

For Lease

FOUR-STORY CLASS A OFFICE BUILDING

Colliers

2360

Corporate Circle

Henderson, NV 89074

American Nevada
realty
A Greenspun Company



±134,163 SQUARE FOOT, FOUR-STORY, CLASS A OFFICE BUILDING

Modern & Upscale Office Building.

2360 Corporate Circle is a ±134,163 square foot four-story Class A office building located at Green Valley Corporate Center at the NWC of the Green Valley Pkwy & 215 Interchange.

Highlights

- Four-Story Class A Office Building
- LEED Certified
- \$2.50 PSF, NNN
- CAM's: \$0.61 PSF
- Built in 2008
- Abundance of Amenities
- Immediate Freeway Access
- 4.7:1000 Parking Ratio including Covered and Uncovered Parking



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Located in the heart of Henderson within the 90 acre master-planned office park of Green Valley Corporate Center. The building features a stunning modern, environmentally friendly design and upscale finishes. The property offers tenants convenient access to nearby amenities including Claim Jumper Restaurant & Bar, Green Valley Ranch Hotel & Casino, and abundance of retail shopping and banking; all within immediate walking or 5 minute driving distance. The Las Vegas "Strip", Harry Reid International Airport, and the Central Business District of Las Vegas can all be accessed directly from the property via the 215 Freeway.

