

# INVESTMENT OFFERING 89012

**5.25%  
CAP Rate**

**3-Suite Office Building  
Annual Rent Increases  
80% Healthcare  
Office Condo**



**1358 Paseo Verde Parkway Suite 200 Full-Floor  
Henderson, NV 89012**

Wes Drown, CCIM

REMAX COMMERCIAL

702-287-6553

wes@officelv.com

# TROPHY OFFICE CONDO INVESTMENT

Henderson, NV 89012

4493 SF



## Three Tenants

3087 SF 5-years left

746 SF 2-years left

660		SF 7
years	<b>5.25%</b>	left
	<b>CAP Rate</b>	



Rolle  
Management

## Renovations 2022 and 2024

Significant Annual Escalations  
2024 NOI **Actual** \$102,979.00

Complete Financials and CCIM 10-year DCF Analysis Available with signed NDA and proof of funds.



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Commercial Office Expert

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wes@officelv.com

1358 Paseo Verde Parkway #200

Aerial View W



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1358 Paseo Verde Parkway #200

Aerial View West-NW



Harry Reid Airport

Las Vegas Strip

Cornerstone Park



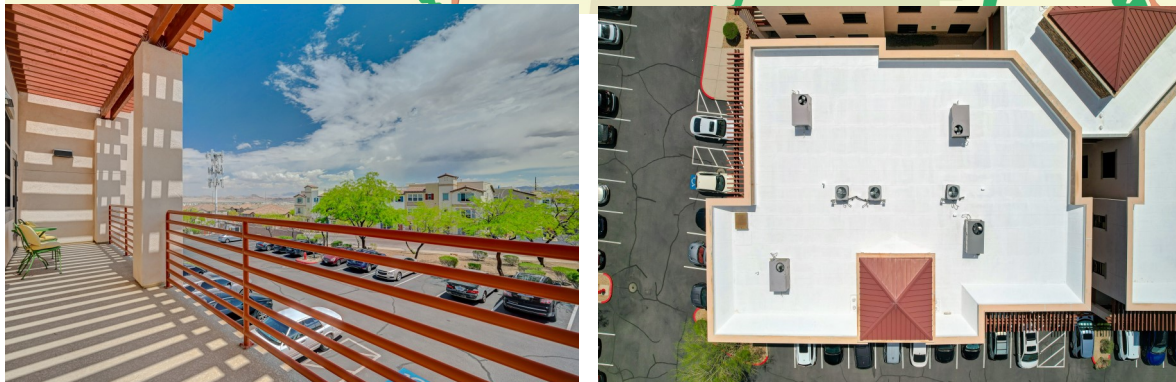
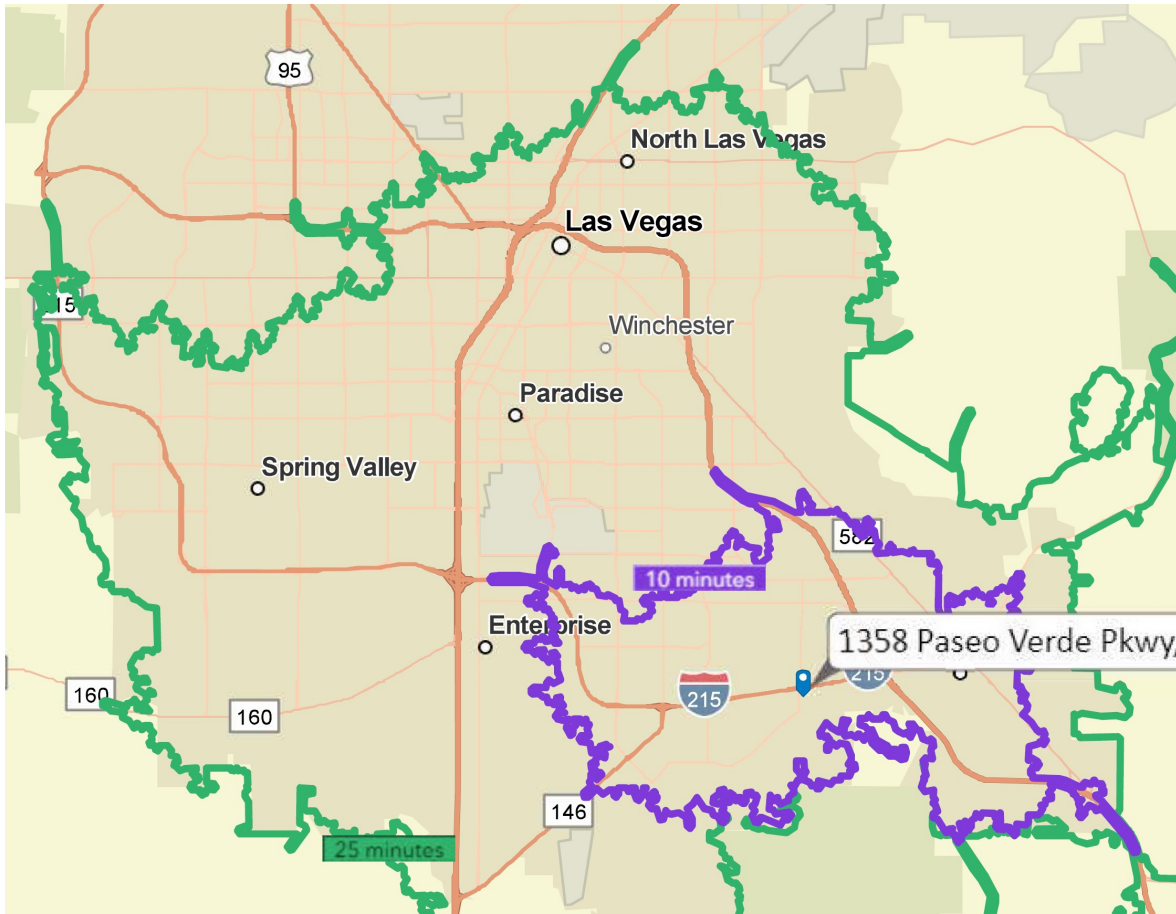
Stephanie St.

