

SERENE VIEW PROFESSIONAL CENTER

GREEN VALLEY RANCH | 215 & ST. ROSE PARKWAY

NEW DEVELOPMENT | TWO STORY CLASS A MEDICAL & OFFICE BUILDING



FIRST FEDERAL REALTY



PRE- LEASING | 3,000 SF -19,800 SF

FIRST FEDERAL REALTY

50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

PRESENTED BY:

JOSEPH DESIMONE

Developer & Broker
office: (702) 990-8660
cell: (702) 592-2211
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LOCATION OVERVIEW

NWC E SERENE AVE AND VILLAGE VIEW DR. | HENDERSON, NV 89074

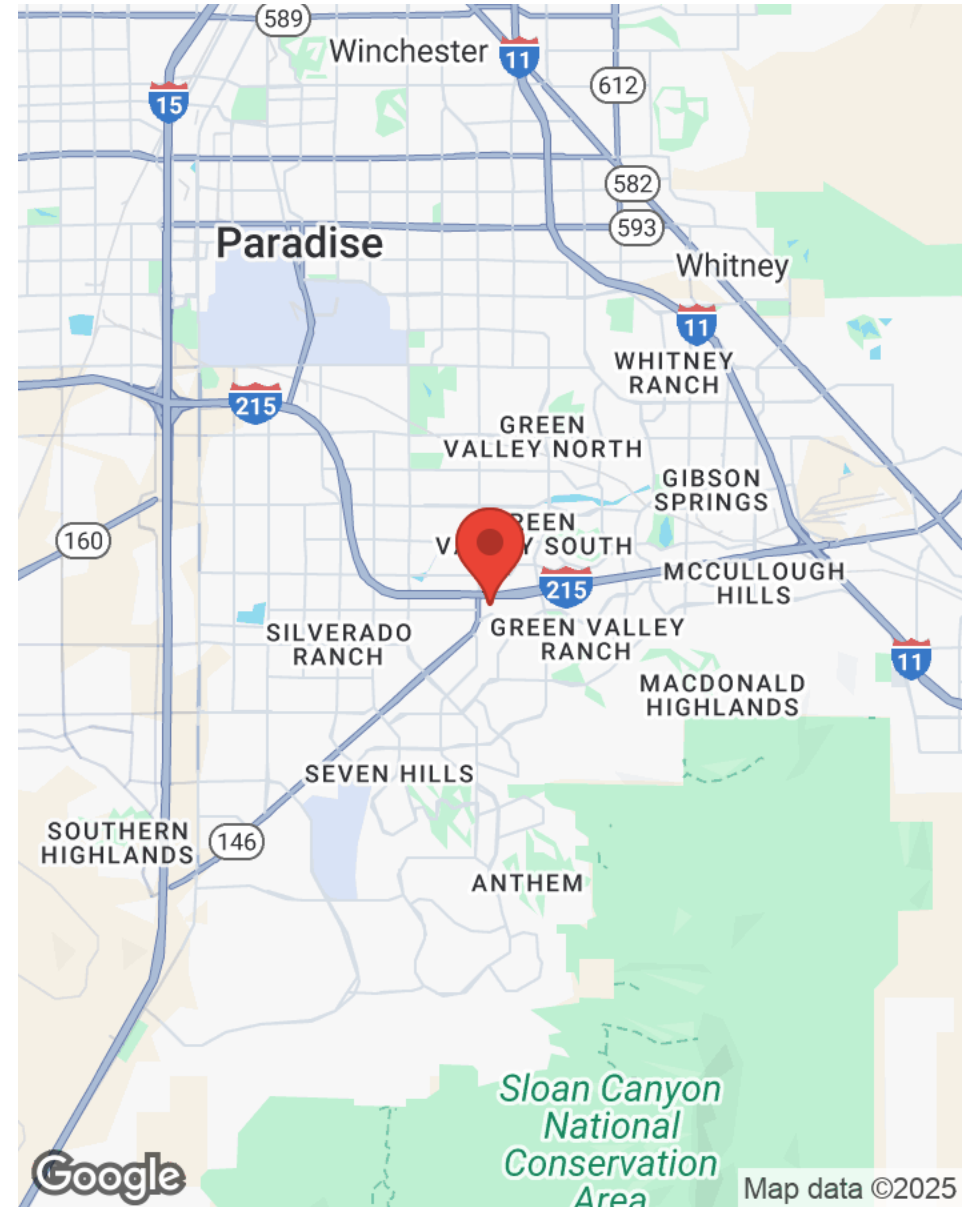
First Federal Realty is pleased to announce the development of a new class A two-story 19,800 SF medical and professional office building situated within Green Valley Ranch.