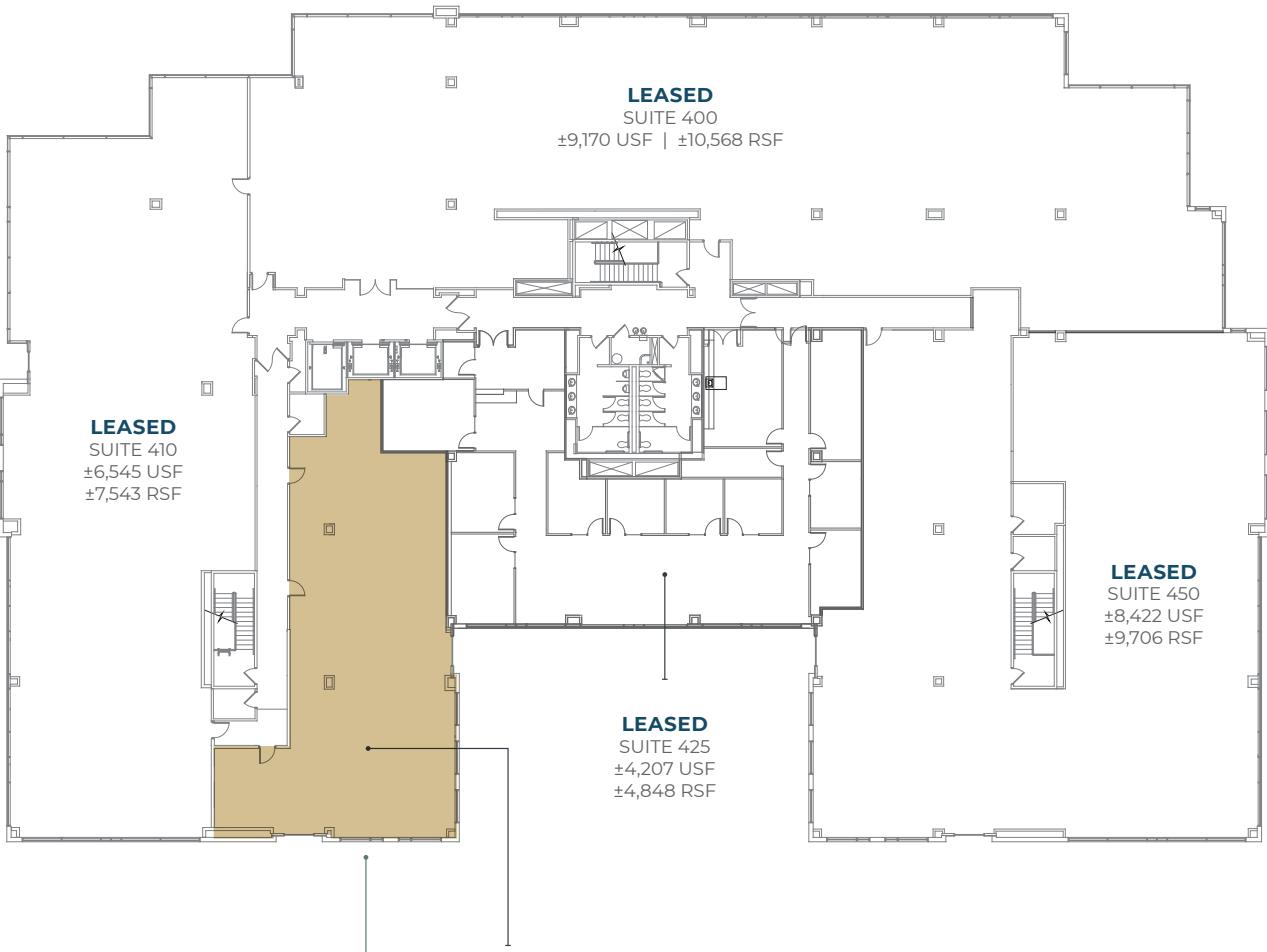
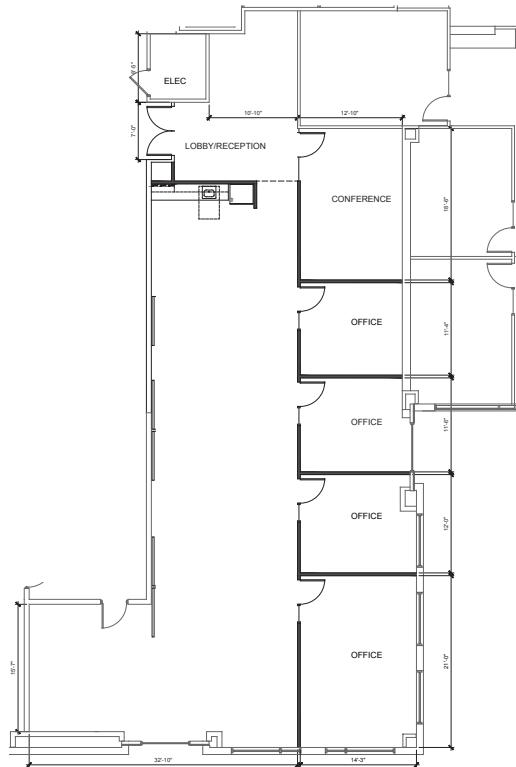


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Corporate Circle

4th Floor

Drawings not to scale. For illustration purposes only.



