

FOR LEASE

GREEN VALLEY CIVIC CENTER

2501-2651 N. Green Valley Parkway
Henderson, NV 89014



Pete Janemark, CCIM

Senior Vice President

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NV #S.76731



All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	106,920 SF
AVAILABLE SF:	902 - 10,795 SF
LOT SIZE:	5.96 Acres
ZONING:	CC
APN:	178-06-512-001, 002, 003, 004 and 178-06- 510-003

PROPERTY OVERVIEW

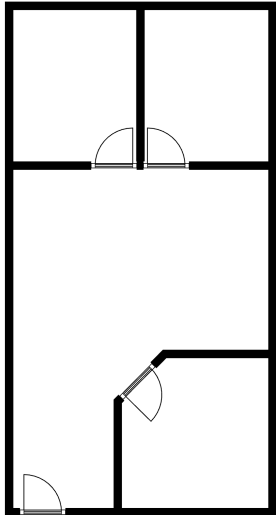
Green Valley Professional Center is conveniently located single story office complex located at the intersection of Green Valley Parkway and Sunset Road in Henderson. The grounds are open and spacious with upgraded landscaping and break areas. The area offers substantial shopping, services and eateries in all direction, many within walking distance. The property is flanked by the Green Valley Library, and the intersection is served by two major bus routes.

PROPERTY HIGHLIGHTS

- Signalized entrance
- Ample dedicated parking
- Ample shopping and services
- Central Location

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2501 GREEN VALLEY PARKWAY - SUITE 111 - ±902 SF



NOT TO SCALE

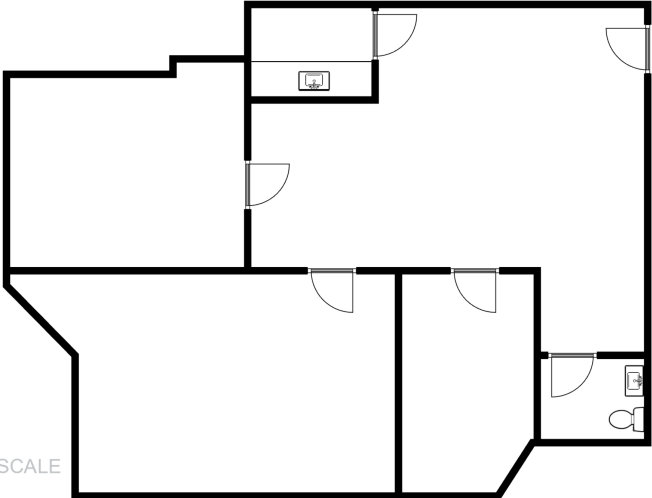
SUITE DESCRIPTION

This bright and open suite features a large open work area / reception at the entrance, three offices with windows and a large document prep area with multiple cabinets.



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2551 N GREEN VALLEY PARKWAY - SUITE 306 - ±1,100 SF



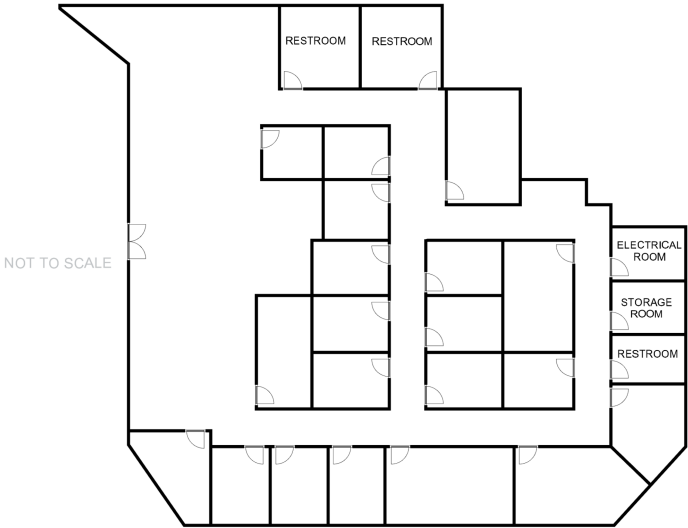
SUITE DESCRIPTION

This small professional space features an open area, three offices, a break room with a sink, and a restroom.



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2651 GREEN VALLEY PARKWAY - SUITE 101 - ±6,700 SF



SUITE DESCRIPTION

This suite comes furnished with new modern furniture. Completely remodeled in 2022, and configured as a co-working space. The suite features a total of 17 offices, three conference rooms, a kitchen, a large open work area with cubicles, storage room, and three restrooms.