This prestigious location offers a prime location for businesses looking for convenient access, professional surroundings, and nearby amenities. Its location ensures seamless connectivity to the greater Las Vegas area and its minutes from the I-215 beltway, I-15 freeway, and Harry Reid International Airport.

The site delivers easy access to premier amenities, including retail, dining, and entertainment. It is within walking distance to Green Valley Ranch Resort, The District at Green Valley Ranch, Lee's Family Forum, Life Time Fitness, and the proposed multi-use 100k sf redevelopment project, The Cliff coming Q2 2026, located just across the street.

The location is a five-minute drive to St. Rose Hospital—Siena Campus, West Henderson Hospital and is surrounded by prestigious, high-income master-planned communities, including Green Valley Ranch, MacDonald Highlands, Ascaya, Anthem, and Seven Hills.

The developer is experienced and well known in the community having ±80 professional medical and office buildings. Recently completed commercial developments in Las Vegas and Henderson including The Park at Horizon Ridge and Fort Apache Professional Park.



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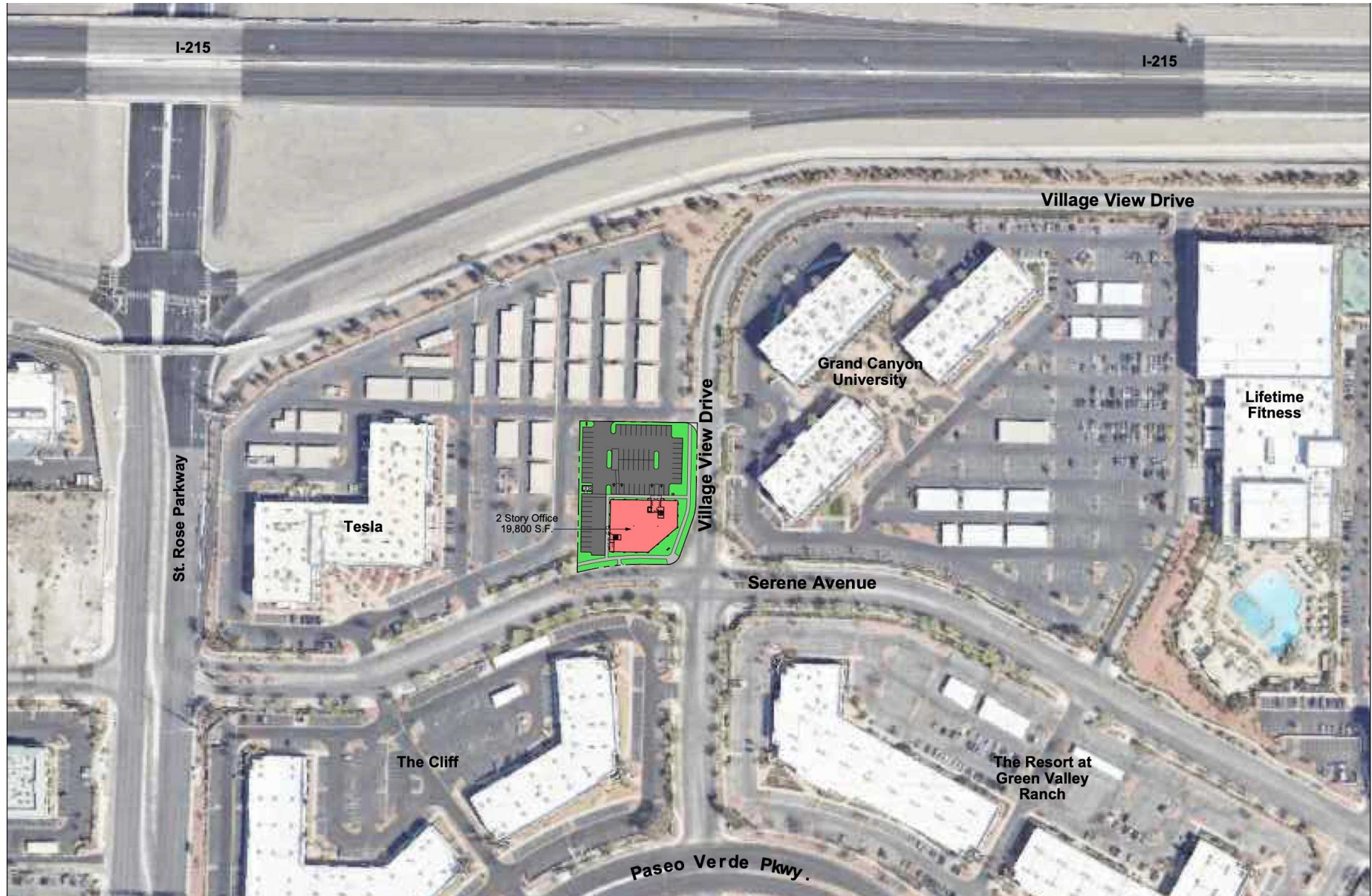
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AERIAL LOCATION