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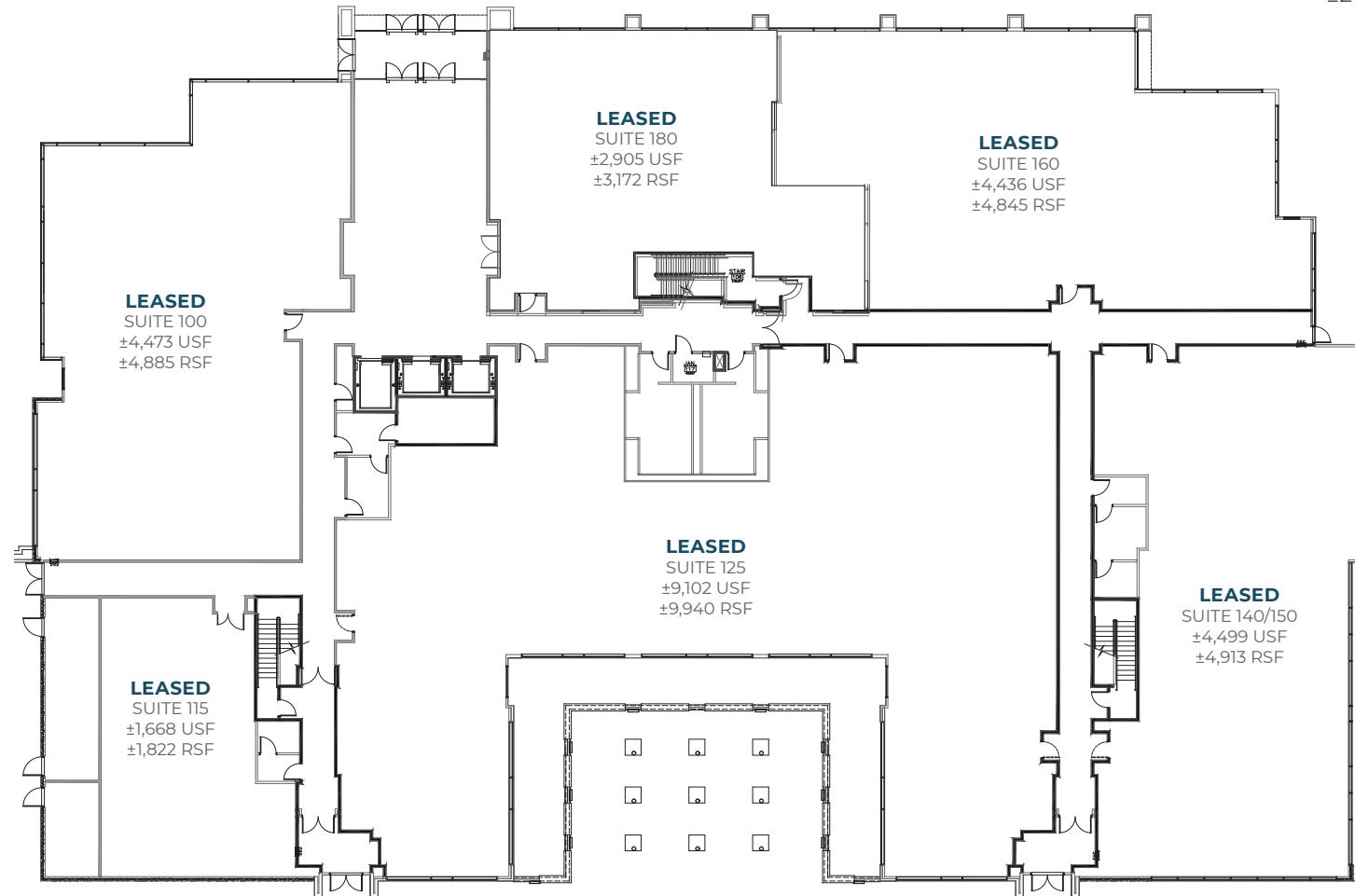
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Corporate Circle

