



FOR LEASE

LEGACY BUSINESS PARK PROFESSIONAL OFFICE

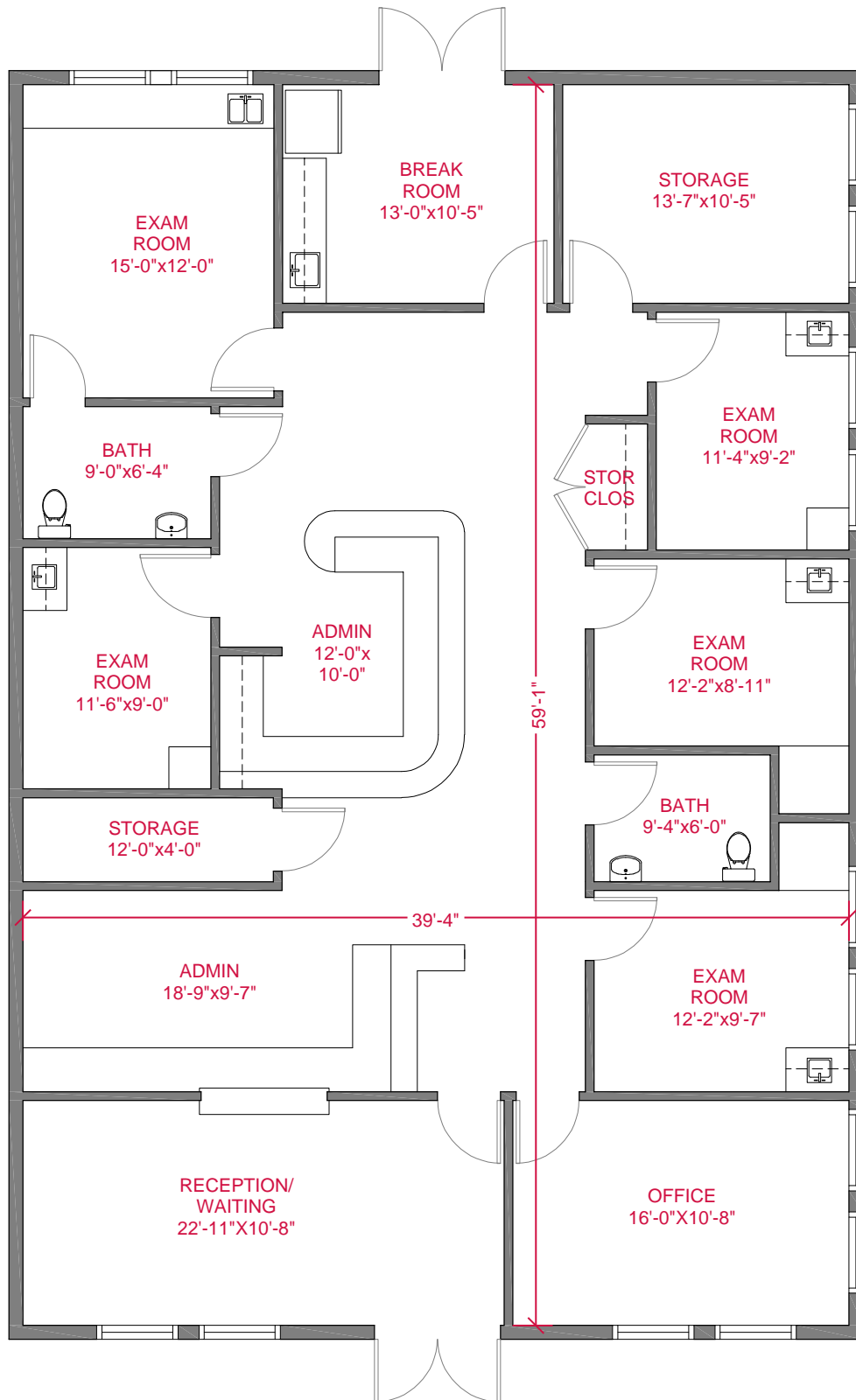
1701 N Green Valley Pkwy
Henderson, NV 89074

KIM HENRY, DIRECTOR
O: 702.301.4275
kimhenry@kwcommercial.com
NV #BS.0144445.LLC

JOHN SKRIVANICH, ASSOCIATE
O: 510.333.4373
john-s@kw.com
NV #S.0204301

EXPERIENCE. SOLUTIONS. RESULTS.

