

# AVAILABLE FOR LEASE

Lease Rate: \$1.90/SF/Mo NNN

(2026 estimated CAMs are \$0.58/SF/Mo)

## 2470 & 2490 PASEO VERDE PARKWAY



OFFICE/RETAIL SPACE • 2470 & 2490 PASEO VERDE PARKWAY | Henderson, NV 89074

### PROPERTY DESCRIPTION

**2470 & 2490 Paseo Verde Parkway** is two Class A office/retail buildings totaling ±113,250 sf located just off the 215 Freeway and St. Rose Parkway in the highly desirable Green Valley Corporate Park. Surrounded by an abundance of restaurants and shopping, the property is located immediately west of the District, adjacent to Lifetime Fitness and Green Valley Ranch Resort, and just east of The Cliff, the highly anticipated 100,000-square foot Class A retail development, that is expected to break ground in 2026.

### PROPERTY HIGHLIGHTS

- Competitive lease rates
- FREE RENT INCENTIVES (conditions apply)
- Tenant improvement packages available (conditions apply)
- Just off the 215 Freeway and St. Rose Parkway
- Large parking lot with available covered parking options
- Located near Anthem, MacDonald Highlands, and Ascaya

FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

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### AVAILABLE SUITE(S)

| SUITE           | SIZE          | TENANT                |
|-----------------|---------------|-----------------------|
| 2470-100        | 7,522         | Wardley Real Estate   |
| <b>2470-105</b> | <b>19,868</b> | <b>AVAILABLE</b>      |
| 2470-130        | 15,591        | Body Spa Salon        |
| 2470-135        | 6,060         | Arroweye              |
| <b>2470-140</b> | <b>10,138</b> | <b>AVAILABLE</b>      |
| 2490-100        | 15,096        | Body Spa Salon        |
| 2490-115        | 6,795         | Virtus Commercial     |
| 2490-120        | 13,659        | Beazer Homes          |
| <b>2490-150</b> | <b>8,763</b>  | <b>AVAILABLE SOON</b> |
| 2490-155        | 9,758         | Speakeasy             |



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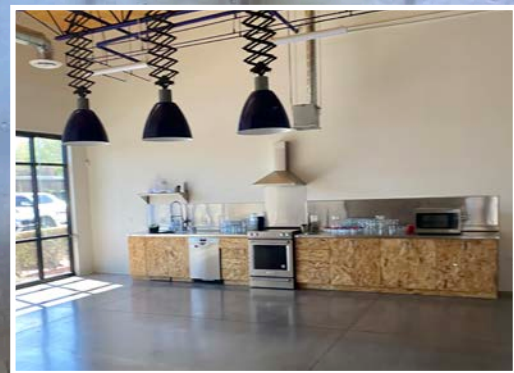
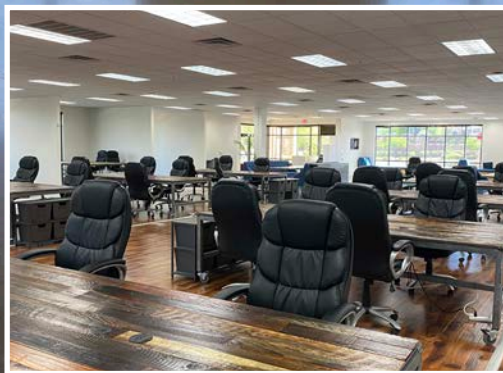
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## 2470 & 2490 PASEO VERDE PARKWAY

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### SUITE 2470-140 (10,138 SF) - Large Bullpen and Kitchen



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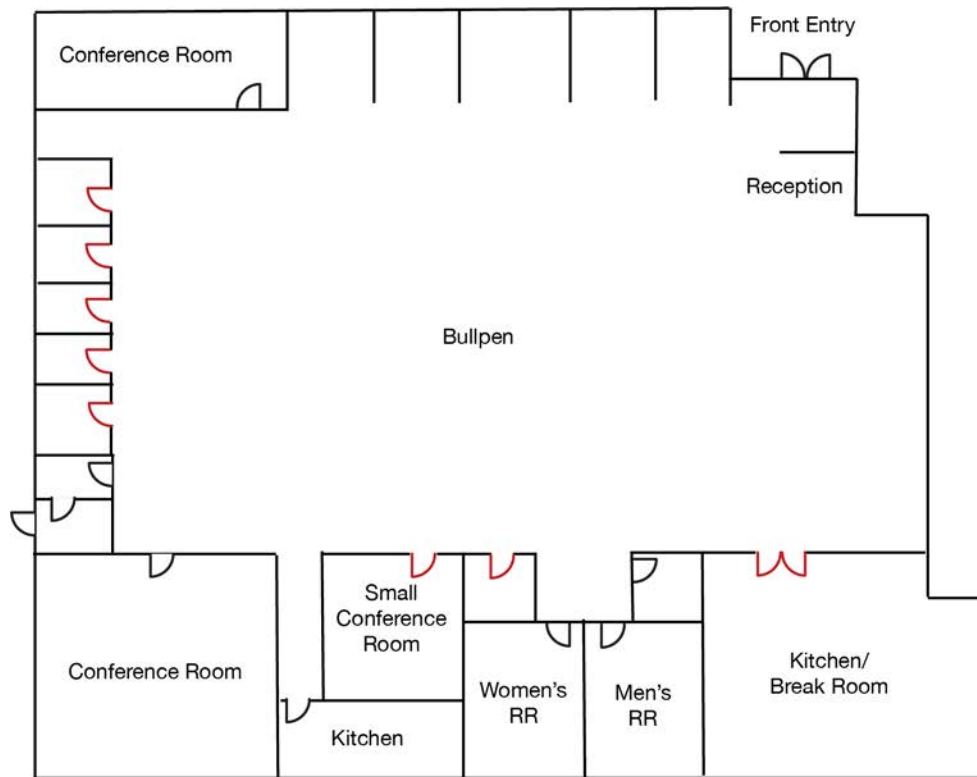
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### FLOOR PLAN

