

For Sale

In Anthem

5040 SF

2 Suites



Owner Financing Offer:

- 30% Down Payment**
- 6.5% Interest**
- 10-year Term, 25-year Amort.**
- 1 Point**
- No Prepay after 2-years**

2534 Anthem Village Dr.
Henderson, NV 89052





Sits Above Anthem Parkway at the Reunion Stop Light. Tons of Retail Amenities serving Anthem, Seven Hills Macdonald Ranch, and now **Inspirada**.

2534 Anthem Village VERY RARE, SMALL BUILDING For Sale
HENDERSON, NV 89052

RE/MAX
COMMERCIAL®



We rarely see anything come up for sale Anthem Village, and definitely no small properties.

Buy a Trophy Office property, for less than a Home in 89052!!!

Wes Drown, CCIM

wes@officelv.com

702-287-6553



CAMPUS SETTING between Anthem and Seven Hills Master planned Communities

Very High Income Demographics at the Top of the Hill in 89052

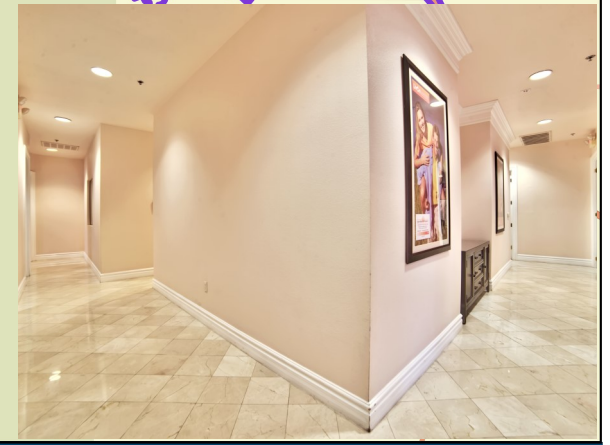
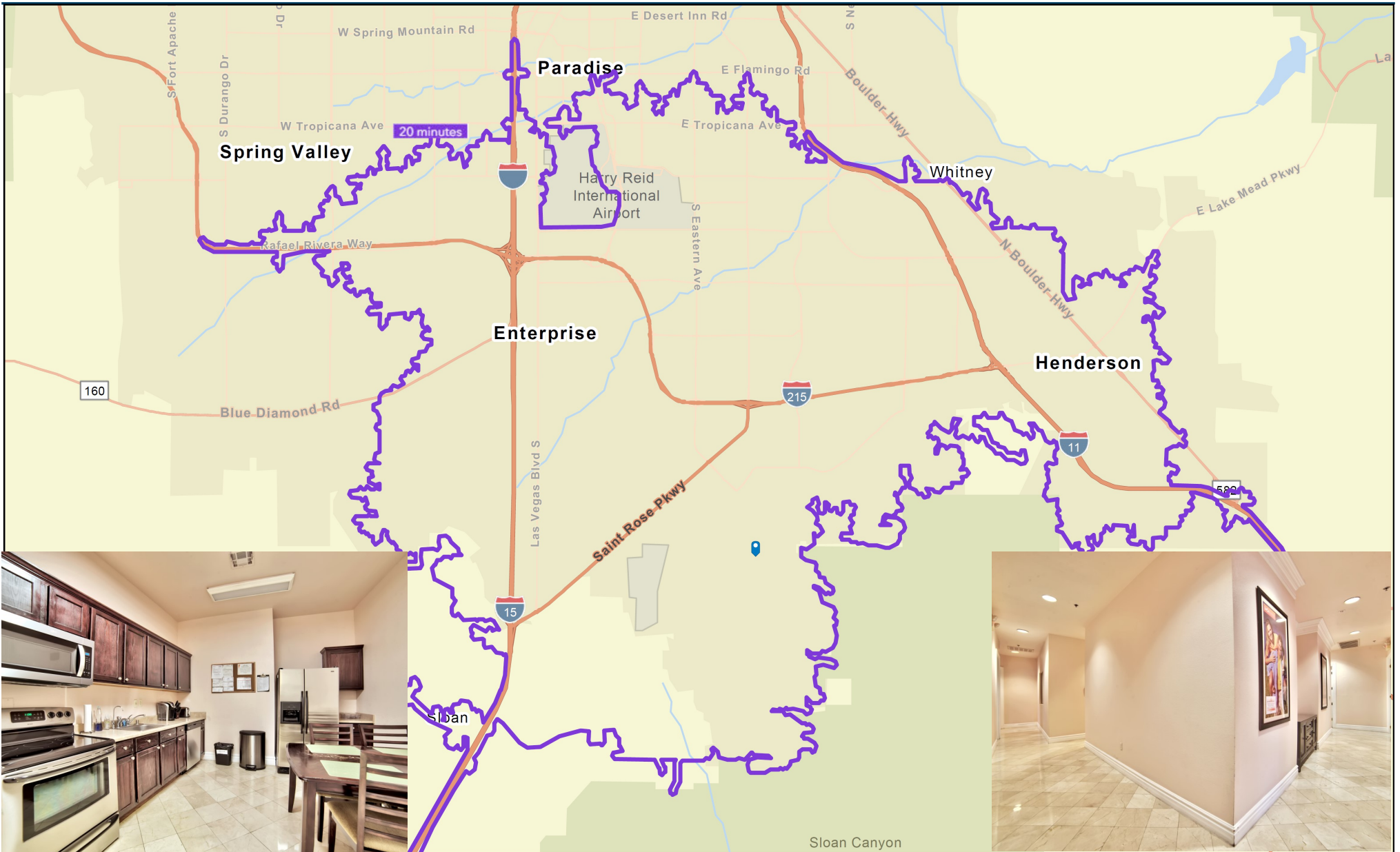
Anthem Village

Lush Campus Setting

Great Access



Within 20 minutes, you can be...