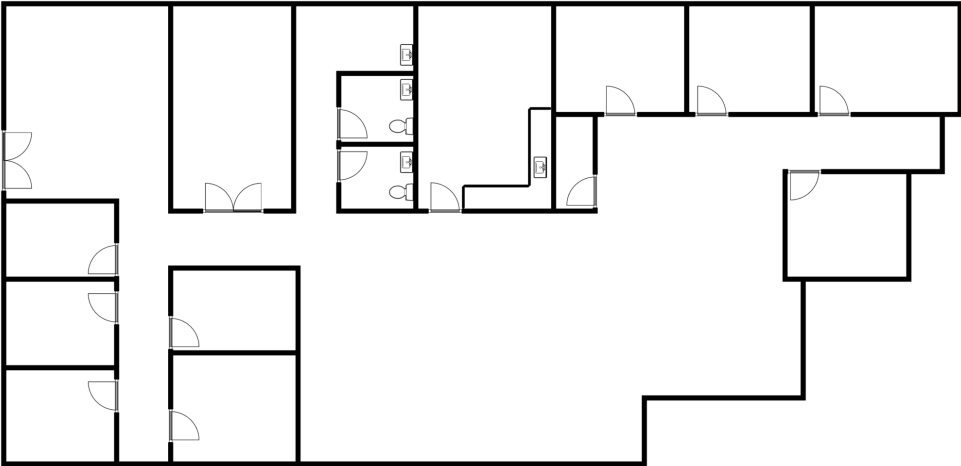


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2651 GREEN VALLEY PARKWAY - SUITE 106 - ±4,095 SF

SUITE DESCRIPTION

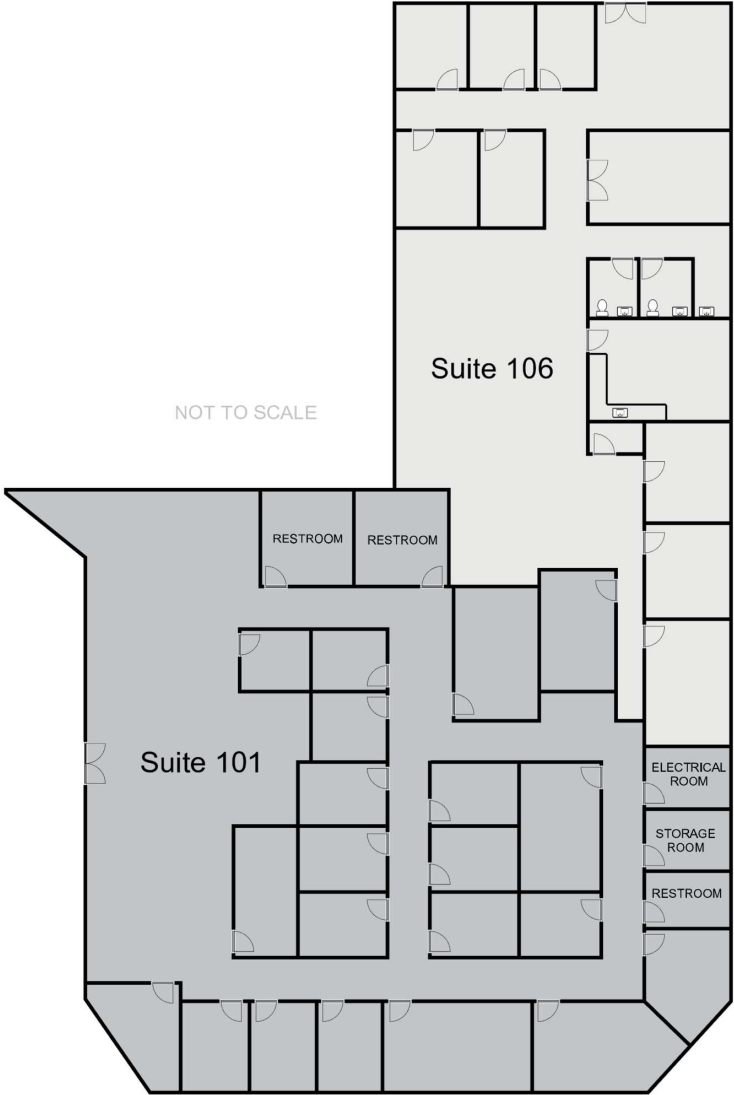
The suite features a reception area, double door entrance, large work room, 9 offices, conference room, kitchen, and 2 restrooms.



