

**FOR LEASE**

# HISTORIC WATER STREET

311 S. Water Street,  
Henderson, NV 89015



**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:	29,746 SF
AVAILABLE SF:	3,160 SF
LOT SIZE:	1.67 Acres
YEAR BUILT:	2007
ZONING:	DX
APN:	179-18-801-008

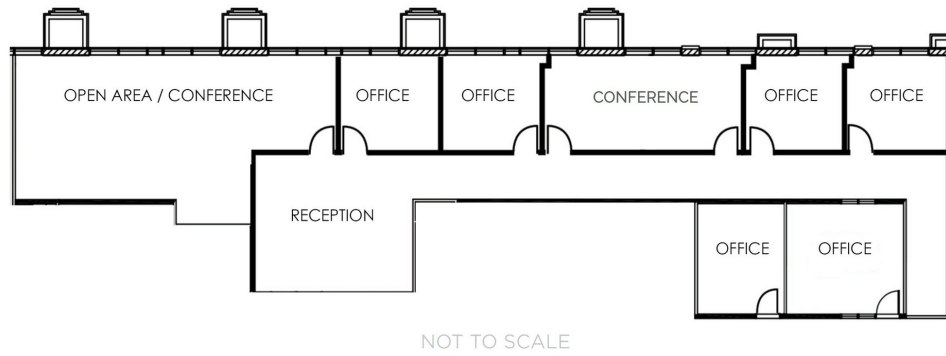
## PROPERTY OVERVIEW

This classy two-story office building is located in the Historic Water Street district in downtown Henderson. This campus style property features state of the art architecture and modern facilities. Parking is plentiful and access to the property is easy with entrances off Water Street, Basic Road, and Arkansas Avenue.

This campus is within walking distance of the new Lifeguard Arena, Henderson Convention Center, City Hall, and Police Department, as well as an abundance of services and dining establishments along Historic Water Street.

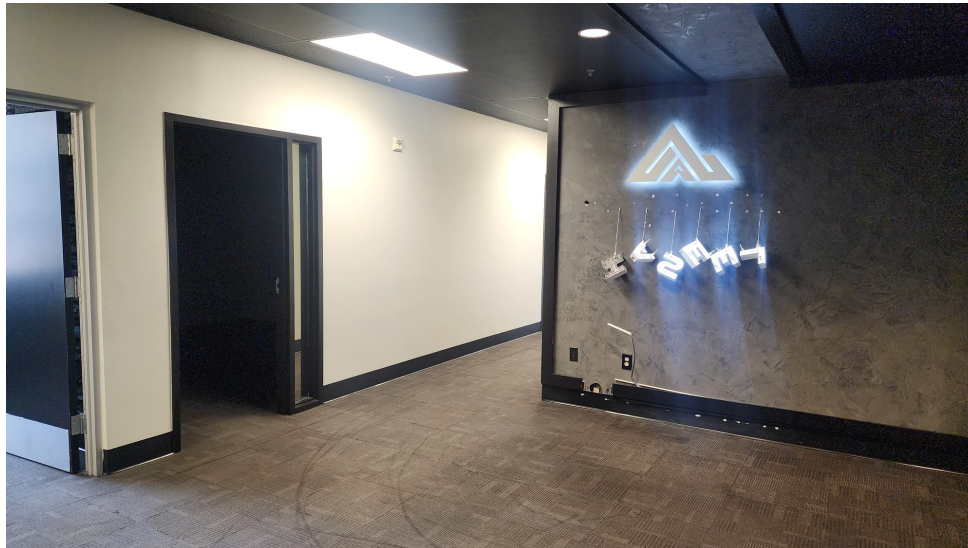
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## 311 S WATER STREET - SUITE 120 - ±3,160 SF