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1st floor	10,113	5 -10 years	\$3.00 /sf/mo	Office/Medical	Grey-Shell	Q4 2026
2nd Floor	9,687	5 -10 years	\$3.00 /sf/mo	Office/Medical	Grey-Shell	Q4 2026

FOR SALE

- \$395/sf for 19,800 SF grey-shell building.
- 277/480V, 3 phase
- Zoning: CC
- APN: 178-19-210-009 & 178-19-210-016
- High-potential commercial real estate opportunity

FOR LEASE

- Custom build-out options are available for tenant's specifications.
- Available space 3,000 SF up to 19,800 SF.
- \$100/SF tenant improvement allowance for qualified tenants.
- Monument signage available
- Triple Net (NNN) lease.

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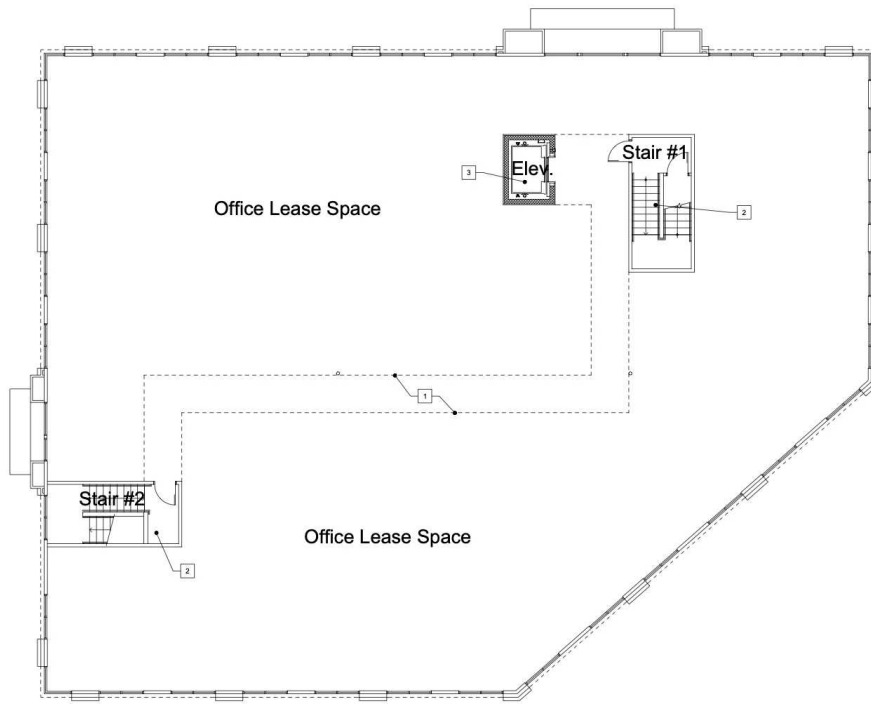
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FLOOR PLAN