1st Floor

Fully Leased

±27,083 USF | ±29,577 RSF



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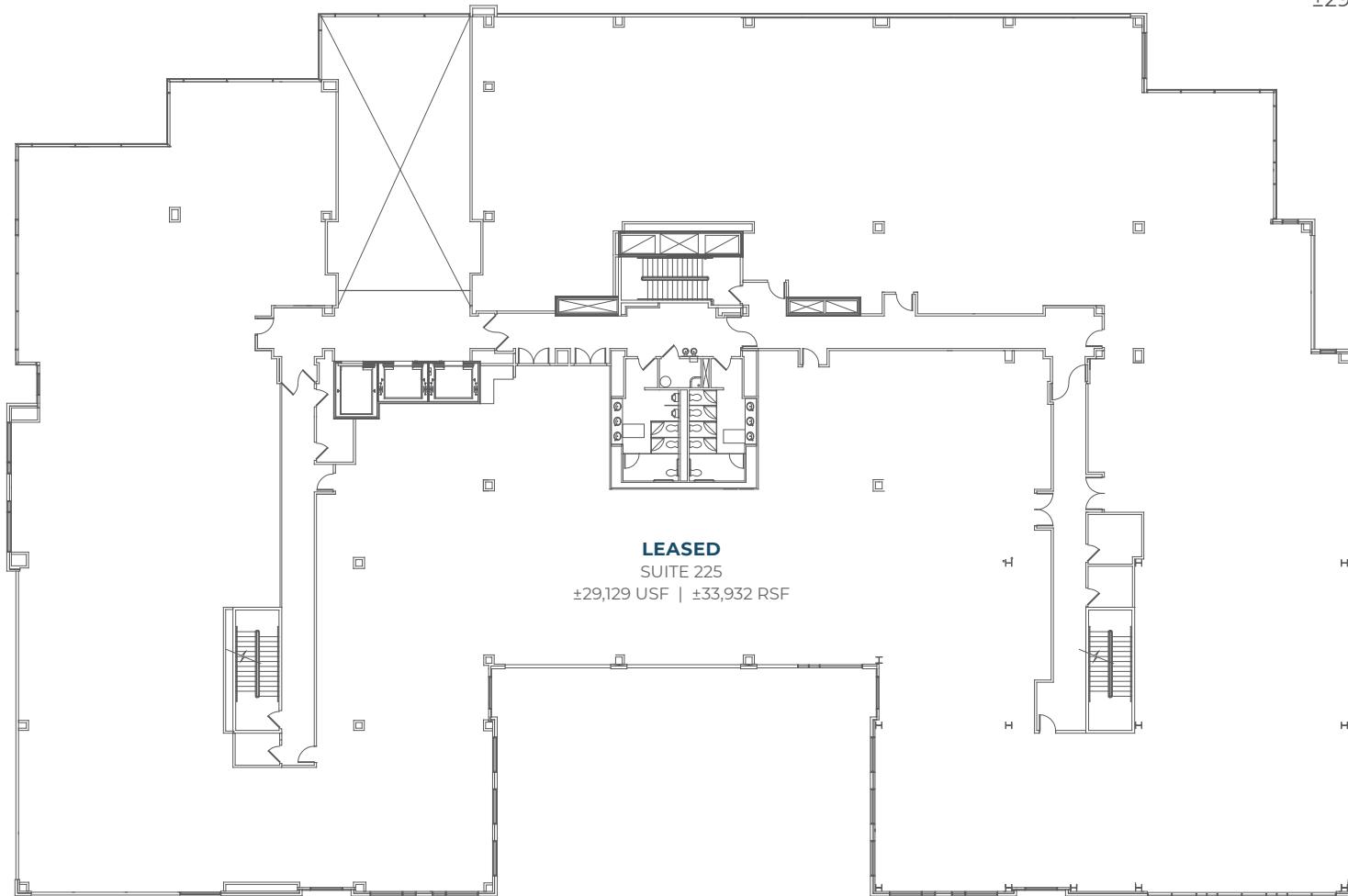
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Corporate Circle