FLOOR PLAN



EXISTING FLOOR PLAN - 2,425 SF +/-

LEGACY - BUILDING 10 SUITE C



Executive Summary



Suite 10C SF:	2,400
Price / SFM:	\$1.95-\$2.30/sfm
CAM / SFM:	\$0.61/sfm
Year Built:	2000
Building Class:	B+/A-
Access:	Front and rear entry into suite
Parking:	Covered parking available
Zoning:	Neighborhood Commercial (CN)

Property Highlights

- Final suite available at Legacy Business Park
- ±2,425 SF medical office suite
- Existing medical build-out with multiple exam rooms and sinks
- Spacious reception and waiting area
- Private office and administrative areas
- Two restrooms, break room, and ample storage
- Attractive campus-style setting with mature landscaping
- Excellent Green Valley Parkway location
- Abundant onsite parking
- Professionally maintained property built in 2000

Property Overview

A Premier Green Valley Medical Address

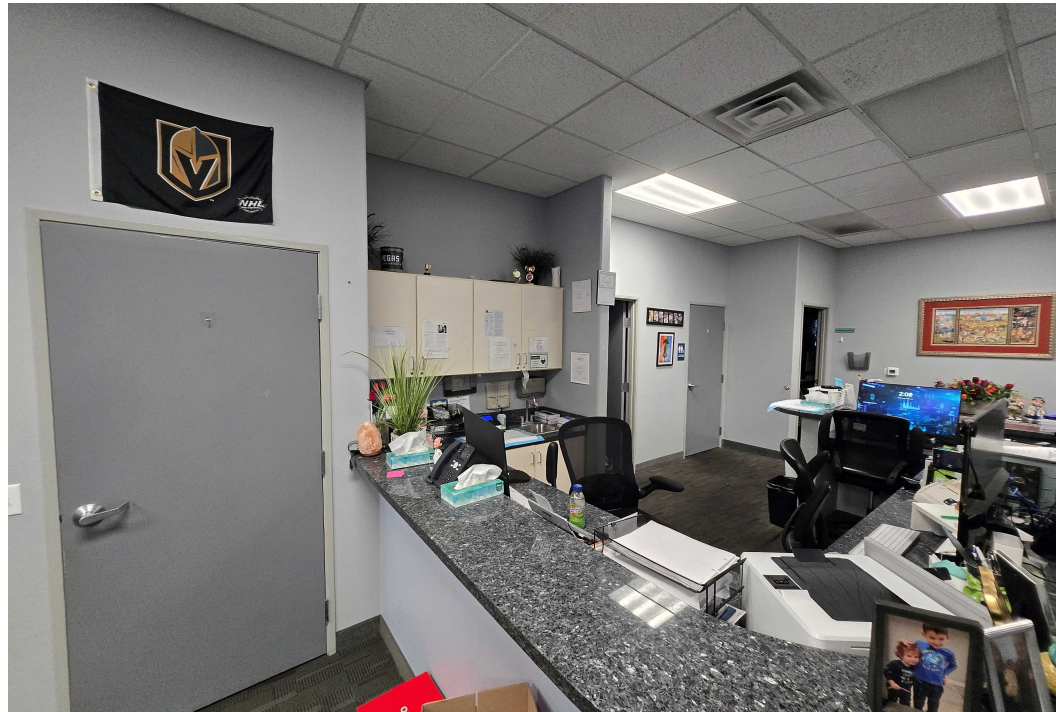
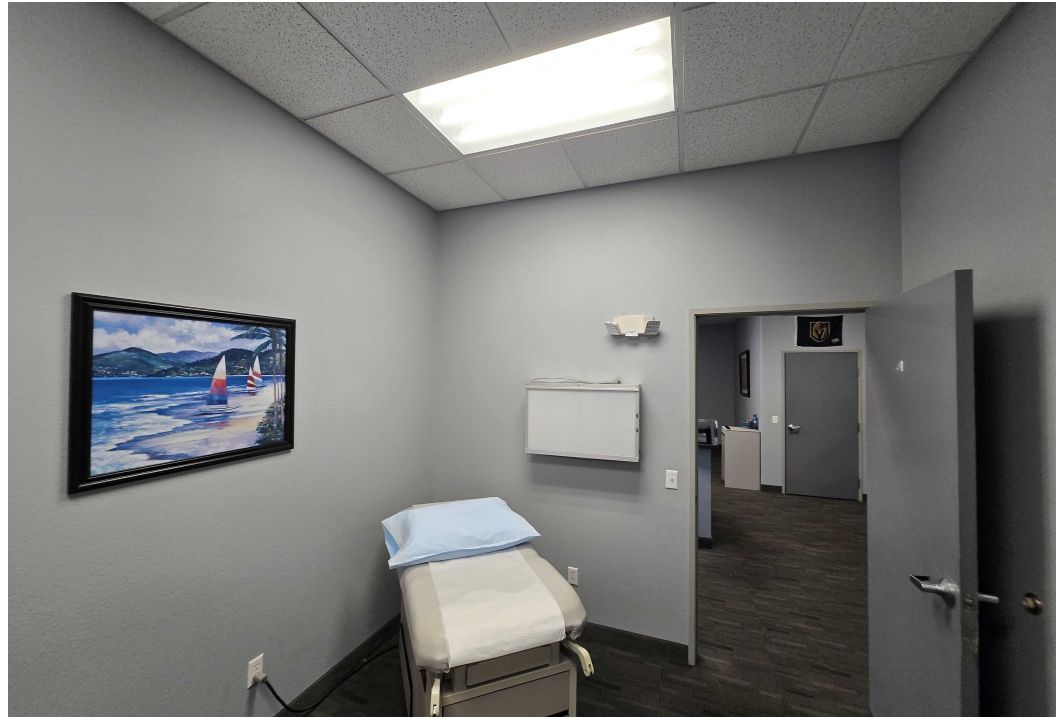
