

FOR LEASE



3,221 SF Class A Office

2580 St. Rose Pkwy Henderson, NV 89052

MILES SANSONE

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[www.SansoneCompanies.com](http://www.SansoneCompanies.com)



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## LEASE DETAILS

• Suite Size	3,221 SF
• Lease Rate	\$2.05 PSF
• NNN	\$0.63 PSF

## PROPERTY HIGHLIGHTS

- Class A: Turn-Key, Office Suite
- 5:1,000 parking ratio
- Affluent area with great demographics
- Close to restaurants, freeway and hospital
- Covered parking and signage available.

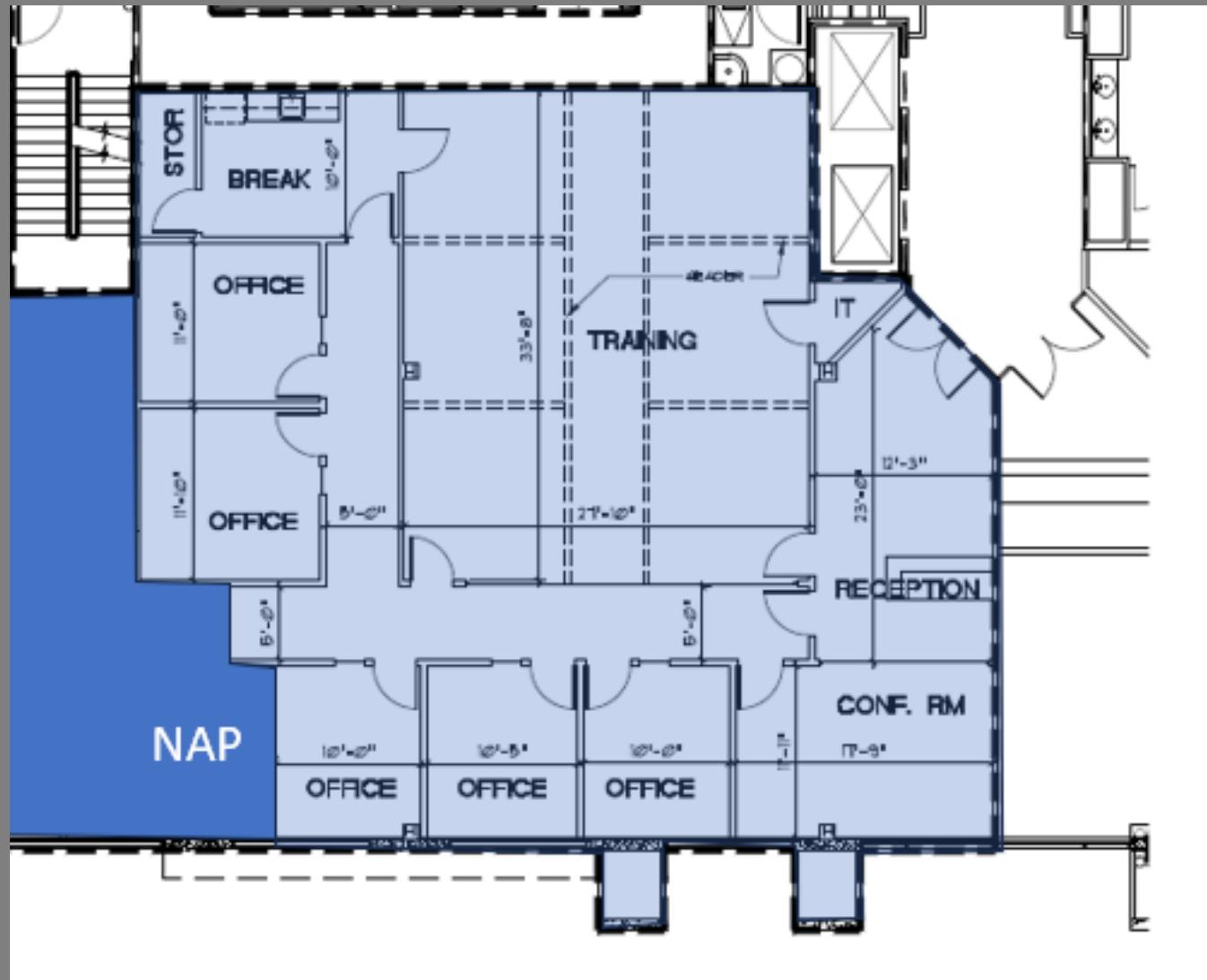
## DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,473	163,411	313,407
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,247	65,414	127,521
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$125,084	\$106,162	\$103,731



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**\*NOTE\*** – *Depictions are for reference purposes only. May not accurately reflect on site conditions or ultimate design.*