

For Lease

FOUR-STORY CLASS A OFFICE BUILDING

2360

# Corporate Circle

Henderson, NV 89074



American Nevada  
reality  
A Greenspun Company



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

## Highlights

# 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.

- Four-Story Class A Office Building
- LEED Certified
- \$2.40 PSF, NNN
- CAM's: \$0.55 PSF
- Built in 2008
- Abundance of Amenities
- Immediate Freeway Access
- 4.7:1000 Parking Ratio including Covered and Uncovered Parking



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CORPORATE CIRCLE

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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.



**THE DOLLAR LOAN CENTER**  
 ±200,000 SF ARENA  
 5,567 Seats

Bath&BodyWorks ANTHROPOLOGIE WHOLE FOODS MARKET Panera REI Lant Pritche McTeckels  
 chico's SEPHORA P.F. CHANG'S SOMA CRAZY PITA  
 POTTERY BARN G CycleBar Lolla's BAMBINO WILLIAMS SONOMA Me Gusta Teas BEN & JERRY'S  
 WHITE|BLACK PKWY TAVERN King's Fish House Vita RACHAEL'S KITCHEN  
 SHAKE SHACK Echo+Rig King's Fish House Vita RACHAEL'S KITCHEN

HANK'S

GREEN VALLEY RANCH  
 ±143,891 SF  
 HOTEL & CASINO  
 490 Hotel Rooms

215 INTERCHANGE

2360



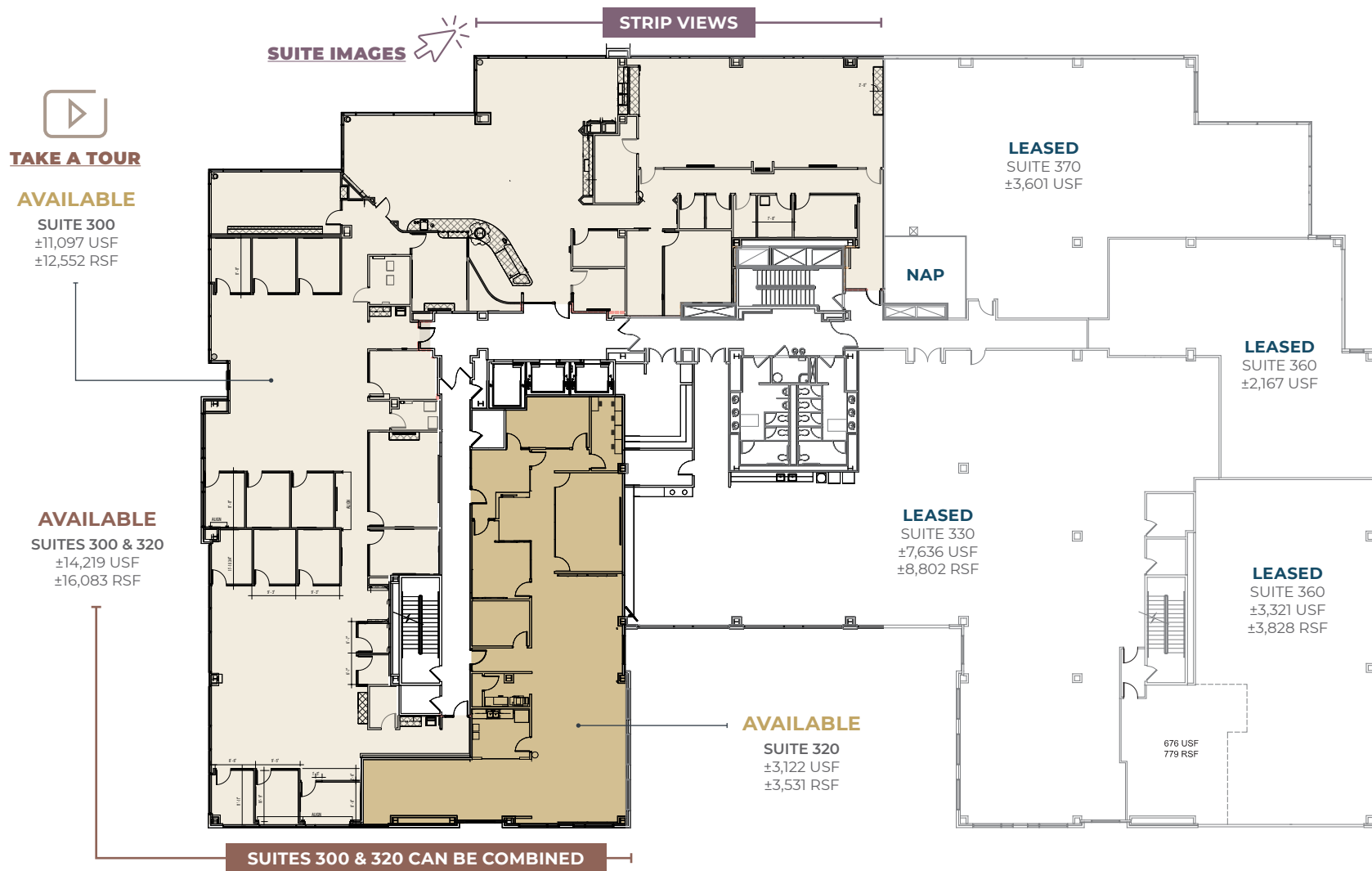
177,000  
 CARS PER DAY

CORPORATE CIRCLE

# 2360

## Corporate Circle

### 3rd Floor



Drawings not to scale. For illustration purposes only.