2nd Floor

Fully Leased

±29,129 USF | ±33,932 RSF



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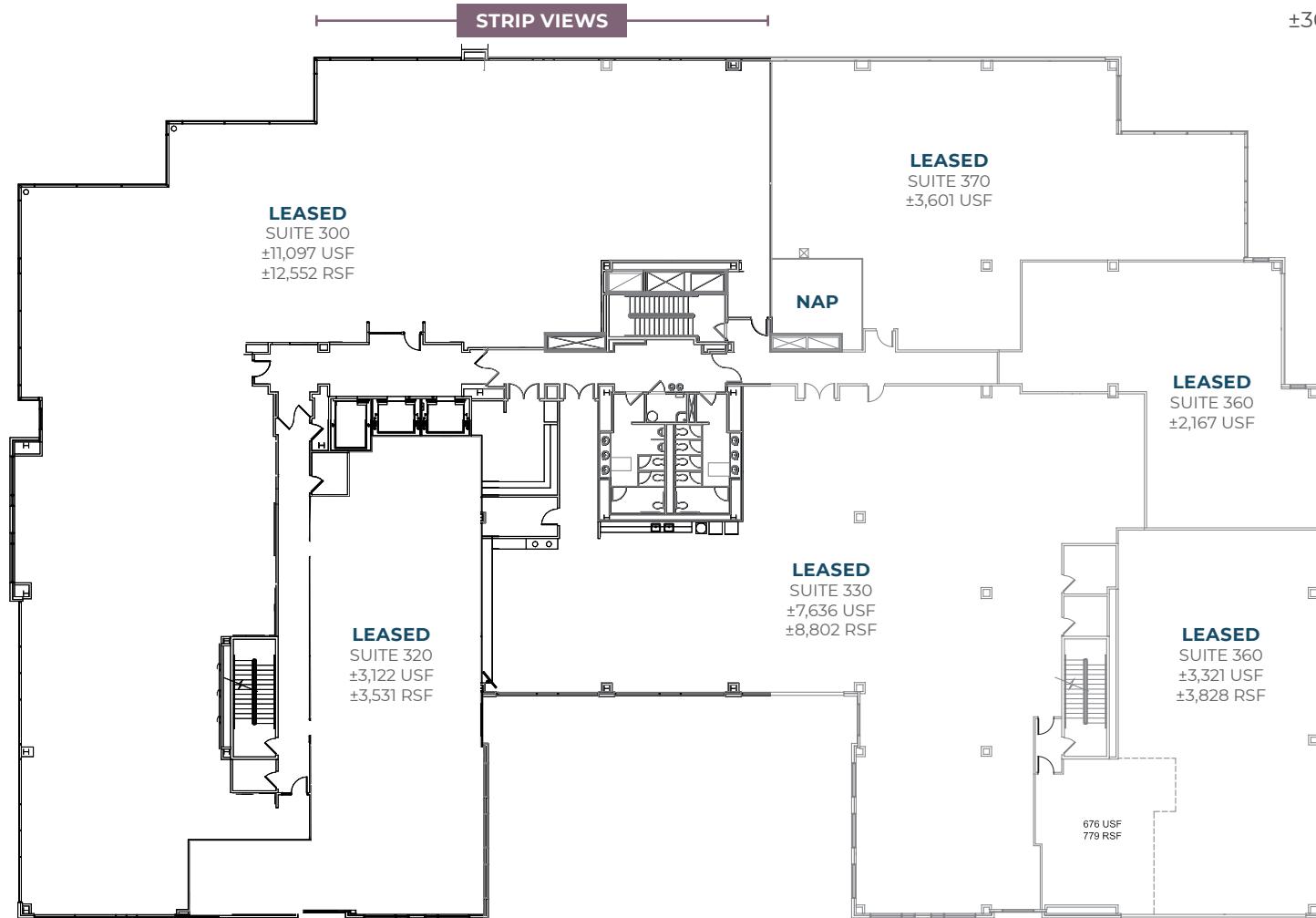
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Corporate Circle