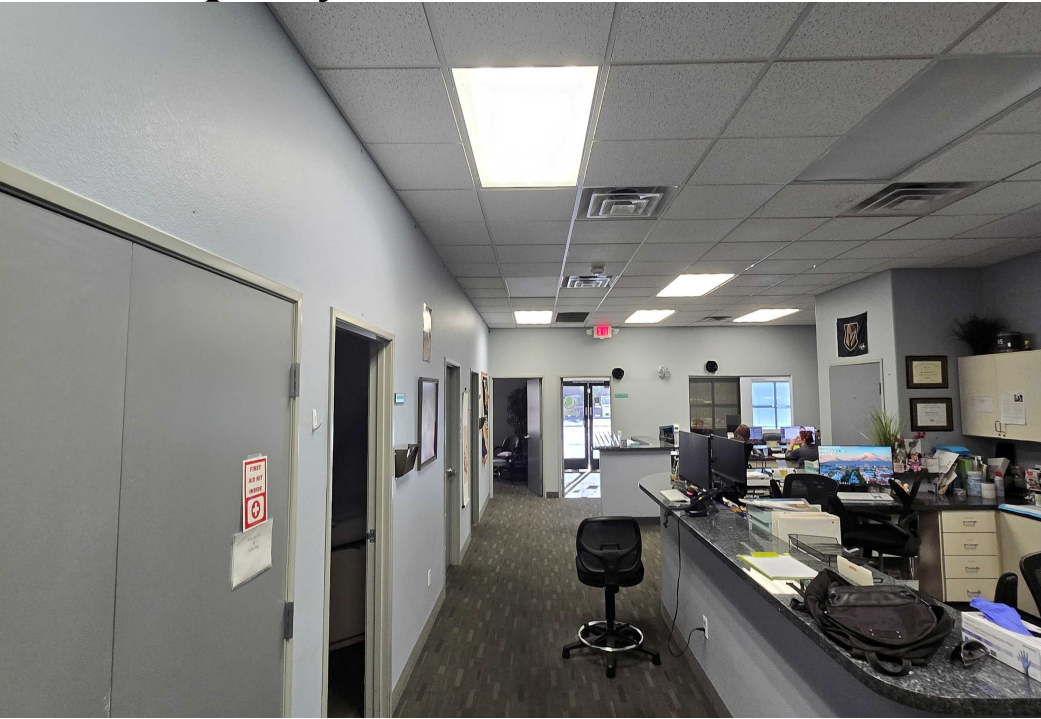
Legacy Business Park is a premier professional and medical office campus located at 1701 N. Green Valley Parkway in the heart of Henderson's highly desirable Green Valley submarket. Built in 2000, the property has long been recognized as an established destination for healthcare providers and professional businesses seeking a prestigious address, exceptional accessibility, and a welcoming environment for patients and clients.

Suite 10C represents the last remaining leasing opportunity within the project. The ±2,425 SF suite is currently configured as a medical office with an efficient and flexible layout designed to support a variety of healthcare and professional uses. Existing improvements include five exam rooms, several with sinks, a reception and waiting area, private office, administrative workstations, two restrooms, a break room, and dedicated storage space.