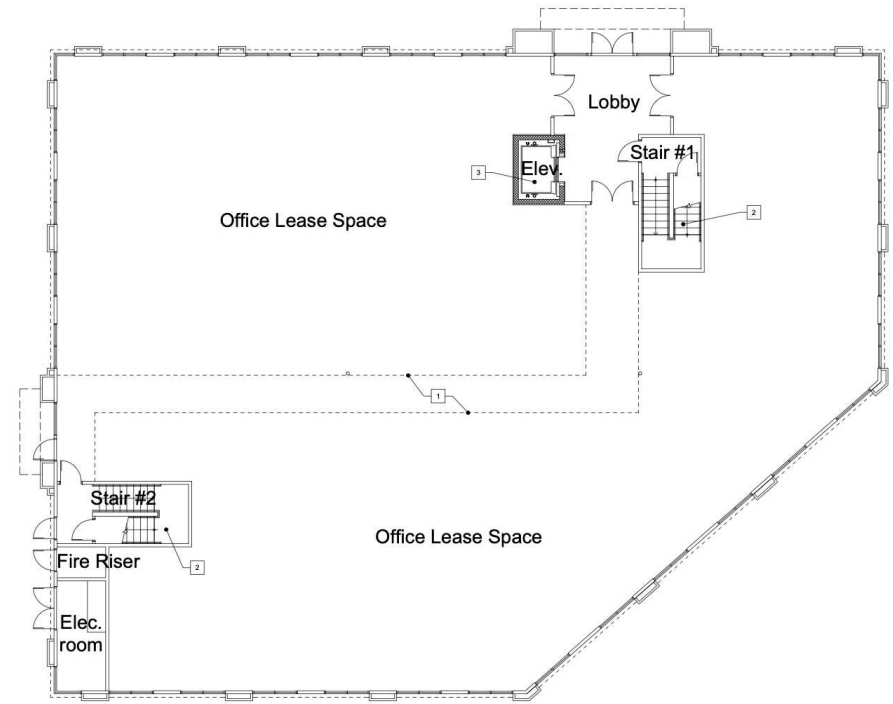
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FIRST FEDERAL REALTY



2nd Floor



1st Floor

1 Floor Plans

Scale: 1/8" = 1'-0"

1st Floor = 10,113 s.f.
2nd Floor = 9,687 s.f.
Total Bldg. = 19,800 s.f.



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ELEVATION

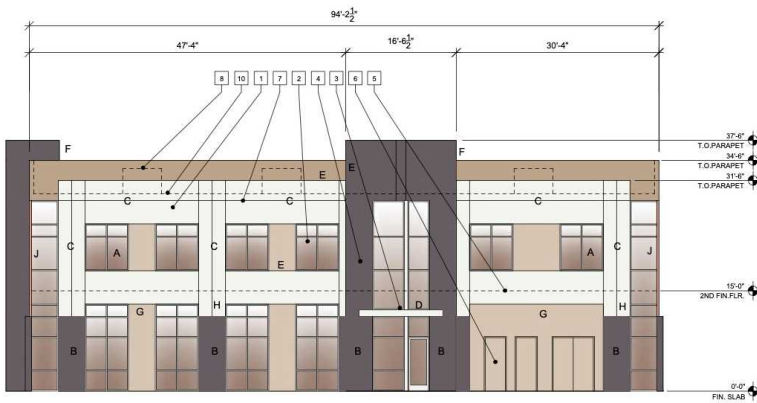
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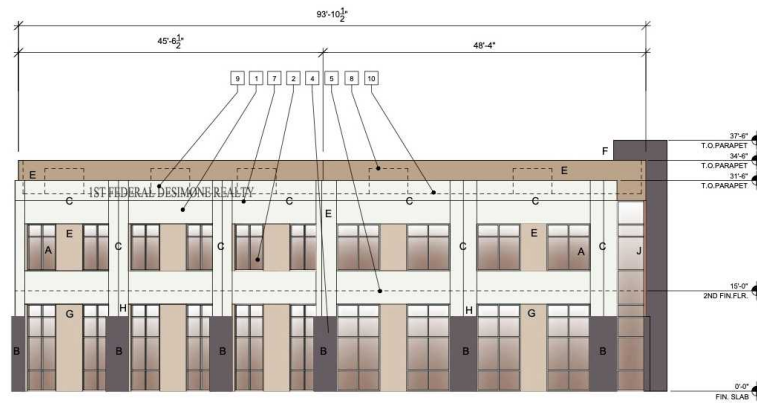
FIRST FEDERAL REALTY

