

For Lease

# Professional Office Spaces in Prominent Henderson Location



Suite 320 [↗](#)

Suite 310 [↗](#)

Suite 300 [↗](#)

3300 St. Rose Pkwy.  
Henderson, NV 89052

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# Listing Snapshot



**\$2.60 PSF FSG**  
Lease Rate



**± 1,866 – 12,430 SF**  
Available Square Footage



**LEED**

## Property Highlights

- Prime office location along St. Rose Parkway with excellent visibility and accessibility
- Convenient access to I-215 and I-15 freeways, providing strong regional connectivity
- Surrounded by numerous retail, dining, and service options for tenant and visitor convenience
- All three suites can be combined for a total of ± 12,430 SF
- Aluminum solar shades help prevent direct sun from entering the buildings, address seasonal weather changes, and minimize light exposure
- MechoShades are used throughout all the buildings allowing for sun control, maximizing natural light and minimizing glare
- Many of the offices have special reflective ceiling tiles that redirect light back down into the room
- The property is the largest Leadership in Energy and Environmental Design (LEED) designated industrial campus in the State of Nevada

## Demographics

	1-mile	3-mile	5-mile
2025 Population	32,095	155,245	318,554
2025 Average Household Income	\$103,677	\$126,154	\$137,524
2025 Total Households	12,929	62,482	128,481

