

FOR LEASE

1600 W Sunset Road, Henderson, NV 89014



PROPERTY SUMMARY



360° VIRTUAL TOUR

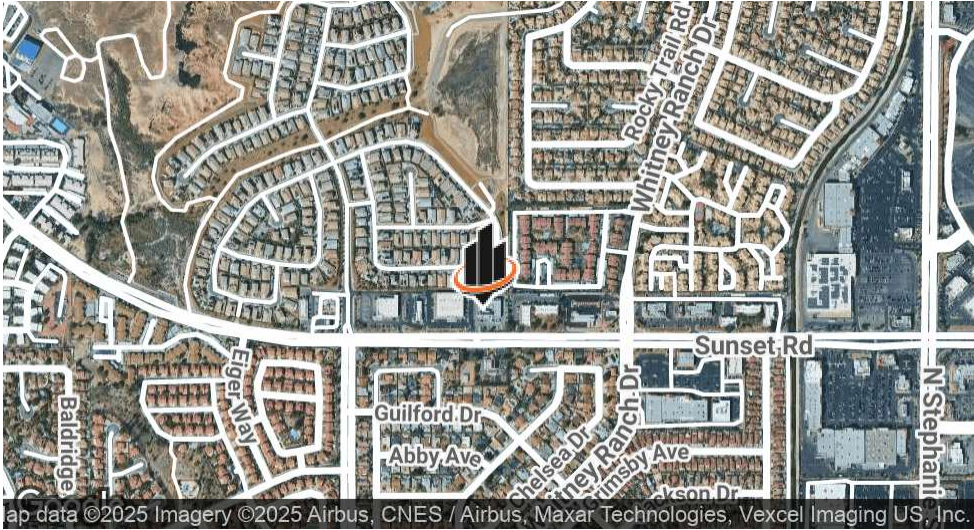
OFFERING SUMMARY

LEASE RATE:	\$2.50 SF/month (NNN)
CAM:	\$0.45 SF/month
AVAILABLE SF:	1,724 SF
YEAR BUILT:	2002
ZONING:	Neighborhood Commercial (CN)
APN:	178-042-10-005

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1600 WEST SUNSET ROAD | Henderson, NV 89014



PROPERTY HIGHLIGHTS

- Modern workspace flooded with natural light
- State-of-the-art amenities and technology
- Flexible floor plans for businesses of all sizes
- Ample parking for convenience
- Inviting and modern lobby area
- Customizable work areas tailored to your needs
- Premier location with easy access
- Professional and forward-thinking environment
- Meticulously designed office spaces
- Convenient amenities for businesses

SUITE B - 1,724 SF



AVAILABLE SPACE				
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	HIGHLIGHTS
SUITE B	1,724 SF	NNN	\$2.50 SF/month	Space is fully equipped with dental chairs, CBCT scanner, and dental medical gas system.

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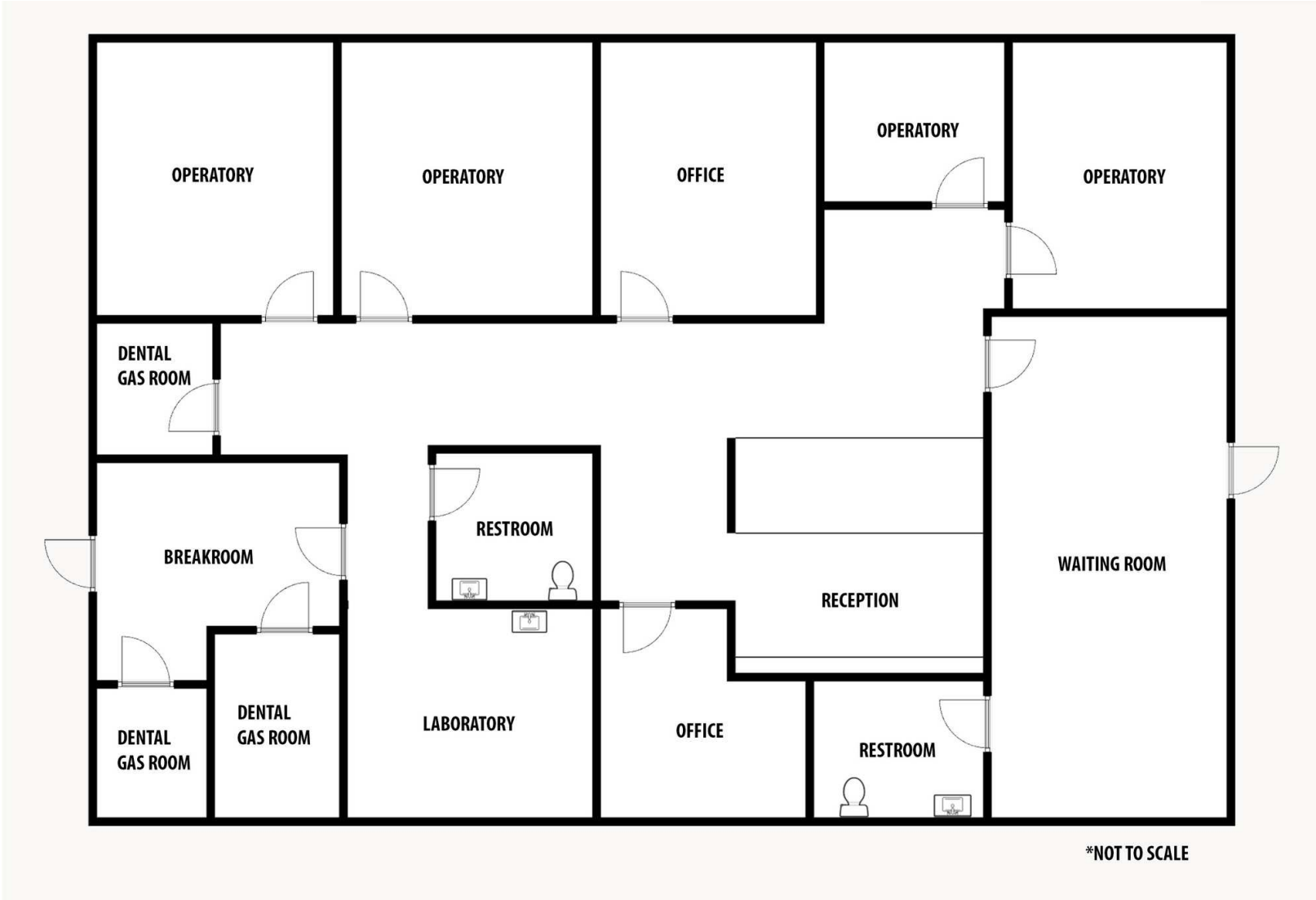
ADDITIONAL PHOTOS



