

450 N Stephanie Street
Henderson, Nevada

DIVISIBLE
Class

A

**PLUG
AND
PLAY**

11,990 - 36,231 RSF
Space Available
for Immediate Sublease

450
N

Stephanie
Street



i Sublease term: Through June 30, 2031

36,231 RSF Divisible

FL3: 11,990 RSF

FL4: 24,241 RSF
Divisible

Fully furnished

Asking rate: Negotiable

With brand-new, thoughtfully tailored spaces designed to inspire collaboration, 450 N Stephanie offers a modern, high-end office destination in the heart of Henderson. Combining lifestyle with location, the property sits in great proximity to a vibrant retail scene, while providing commuter-friendly access to all major area freeways to help 450 N Stephanie set a new workplace standard.



Space to:
connect+collaborate

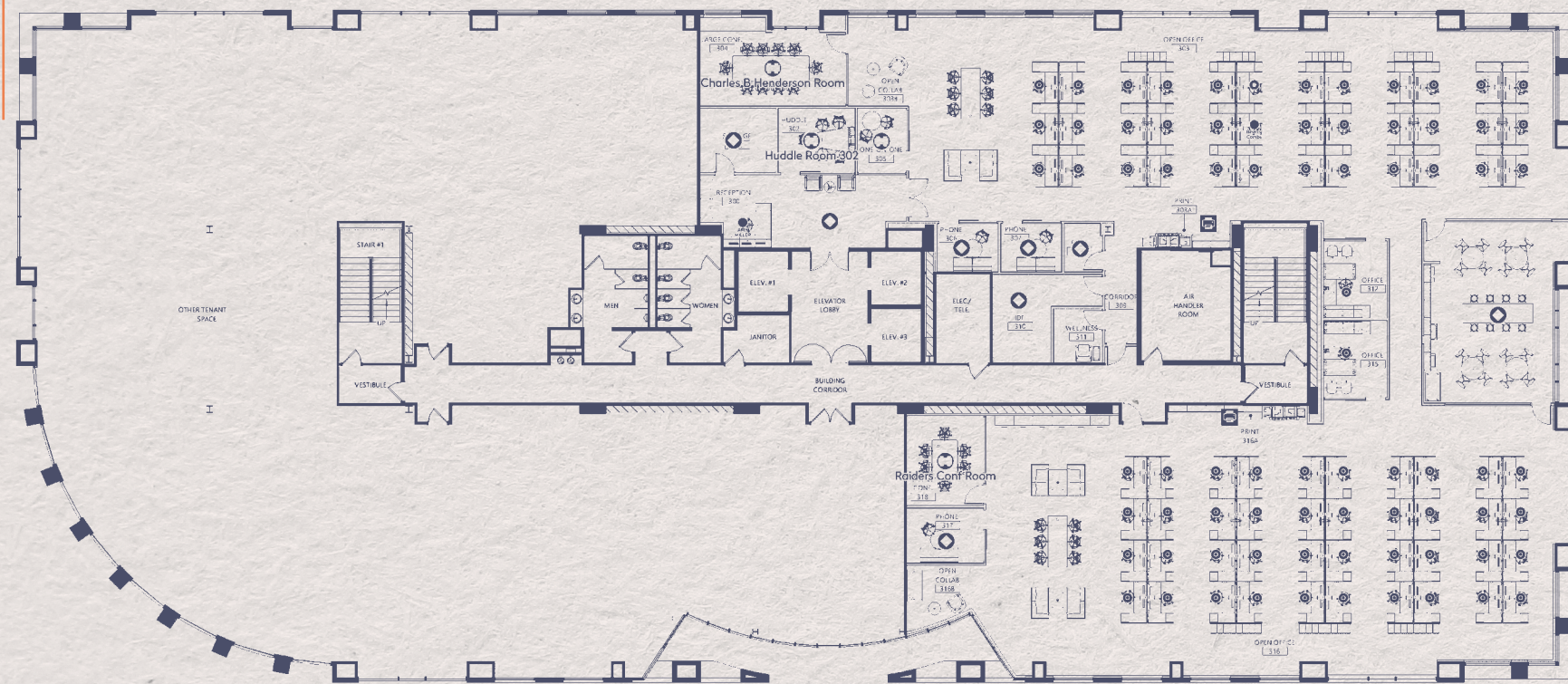
Open⁺
collaborative workspace with high-end finishes