Color & Materials

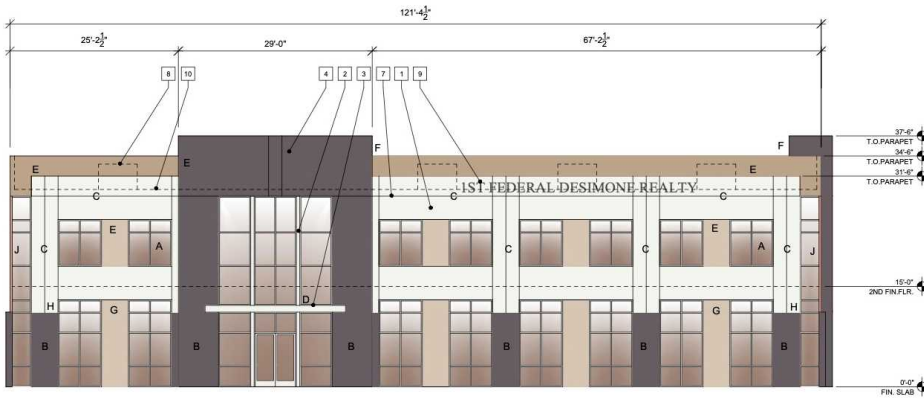
- (EF1) STUCCO FIELD:
SHELL WHITE, SW 8917
RGB CODE: 240, 235, 224
COLOR INTEGRAL @ EFS
- (EF2) STUCCO FIELD:
SAND DOLLAR, SW 6099
RGB CODE: 215, 197, 179
COLOR INTEGRAL @ EFS
- (EF3) STUCCO FIELD:
SANDS OF TIME, SW 6101
RGB CODE: 188, 163, 139
COLOR INTEGRAL @ EFS
- (EFA) DAL-TILE POLISHED GRANITE
ABSOLUTE BLACK
- (SF1) STOREFRONT SYSTEM
CLEAR ANODIZED ALUMINUM
- (SF2) GLAZING
PPG SOLARBAN 90 SOLARBROWN



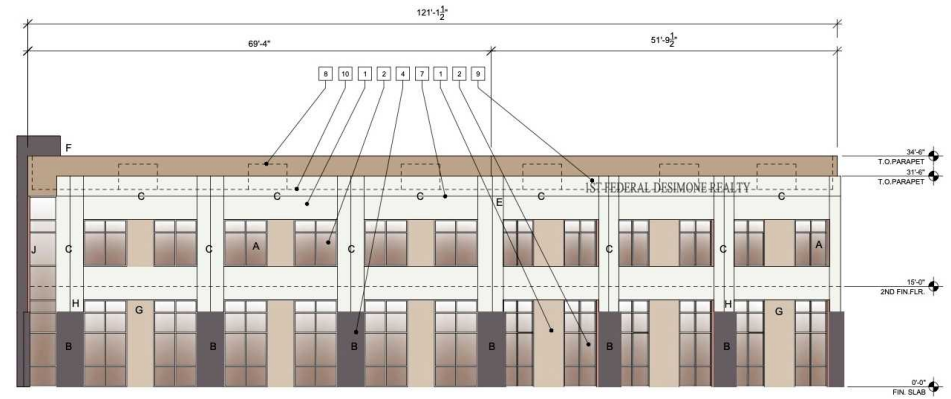
West



East



North



South

1 Exterior elevations

scale: 1/8" = 1'-0"