Stephanie St.



1358 Paseo Verde Pkwy

Location is Everything. 100% Occupied for a reason.



Crowne Professional Park is in a Fantastic Location, on the 215 Beltway in Henderson Nevada. Located just minutes from the Expanded MacDonald Highlands masterplan Entrance on **Stephanie**, the Quickly-building-out **Ascaya** ultra-luxury development, and the massive Cadence masterplan with over 12,000 homes when fully built out, and currently 8 builders are selling Subdivisions in the awesome Southern Nevada way.

**Henderson Nevada has many awards:**

- Park City USA (Multiple years)
- Safest top 10 in the USA (Multiple Years)
- Sports City USA (Multiple Years)

**Check out Henderson online:**

- Economic Development
- Growing
- Wealth Generation
- Jobs, Jobs, Jobs
- Safety
- Parks and Rec

**Healthcare “Engines” nearby:**

Of note, the Henderson Hospital is an 8 minute, 5.2 mi. Drive from the property, while St. Rose Dominican Hospital is 11 minutes and 5.7 mi. the other direction.

1358 Paseo Verde Parkway #200

PHOTOS



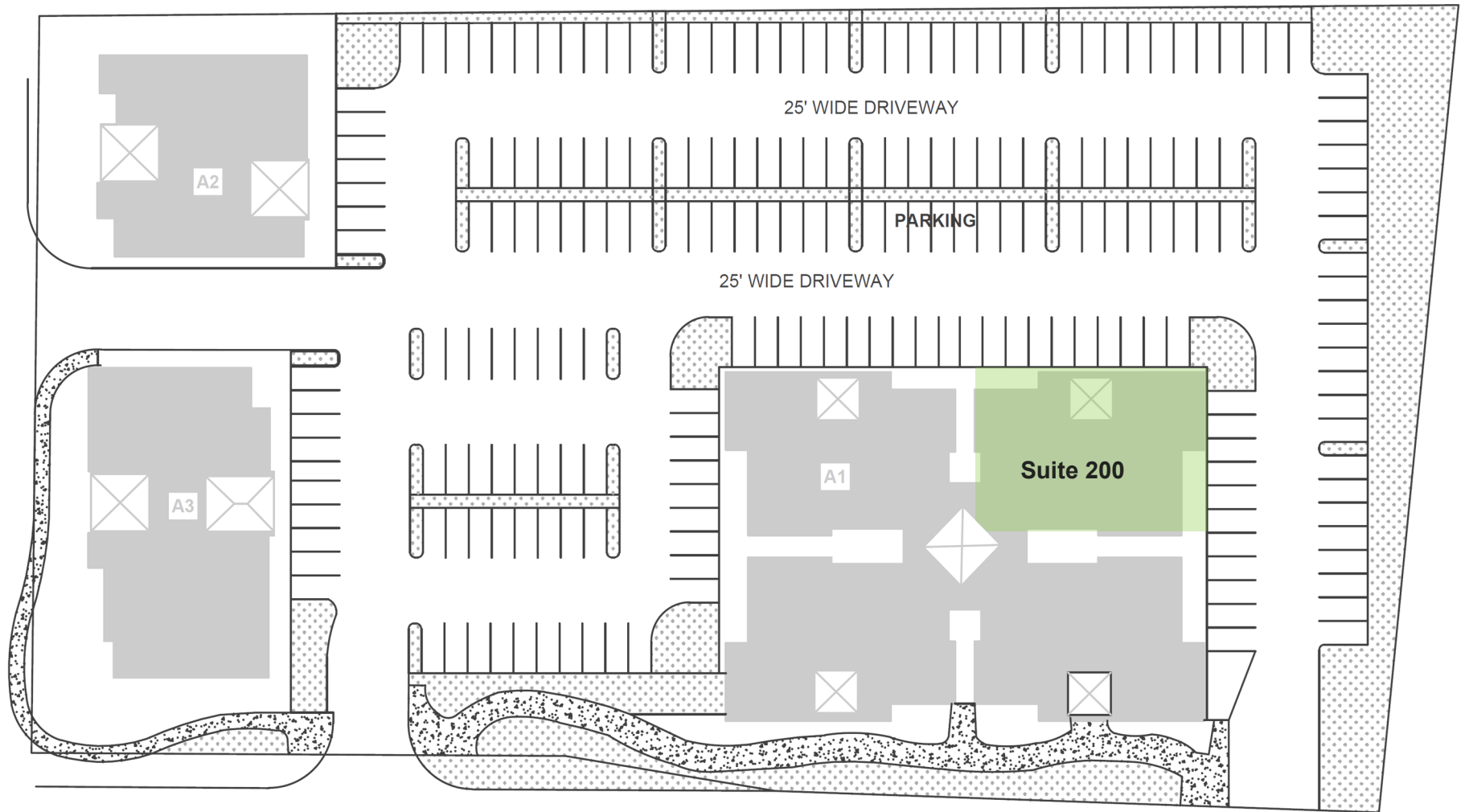
100% Leased  
TROPHY PROPERTY  
Great Location