Modern⁺
conference, huddle and meeting rooms

Spacious⁺
kitchenette and dining areas

FL3

Famous LV Skyline Views



Floor Plan

FL3
11,990^{RSF}

- ① Workstations: 76
- Conference Rooms: 3
- Huddle Room: 1
- Phone Rooms: 3

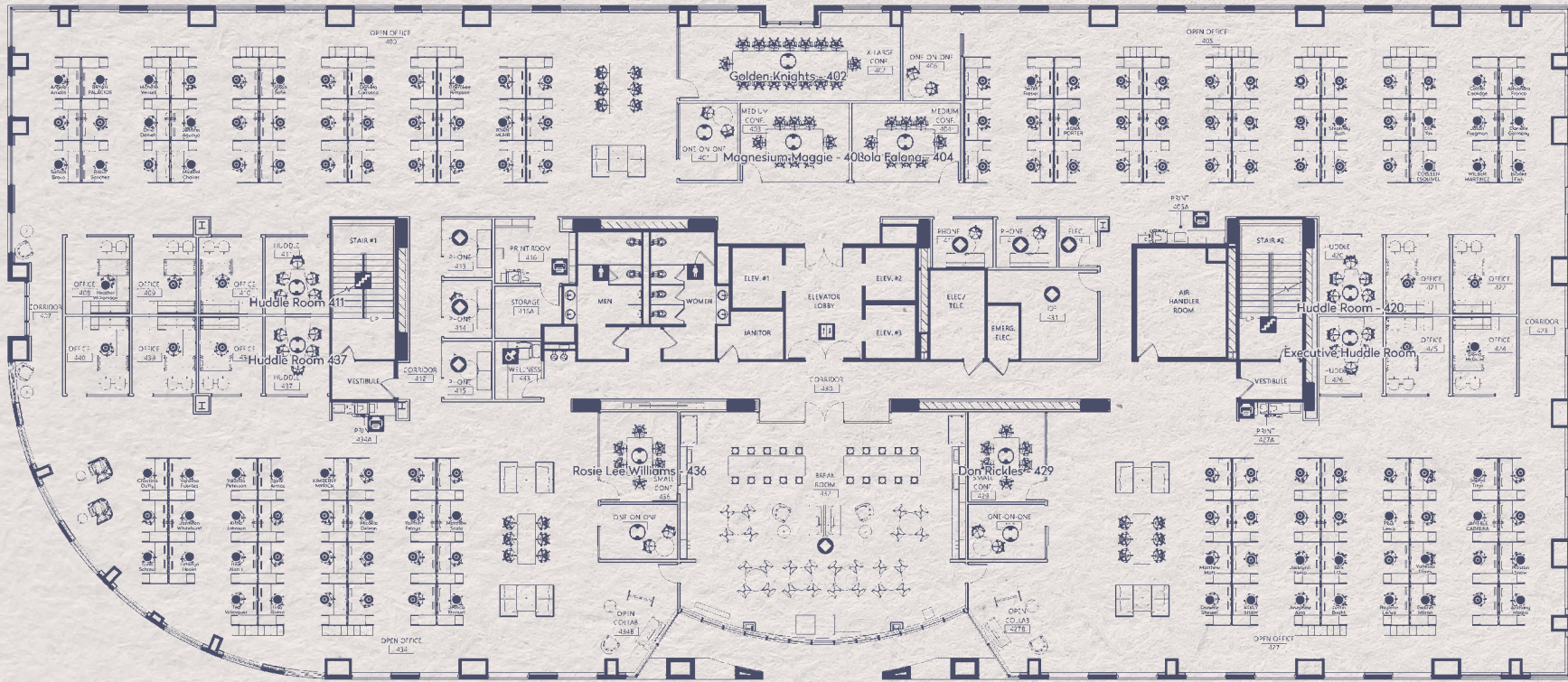
- Offices: 2
- Cozy Room: 1
- Wellness Room

Take a tour

FL 4

Famous LV Skyline Views

Floor Plan



FL 4
24,241^{RSF}
Divisible

- ① Workstations: 101
- Offices: 10
- Huddle Rooms: 4
- Phone Rooms: 5

- One-on-one Rooms: 4
- Conference Rooms: 5
- Print Room

- Storage Room
- Wellness Room
- Multiple Open Collab Spaces

Take a tour

Interior Photos



Front Lobby



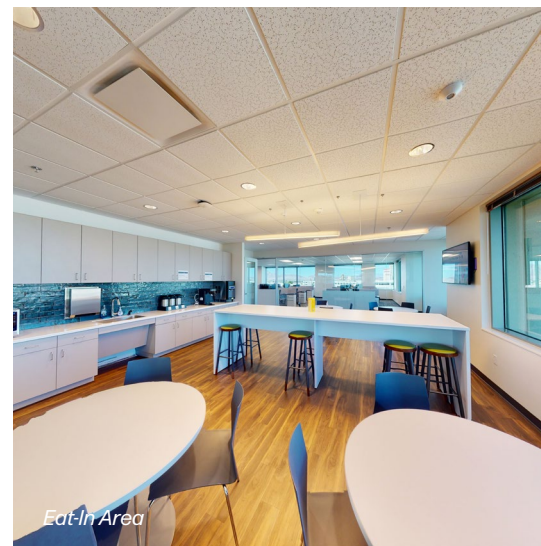
Workstations



Private Office



Kitchen



Eat-In Area

WHITNEY RANCH

W Sunset Rd

PITTMAN

MIDWAY

W Warm Springs Rd

450 N Stephanie Street



N Stephanie St

GIBSON SPRINGS



IN 1-MILE RADIUS

114

Restaurants

26

Banks

2

Grocery stores

4

Fitness

5

Hotels

LORETTO BAY



Bruce Woodbury Beltway



450
N
Stephanie
Street

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