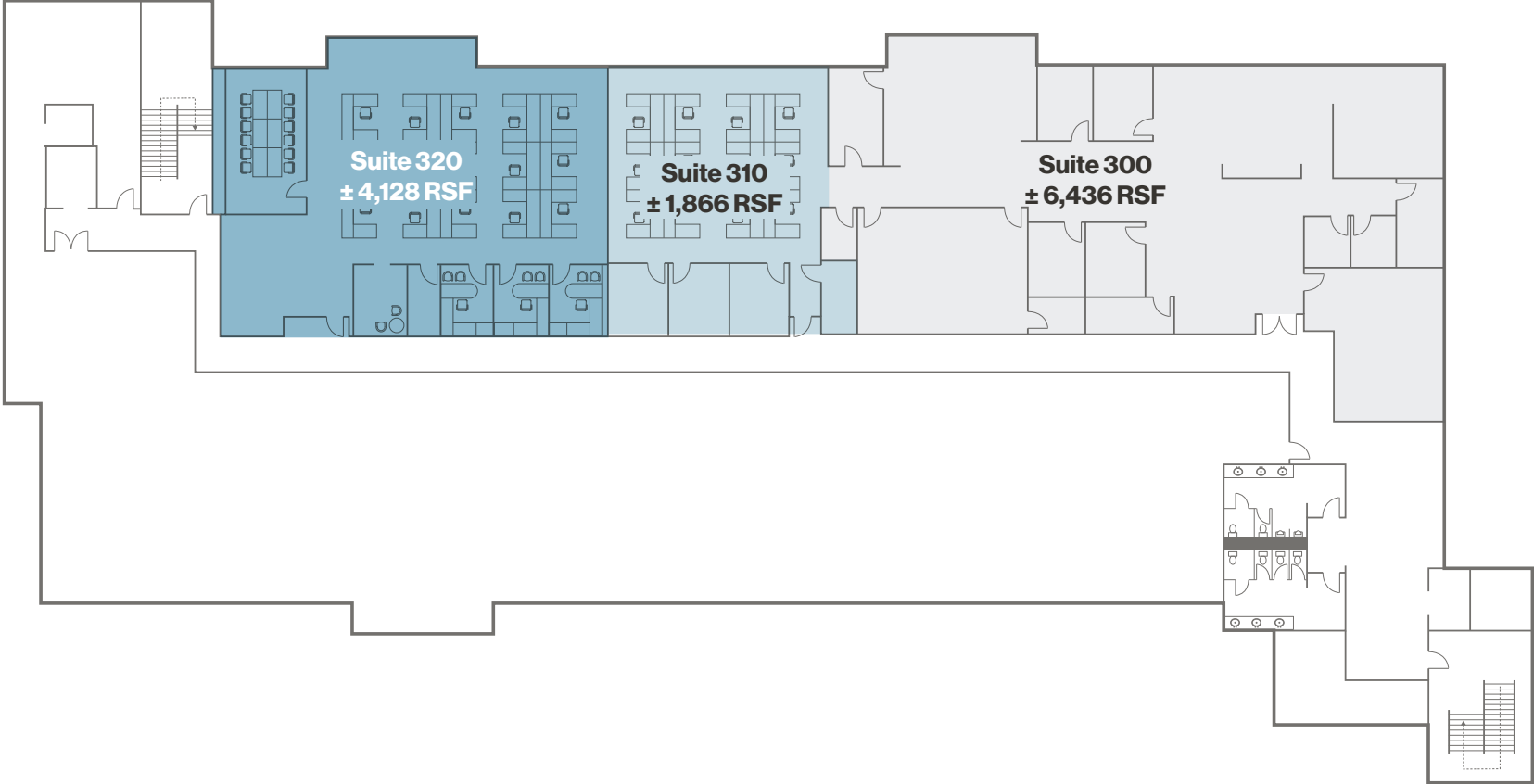


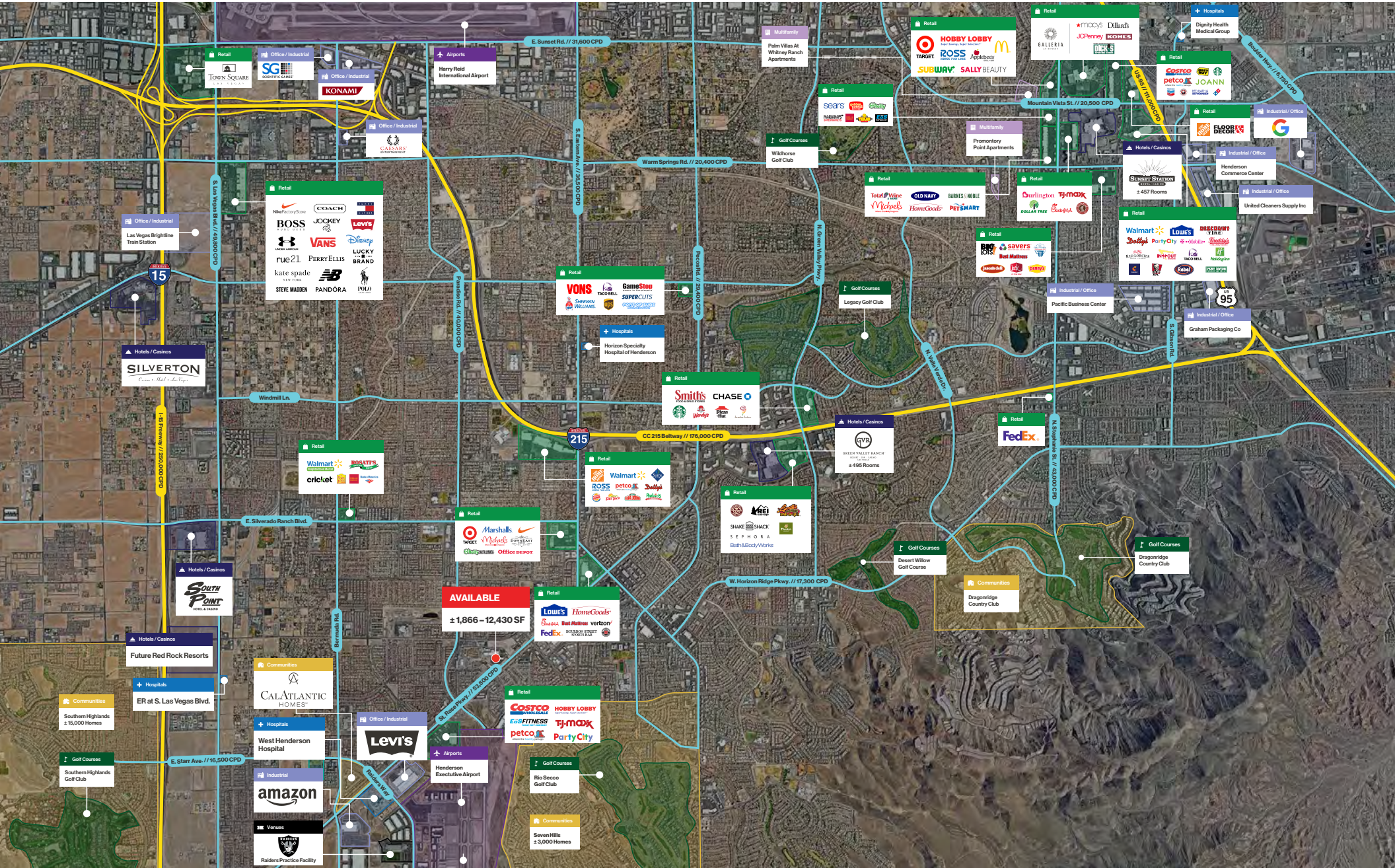
Floor Plan | ± 1,866 – 12,430 SF

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Las Vegas Strip

Multifamily  
Antigua  
Condominiums

Retail  
All Storage

Retail  
Starbucks  
Chevron  
TERRIBLE'S

Multifamily  
Empire Apartment  
Complex

AVAILABLE  
±1,866 - 12,430 SF

Retail  
DELTRACO  
Shell  
DQ  
Wendys

Hotels / Casinos  
Residence INN  
Hampton Inn

Retail  
Silverado Ranch Plaza  
Target  
Michaels  
Office DEPOT  
PETSMART  
Bath & Body Works  
ULTA

Retail  
Silverado Park Place  
ZUPAS  
Red Robin  
BJS RESTAURANT BREWHOUSE  
Biggs

Saint Rose Pkwy. // 53,500 CPD

Seven Hills Dr. // 22,000 CPD

Site Plan

Available NAP



Property Photos | Lobby & Exterior



Property Photos | Interior



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