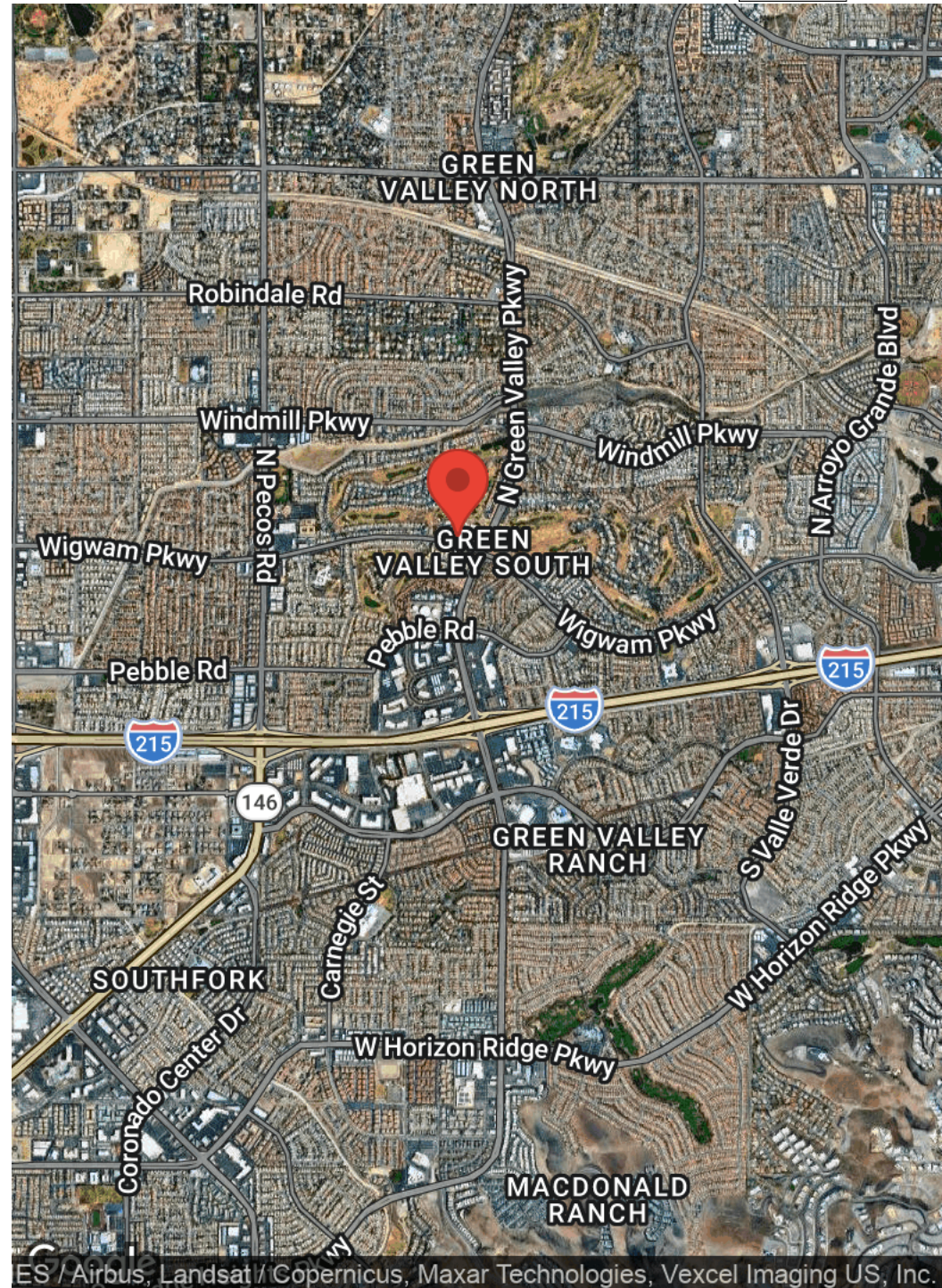
Conveniently located near Green Valley Parkway, Sunset Road, and Interstate 215, Legacy Business Park offers excellent regional access and is surrounded by affluent residential neighborhoods, retail amenities, restaurants, and complementary healthcare services. This is a unique opportunity to establish or expand your practice in one of Henderson's most sought-after business corridors.



Property Photos



Location Maps



Aerial Map



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.


Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.


Exclusively Listed by


Kim Henry - Commercial Real Estate Advisor

 kimhenry@kwcommercial.com

 BS.0144445.LLC

John Skrivanich - Commercial Real Estate Advisor

 (510) 333-4373

 johns-re@kw.com

 S.0204301

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.