#### 2470-140 (10,138 SF) - Large Bullpen and Kitchen



Red doors indicate sliding doors

Floor plan is not to exact scale. It is intended for general information purposes only. Floor plan, dimensions and partitions shown are approximate and subject to verification.

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**SUITE 2470-105 (19,868 SF) - Large Bullpen**  
Landlord may divide suite into smaller suites



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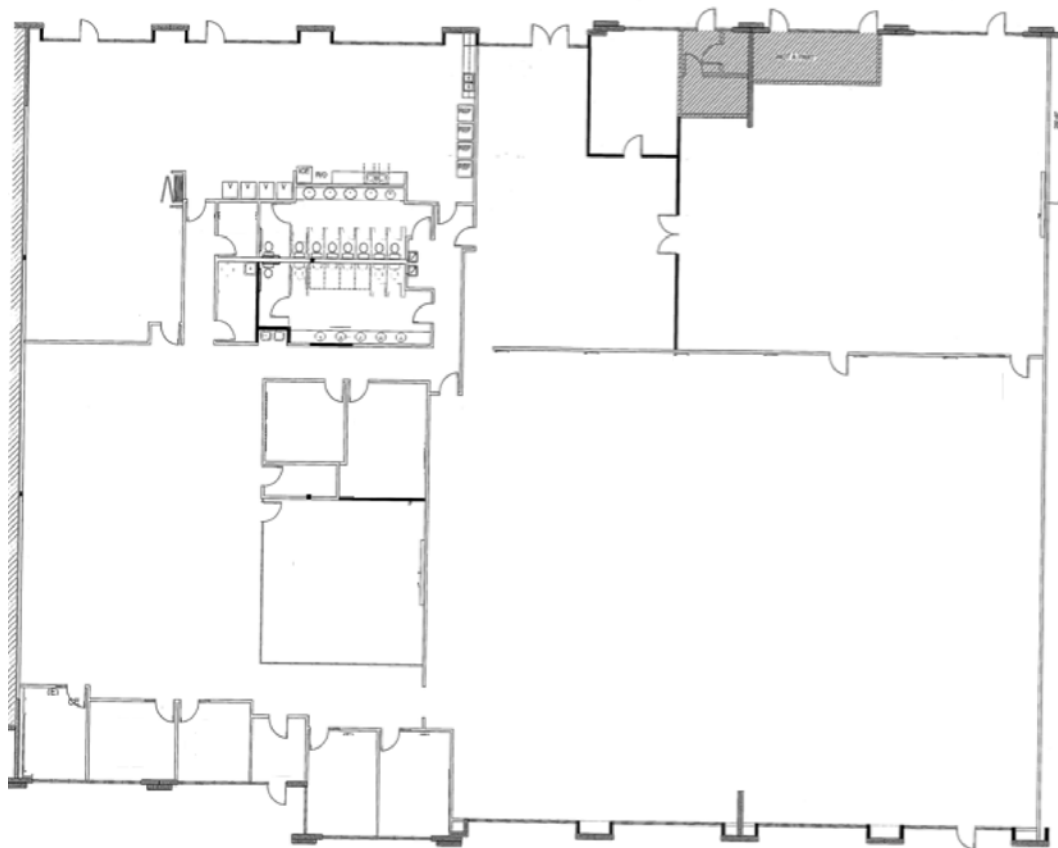
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### SUITE 2490-150 (8,763 SF) - Many offices and meeting rooms



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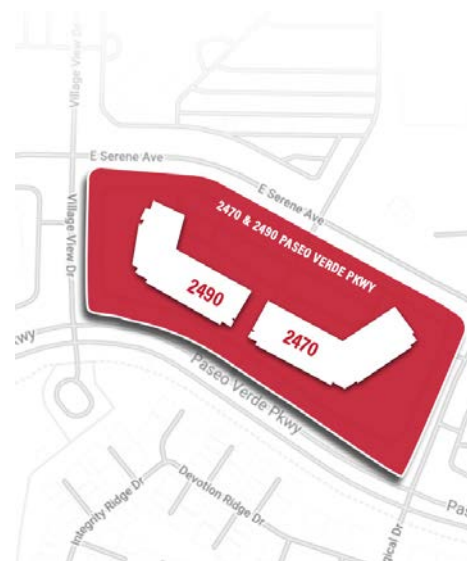
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