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CONCEPT PHOTO

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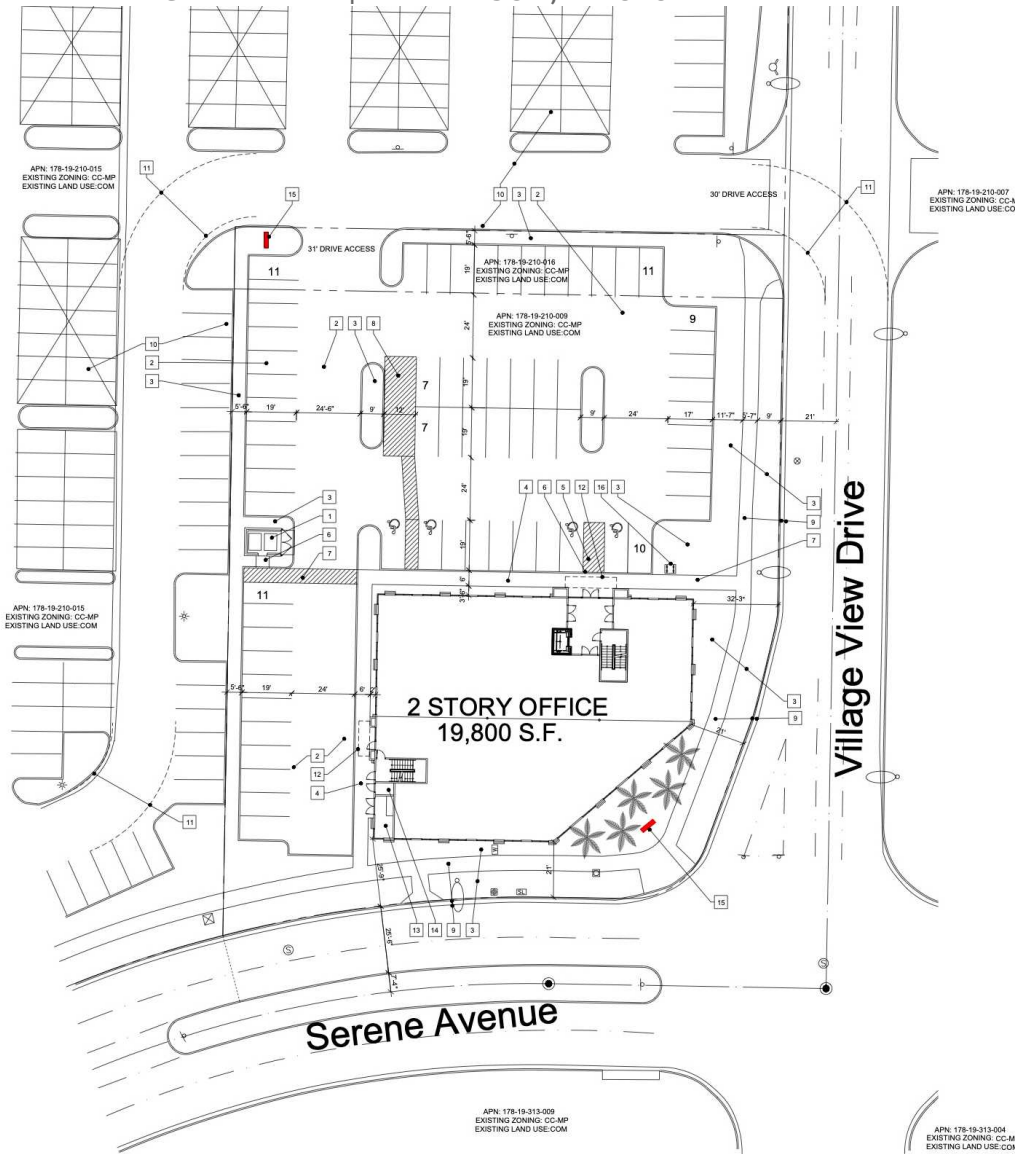
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SITE PLAN

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1 Site plan (showing site signage)
scale: 1" = 20'-0"

12	LINE OF OVERHANG ABOVE
13	ELECTRICAL ROOM
14	FIRE RISER ROOM
15	MONUMENT SIGN - NOT A PART. MASTER SIGN APPLICATION BY OTHERS
16	BIKE RACK - SEE DETAIL