3rd Floor

Fully Leased

±30,680 USF | ±35,365 RSF



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LEED Certified

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CORPORATE CIRCLE

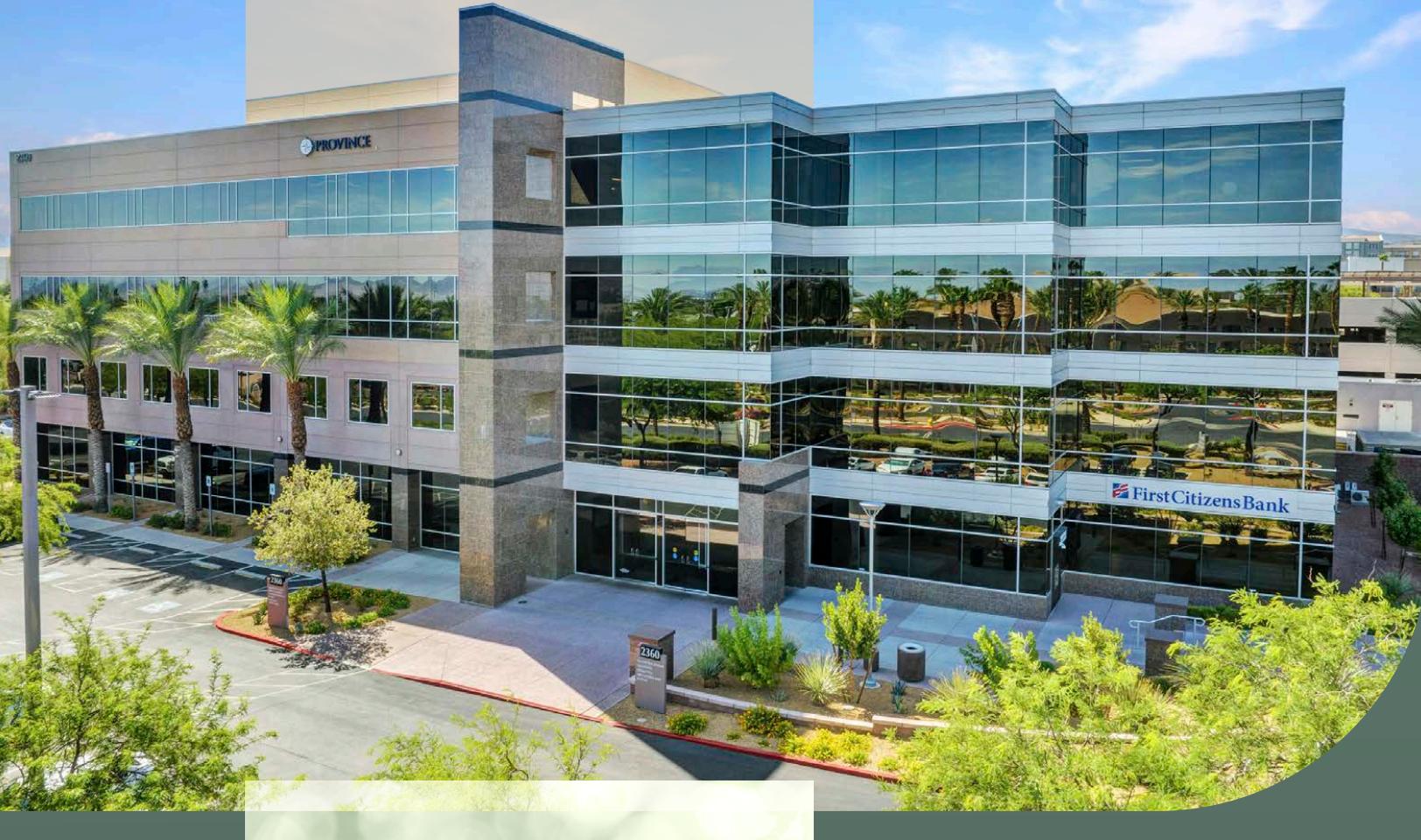


Indoor Environmental Quality, environment-friendly janitorial provides superior air quality. Renewable Energy, Solar panels on parking garage roof generate electricity to illuminate lights in the garage. The building contains over 30% recycled materials and more than 80% of construction was recycled. Along with the building efficiencies, there is also a recycle program throughout the building and courtyard offering recycling bins for trash.

The building offers a cost efficient but high performance workplace that is good on the environment. Such environmental efficiencies include: Water & Energy Efficiency, Saving approximately 1,474,000 gallons of water a year.

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