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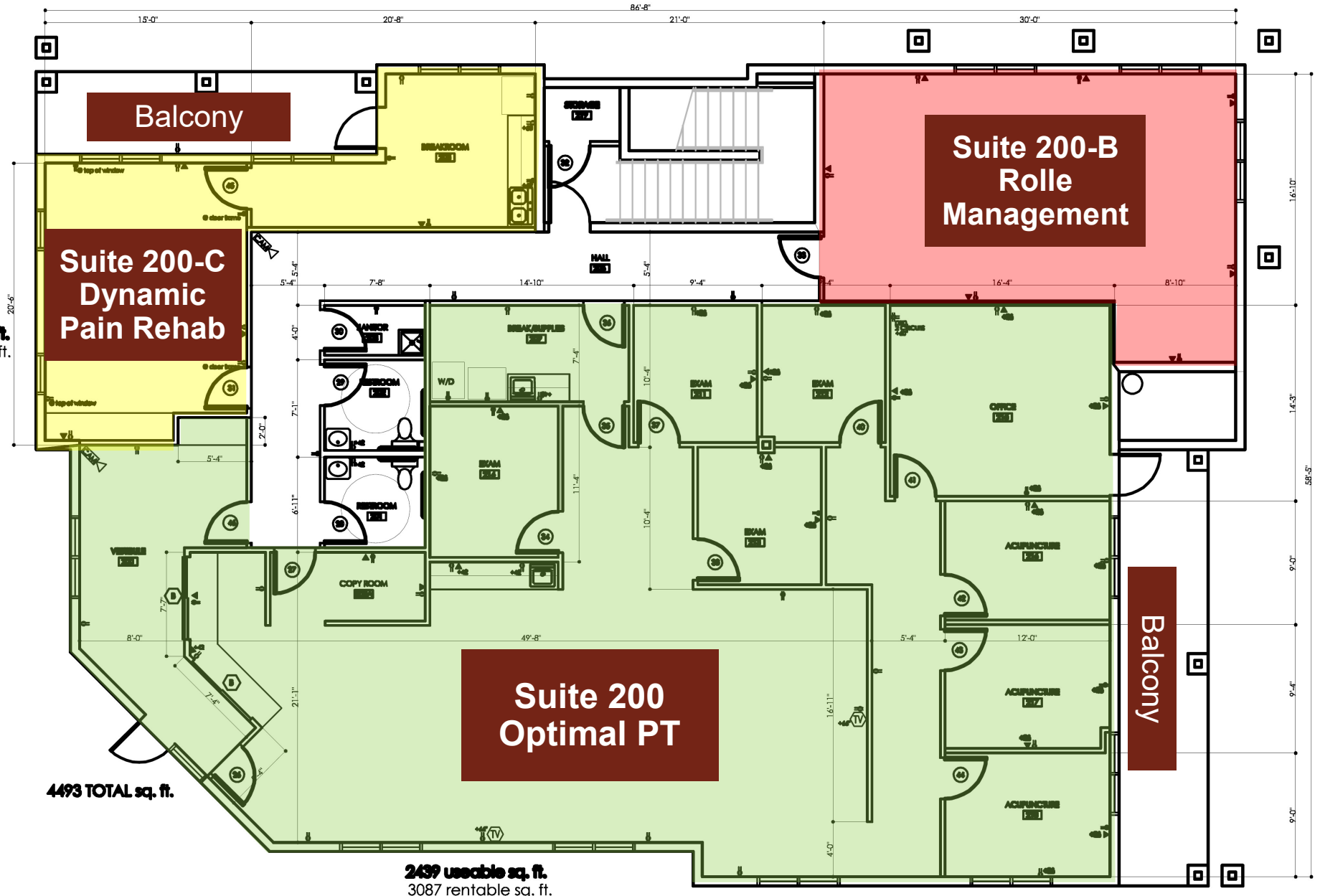
Stephanie St



Signalized  
Intersection

Paseo Verde Parkway

590 useable sq. ft.  
746 rentable sq. ft.



522 useable sq. ft.  
660 rentable sq. ft.

4493 TOTAL sq. ft.

2439 useable sq. ft.  
3087 rentable sq. ft.



1358 Paseo Verde Parkway #200

By the Numbers



Description	Item
APN	178-22-118-014
Yr Built (shell/Interior)	2008/2013
Square Footage	4493
Condo Parcel	YES
Association Management	YES
Views	YES
Pop. W / in 25 minutes	1.46M



Description	Item
Parking Ratio	4:1000 SF
Pop. Annual Growth	1.04%
FREEWAY ON RAMP	1 minute
Signalized Intersection	YES
Front Door Parking With Elevator	YES
Zip Code	89012
Self Manageable	YES



SOLID  
CASH  
FLOW  
Since  
2013



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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**