Project Data

EXISTING USE: UNDEVELOPED OFFICE PAD
PROPOSED USE: MEDICAL OFFICE
EXISTING ZONING: CC-MP
PROPOSED ZONING: CC-MP
EXISTING LAND USE: COM
PROPOSED LAND USE: COM

AREA/PARKING SUMMARY	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
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MEDICAL OFFICE 19,800 S.F. 1300 GFA 66 66

HANDICAP SPACE SUMMARY	AREA	FACTOR	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
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OFFICE 66 SPACES 3:51 to 75 3 4

LOADING SPACE SUMMARY	AREA	FACTOR	LOADING SPACE REQUIRED	LOADING SPACE PROVIDED
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OFFICE 19,800 S.F. 10,000-20,000 GFA 1 - TYPE B 1 - TYPE B

BICYCLE PARKING SUMMARY	AREA	FACTOR	SPACES REQUIRED	SPACES PROVIDED
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OFFICE 19,800 S.F. SHORT TERM - 4 MIN. or 5% 4 4
LONG TERM - 2 MIN. or 1% 2 2

SITE ACREAGE: 52,434 S.F. (1.2 AC.)
F.A.R. (FLOOR AREA RATIO): 38%
LOT COVERAGE: 19.3%
APN: 178-19-210-009,016

Location Map



OFFICE PROJECT
NWC Serene & Village View
for Joseph DeSimone, Jr & Phil Ralston
GREEN VALLEY HENDERSON NEVADA

date	4/11/2025
proj. no.	2023.37
drawn by	
chd. by	

Sheet no.
ST1

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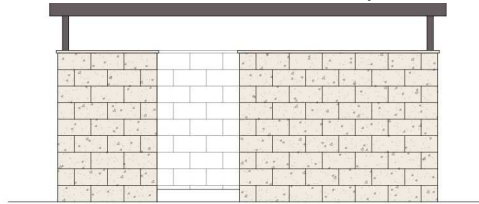
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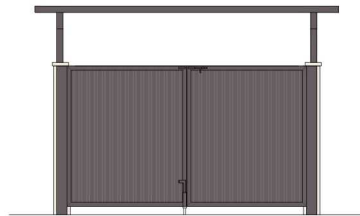


MONUMENT SIGN

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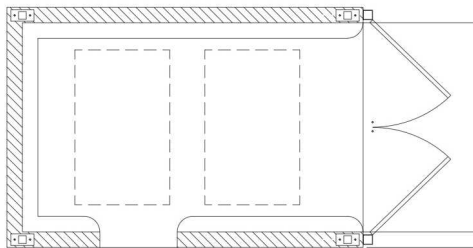
Left Side (right side & rear similar)



Front

2 Trash Enclosure Elevations

No Scale



2 Trash Enclosure Plan

No Scale

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1 Monument Sign

Scale: 1/2" = 1'-0"



