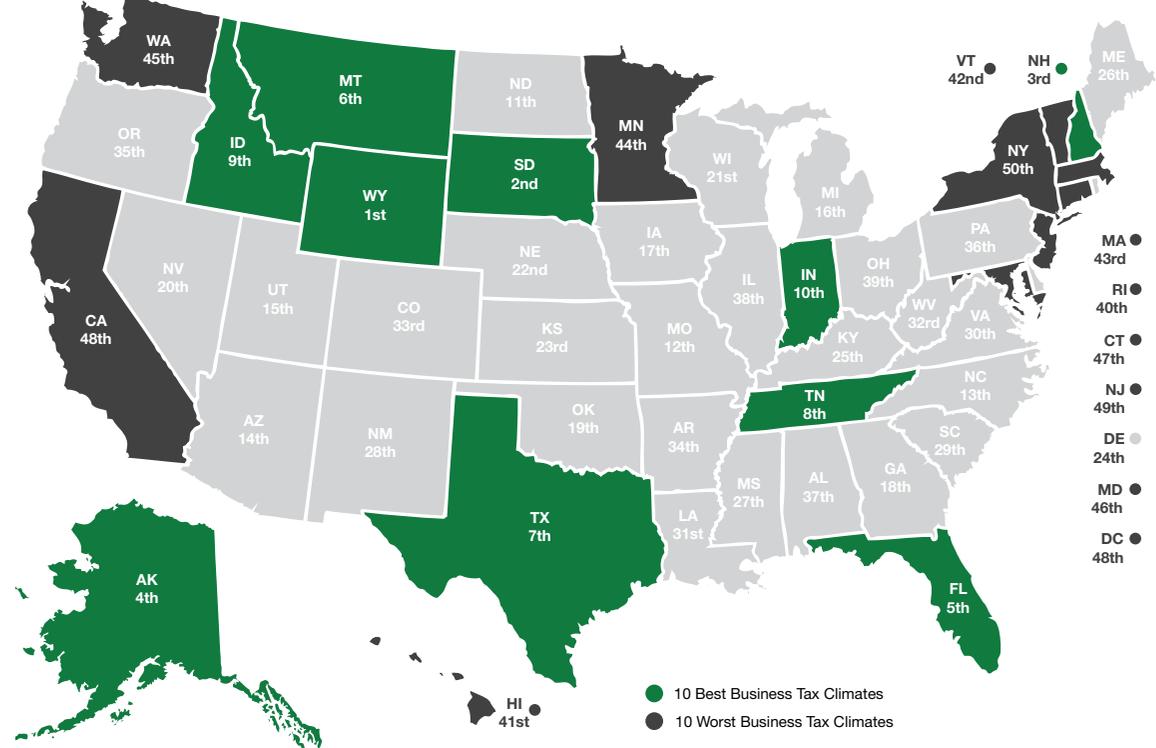
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation’s 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

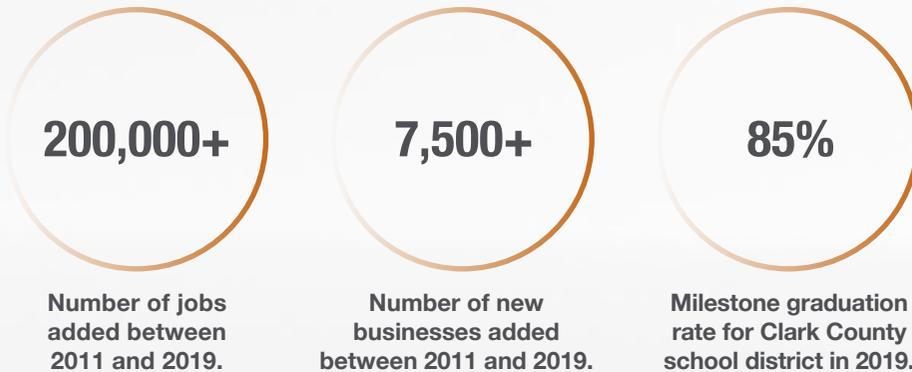
Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)