February 28, 2024

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2534 Anthem Village Dr

Partially Furnished AVAILABLE



**Conference rooms
High Image
Buildouts**



**Bright Lobbies
For Both Suites**



**Tons of Light
Large Breakrooms
Storage rooms**



**Direct Entries
Front Door
Parking**



Description	Item
APN	190-06-216-020
Year Built	2002
Square Footage	5040
Condo Parcel	NO
Association Management	YES
Views	YES
Acres	.13

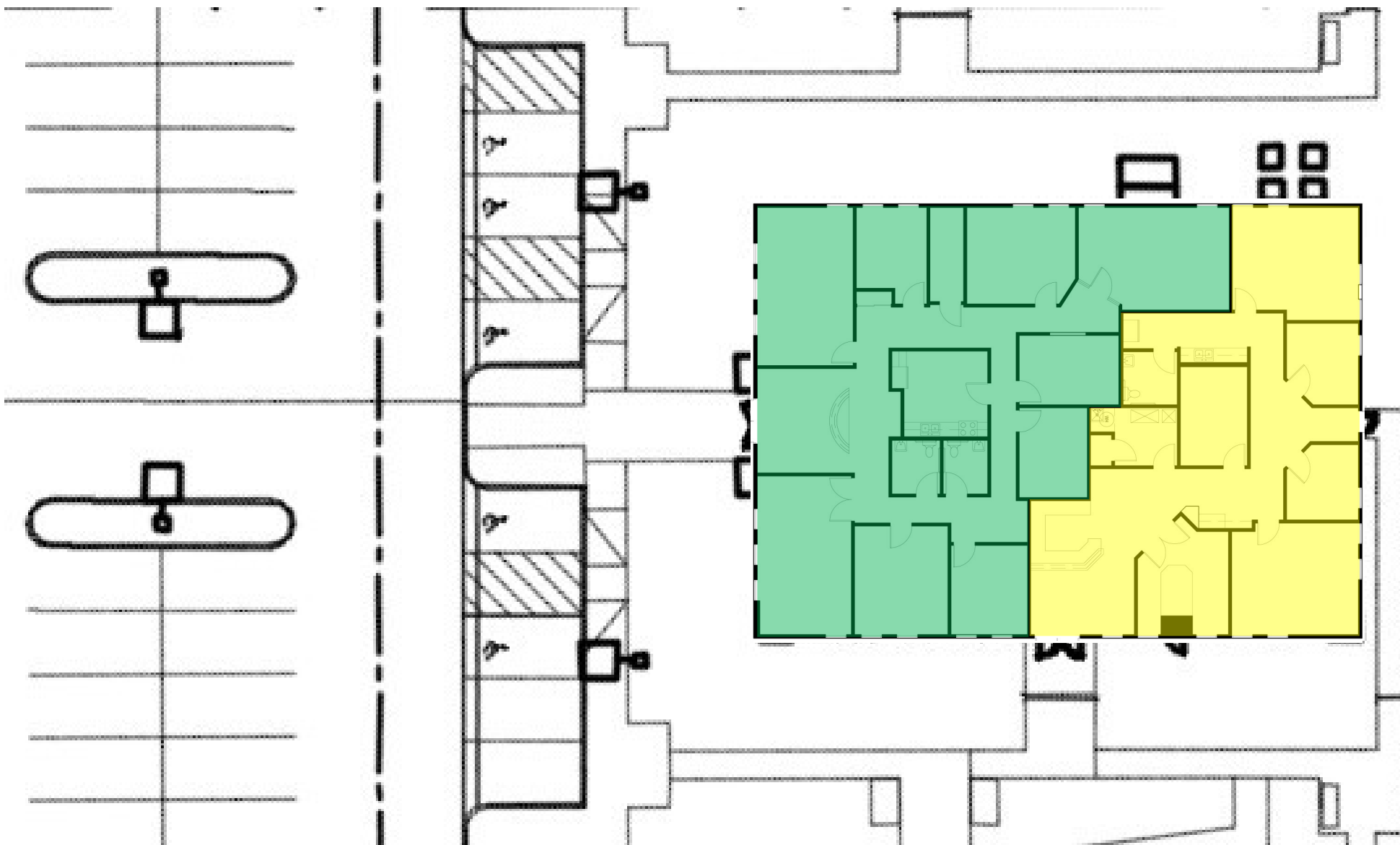


Description	Item
Parking Ratio	4:1000 SF
Economic Drivers	New Constr., Healthcare Entertainment, Sports
Masterplanned	YES
Signalized Intersection	YES
Front Door Parking	YES
Zip Code	89052
Self Manageable	YES



**SOLID
CASH
FLOW
Since
2002**





Suite Number	Rentable SF	Status
Suite 100	2,968	Delivered Vacant
Suite 110	2,072	Delivered Vacant

Schedule a private tour.