Top View

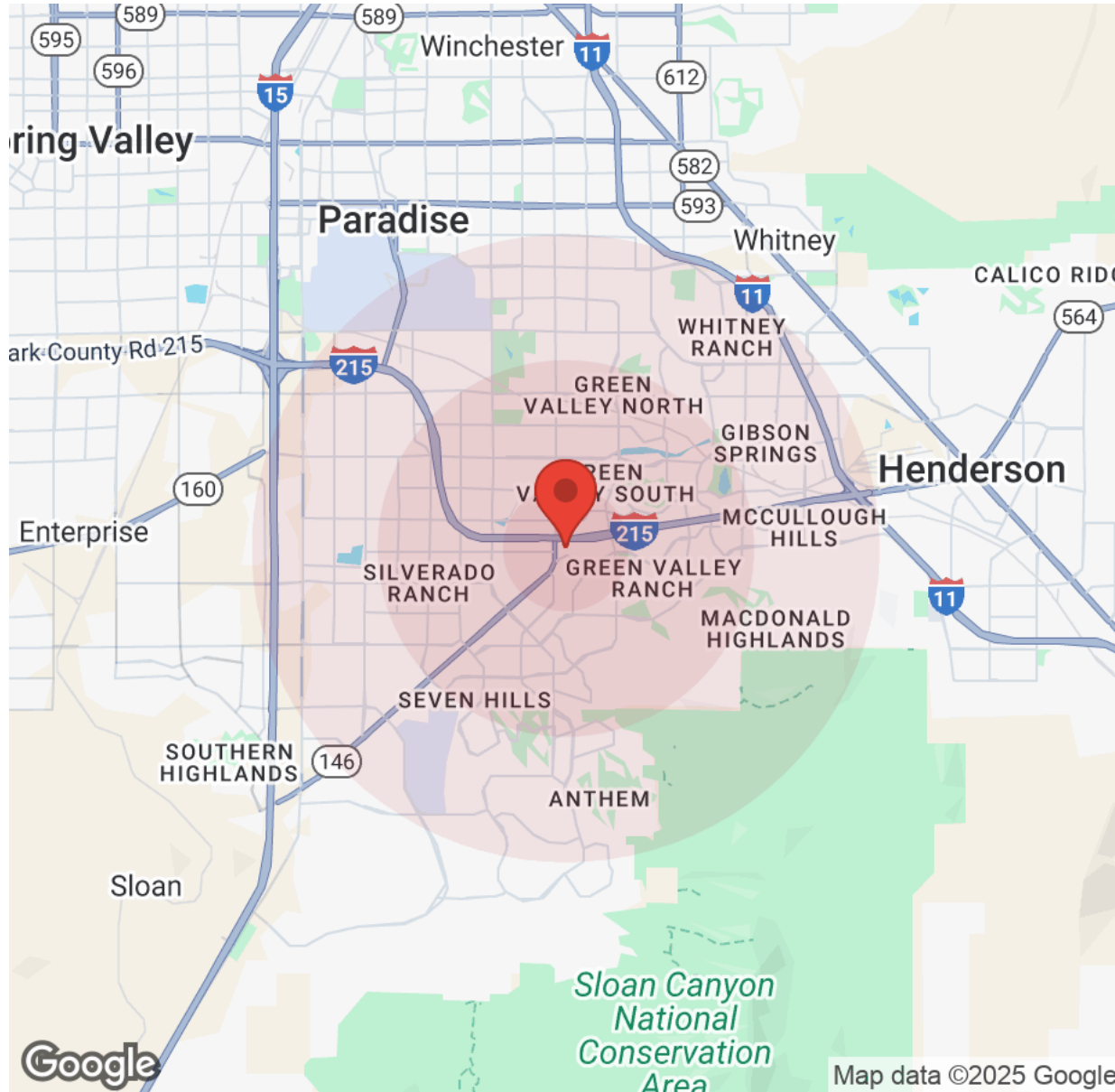


Elevation



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,066	81,534	154,923
Female	7,244	84,632	158,927
Total Population	14,310	166,166	313,850

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,277	26,274	48,699
Ages 15-24	1,398	17,949	33,989
Ages 25-54	5,447	67,359	128,644
Ages 55-64	2,063	21,903	40,571
Ages 65+	3,126	32,680	61,947

Race	1 Mile	3 Miles	5 Miles
White	8,069	84,446	153,316
Black	886	13,908	28,121
Am In/AK Nat	47	432	816
Hawaiian	69	1,363	2,762
Hispanic	2,875	36,091	71,118
Asian	1,633	21,269	40,926
Multi-Racial	700	8,258	15,849
Other	31	399	910

Income	1 Mile	3 Miles	5 Miles
Median	\$102,188	\$90,347	\$87,733
< \$15,000	298	4,432	8,975
\$15,000-\$24,999	206	2,740	5,663
\$25,000-\$34,999	324	3,561	7,304
\$35,000-\$49,999	324	6,579	12,820
\$50,000-\$74,999	946	11,157	21,829
\$75,000-\$99,999	790	9,867	17,450
\$100,000-\$149,999	1,032	12,550	24,466
\$150,000-\$199,999	643	7,563	13,806
> \$200,000	1,321	10,604	18,646

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,282	73,368	139,729
Occupied	5,887	69,053	130,957
Owner Occupied	3,618	37,998	70,254
Renter Occupied	2,269	31,055	60,703
Vacant	394	4,315	8,772

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Map data ©2025 Google

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