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FLOOR PLANS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

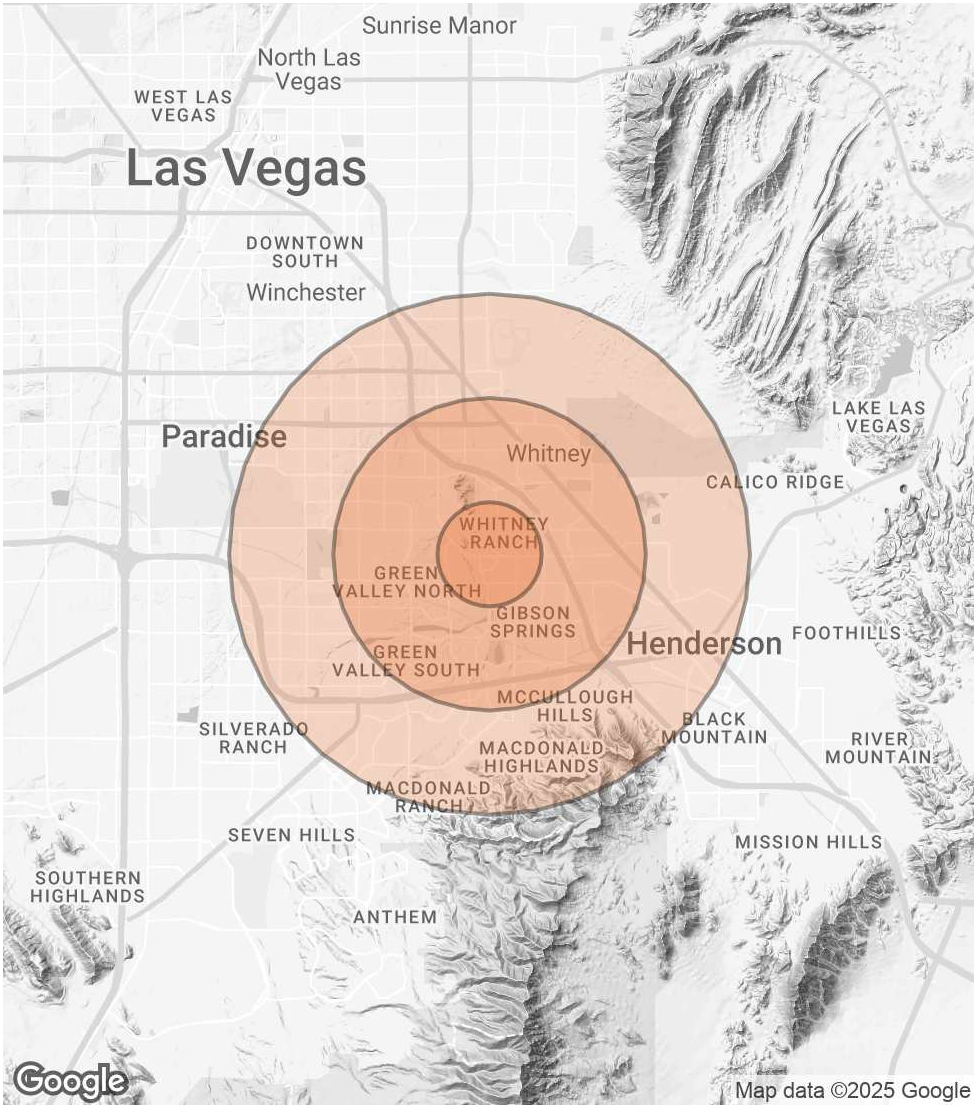
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	17,687	154,357	356,341
AVERAGE AGE	42	40	41
AVERAGE AGE (MALE)	40	39	41
AVERAGE AGE (FEMALE)	42	41	42

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	7,039	60,980	142,108
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$92,005	\$92,226	\$95,804
AVERAGE HOUSE VALUE	\$475,131	\$448,143	\$461,763

Demographics data derived from AlphaMap



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