2534 Anthem Village Dr #100

Floor Plan

2968 SF

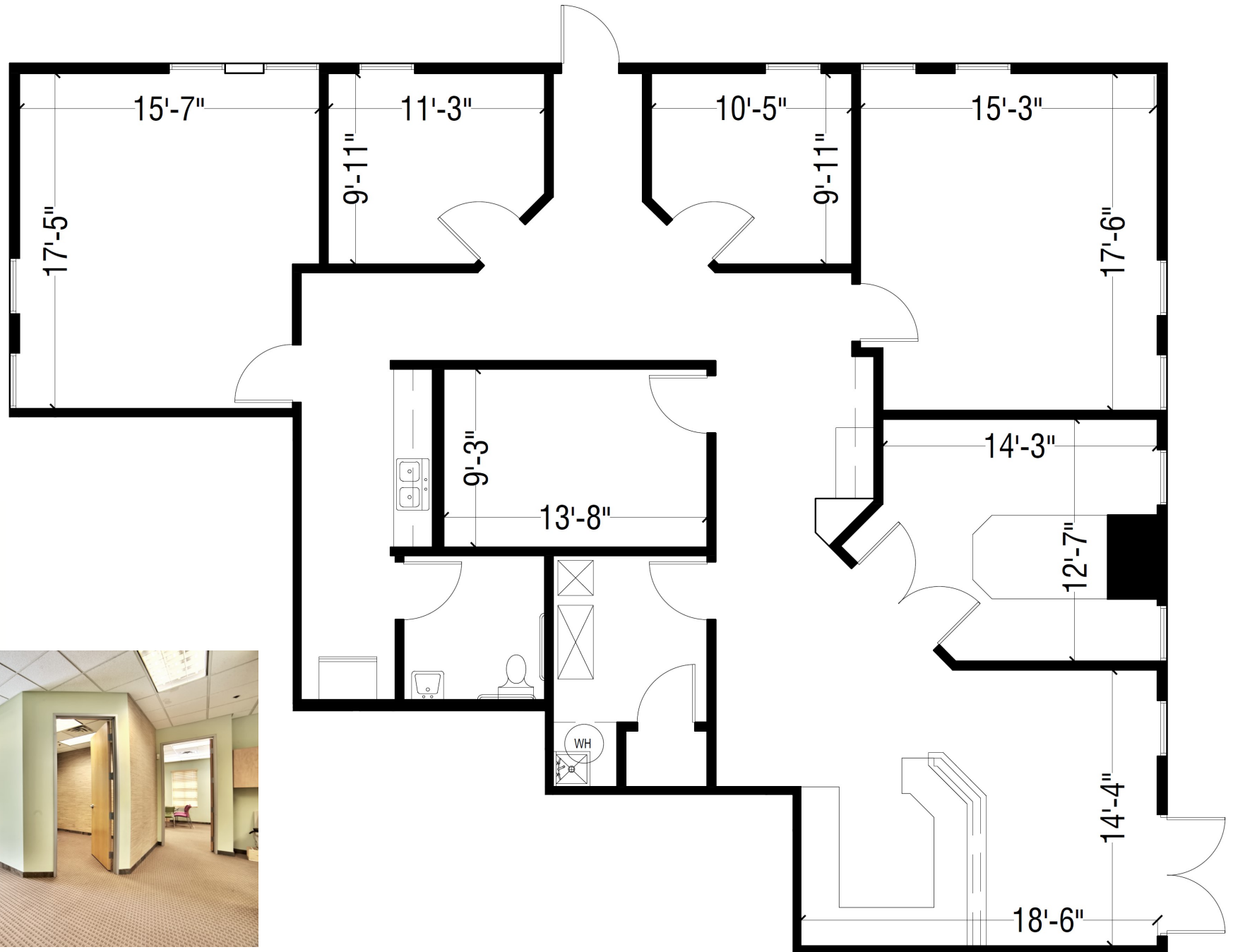


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Expansion Growth Diverse Young Entertainment Sports Aerospace DOD

#1 State and Metro in the West US for Business

New Commercial Construction in all Quadrants.

One Day Drive to 60-million People

Most Secure Area in the US (FEMA)

Prime Tech-Company Migration

Sony and Hughes Corp New Studio under construction

MSG Sphere, Universal Studios Under Construction

BORING Company Tunneling in Progress

#1 State for Job Growth

Welcome: NFL, NHL, WNBA, UFC, and the A's

Over 40—Million Visitors in 2023

#1 Best State for Digital Infrastructure

Top Quality of Life

1/3 COLA of San Francisco

3 Times national average for Population Growth

99% Indoor water supply Recycling

7,453 MILES of Fiber Optic Cable-installed

Civilian & DOD proving grounds