NOT TO SCALE

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2651 GREEN VALLEY PARKWAY - SUITE 101-106 - ±10,795 SF



SUITE DESCRIPTION

This suite combination provides 26 offices, 4 conference rooms, two kitchens, multiple open work areas, and 5 restrooms.

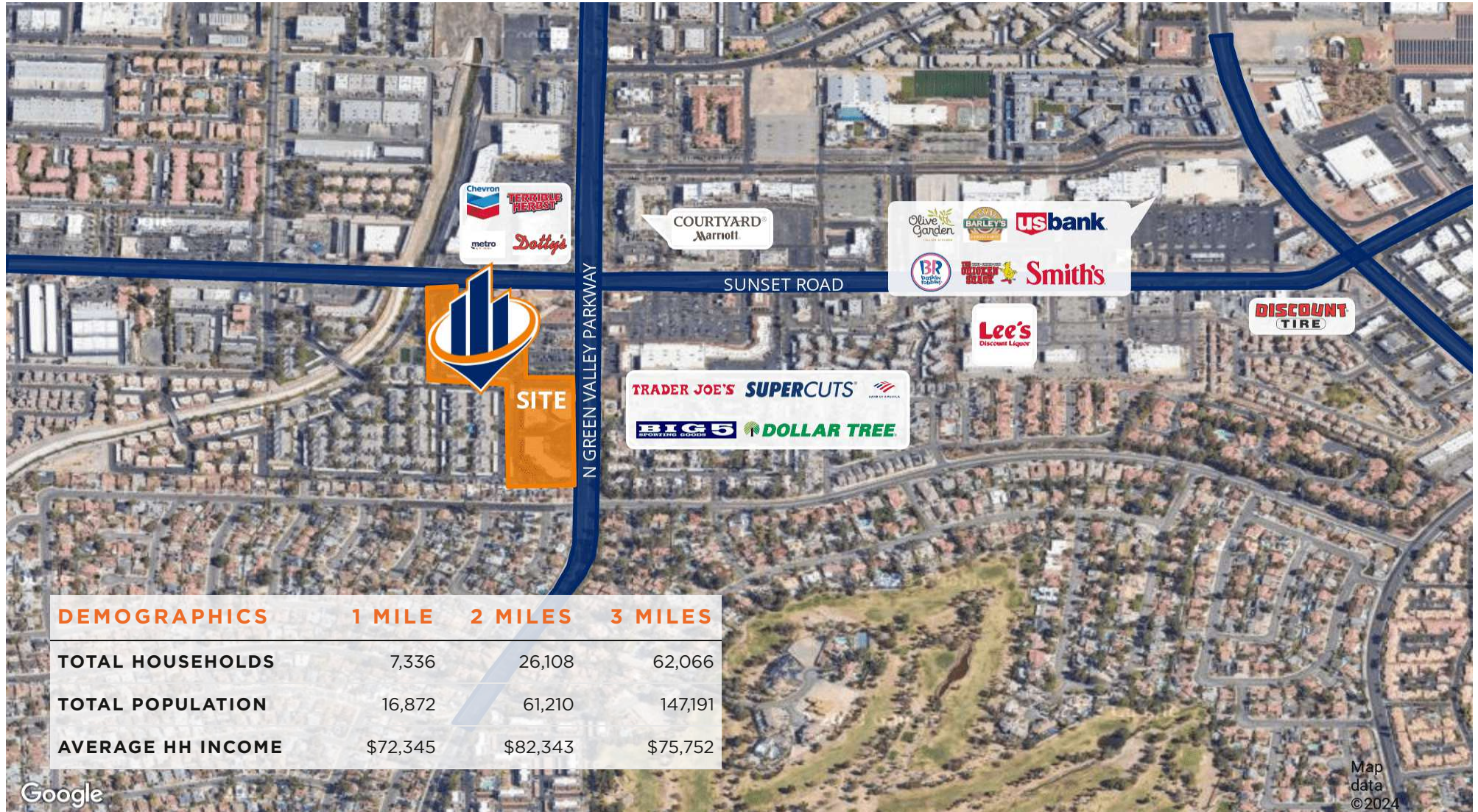
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2651 GREEN VALLEY PARKWAY - SUITE 101-106 - ADDITIONAL PHOTOS



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RETAILER MAP



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