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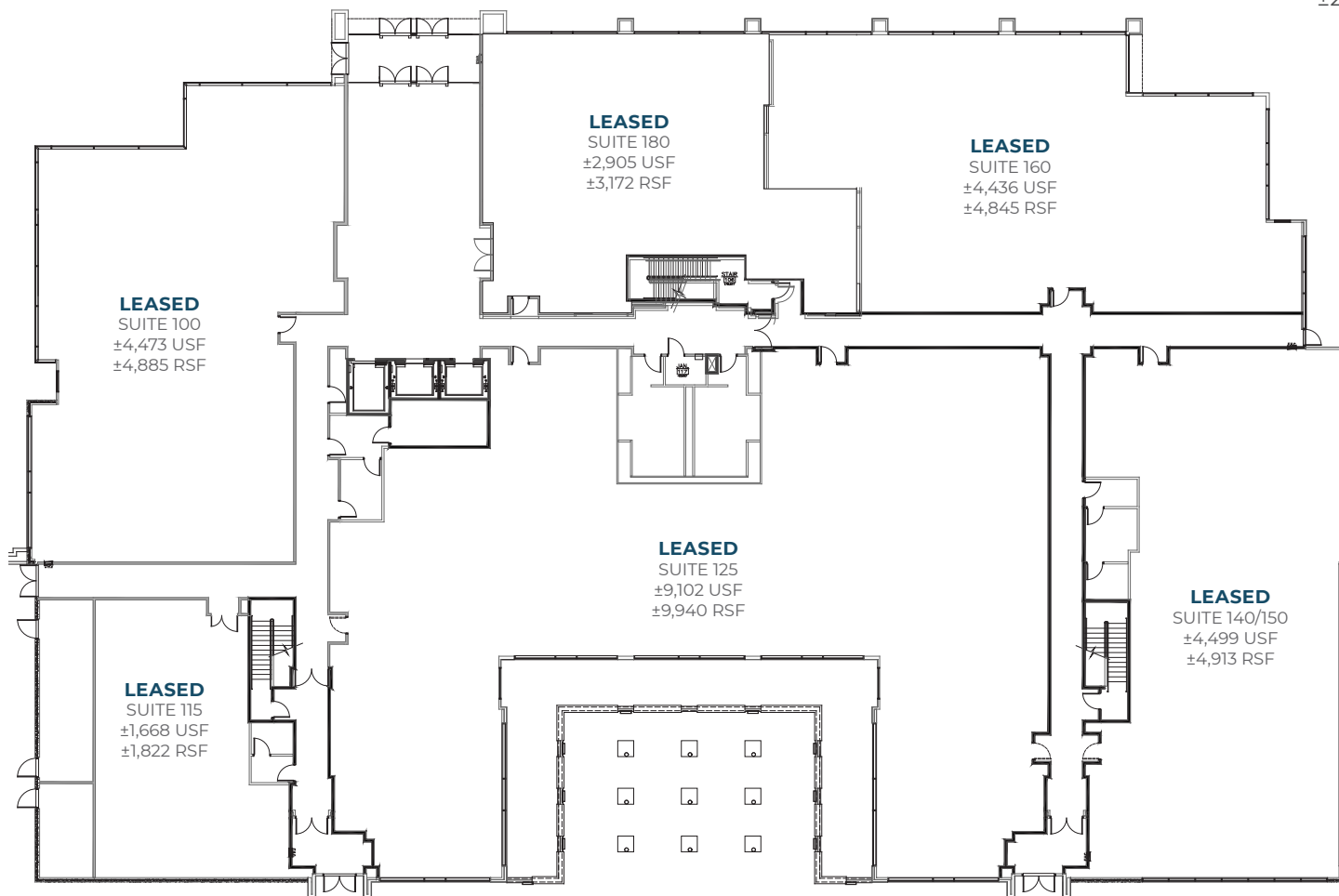
# 2360