### SUITE DESCRIPTION

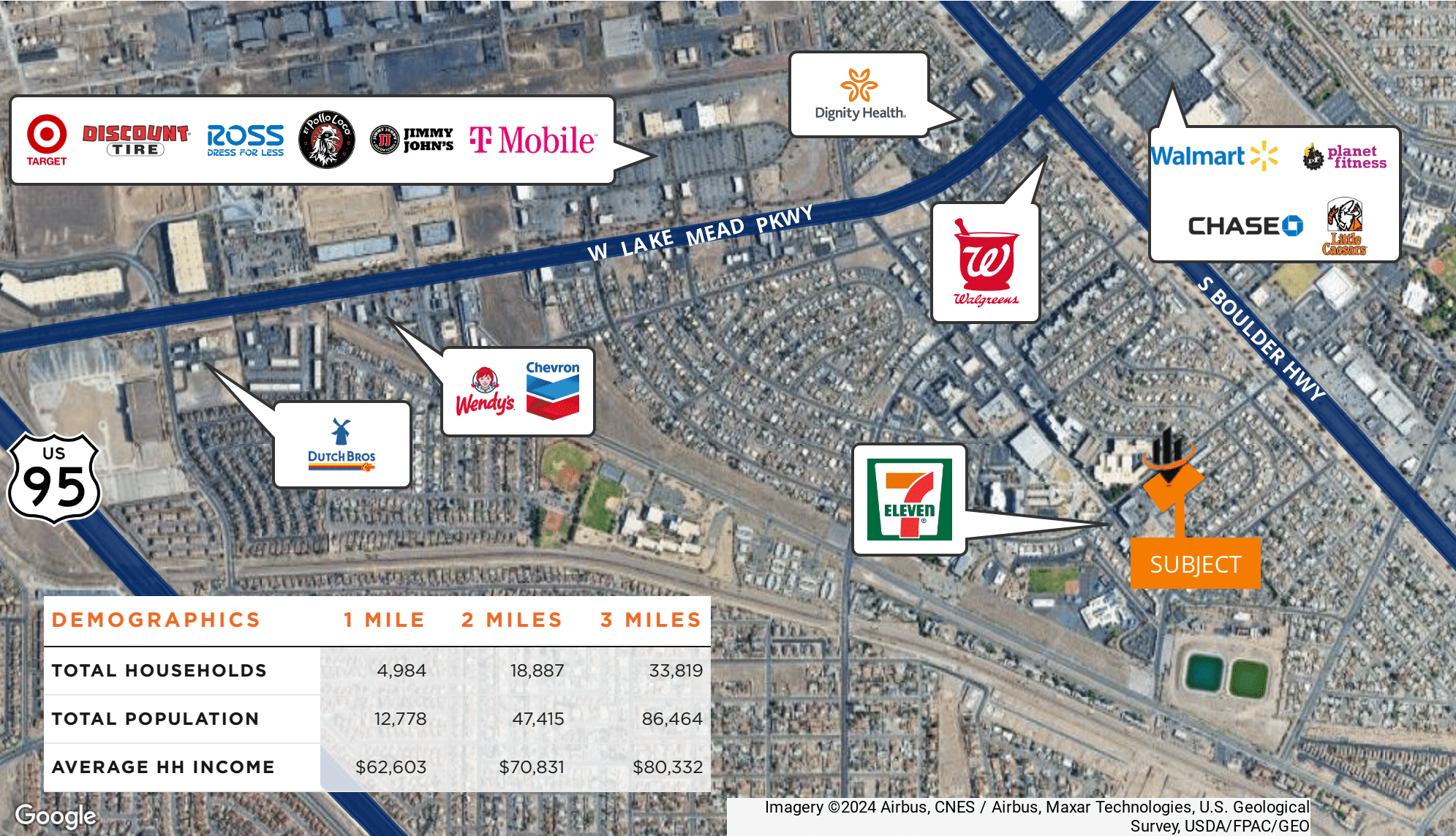
This fresh and elegant anchor space features a glass reception with entry directly in the main lobby of the building, seven large windowed offices, a small conference room, and an a large conference room.



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RETAILER MAP



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