## Corporate Circle

### 1st Floor

Fully Leased

±27,083 USF | ±29,577 RSF



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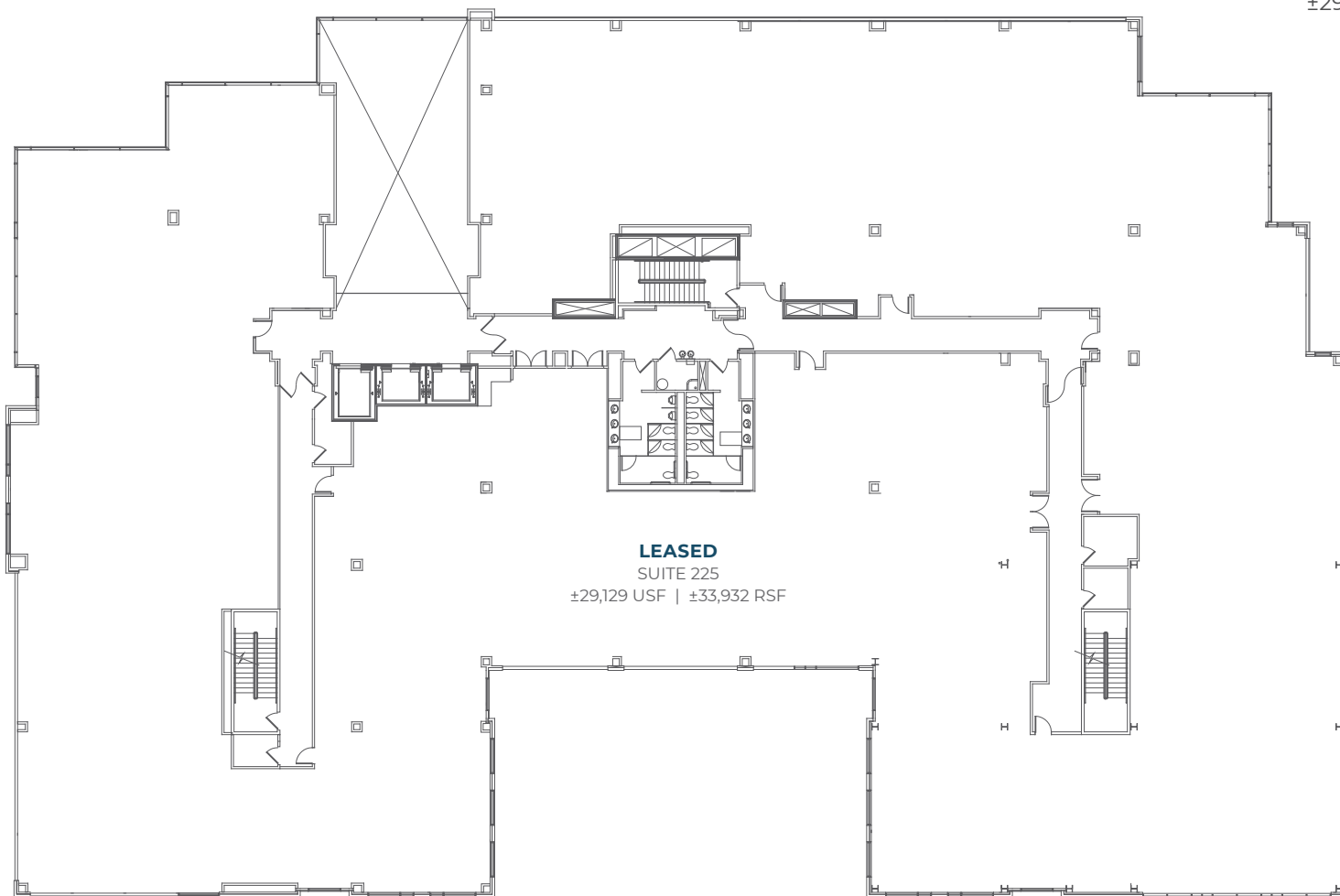
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## Corporate Circle

### 2nd Floor

Fully Leased

±29,129 USF | ±33,932 RSF



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**Colliers**



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**177,000**  
CARS PER DAY

**21,500**  
CARS PER DAY

**PEBBLE MARKETPLACE**  
Bank of America  
Chase Bank  
Starbucks  
Jamba Juice  
UPS Store  
Wendy's  
Smiths  
Midori Japanese  
The Cracked Egg  
Houston's Hot Chicken

**CLAIM JUMPER®**  
STEAKHOUSE & BAR

215  
INTERCHANGE

**LIFETIME FITNESS**  
±162,000 SF

**GVR**  
GREEN VALLEY RANCH®  
±143,891 SF  
HOTEL & CASINO  
490 Hotel Rooms

The Cheesecake Factory  
SKINNYFATS  
WHOLE FOODS  
MAYWEATHER  
BOKING-FITNESS  
SETTEBELLO  
DELI-CUCINA-VINOTECA

**LIFE TIME LIVING**  
149 HIGH-RISE  
LUXURY RESIDENCES

**THE DOLLAR LOAN CENTER**  
±200,000 SF ARENA  
5,567 Seats

**REGAL**  
HANK'S  
PIZZA ROCK  
BORRACHA  
Pottiglia  
Capriotti's

Bath&BodyWorks  
ANTHROPOLOGIE  
chico's  
POTTERY BARN  
WHITE|BLACK  
SHAKE SHACK  
WHOLE FOODS  
Panera BREAD®  
SEPHORA  
PF. CIANG'S  
SOM A.O.  
CRAZY PITA  
WILLIAMS SONOMA  
The Grilled Taco  
PRAWNY TAVERN  
Echo+Rig  
King's Fish House  
MREI  
Level  
Ritche McTecky's  
Crazy Pita  
BEN & JERRY'S  
PRESSED for Juice  
Rachels KITCHEN.



# LEED Certified

# 2360

CORPORATE CIRCLE



**GOLD CERTIFIED**



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.

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.



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