

For Lease

# Professional Office Spaces in Prominent Henderson Location



Suite 320 [↗](#)

Suite 310 [↗](#)

Suite 300 [↗](#)

3300 St. Rose Pkwy.  
Henderson, NV 89052

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Listing Snapshot



**\$2.60 PSF FSG**  
Lease Rate



**± 1,866 – 12,430 SF**  
Available Square Footage



**LEED**

Property Highlights

- Prime office location along St. Rose Parkway with excellent visibility and accessibility
- Convenient access to I-215 and I-15 freeways, providing strong regional connectivity
- Surrounded by numerous retail, dining, and service options for tenant and visitor convenience
- All three suites can be combined for a total of ± 12,430 SF
- Aluminum solar shades help prevent direct sun from entering the buildings, address seasonal weather changes, and minimize light exposure
- MechoShades are used throughout all the buildings allowing for sun control, maximizing natural light and minimizing glare
- Many of the offices have special reflective ceiling tiles that redirect light back down into the room
- The property is the largest Leadership in Energy and Environmental Design (LEED) designated industrial campus in the State of Nevada

Demographics

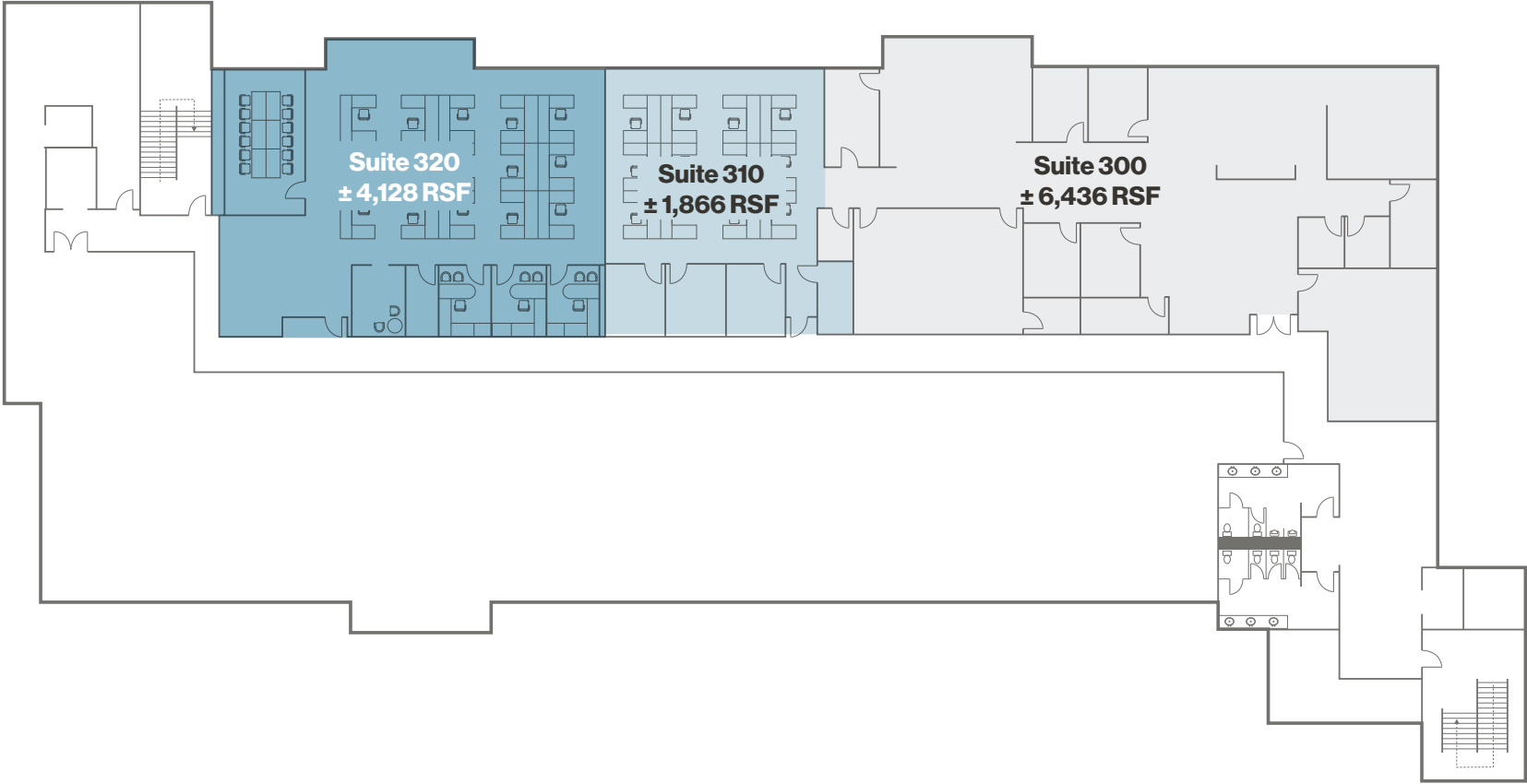
|                               | 1-mile    | 3-mile    | 5-mile    |
|-------------------------------|-----------|-----------|-----------|
| 2025 Population               | 32,095    | 155,245   | 318,554   |
| 2025 Average Household Income | \$103,677 | \$126,154 | \$137,524 |
| 2025 Total Households         | 12,929    | 62,482    | 128,481   |



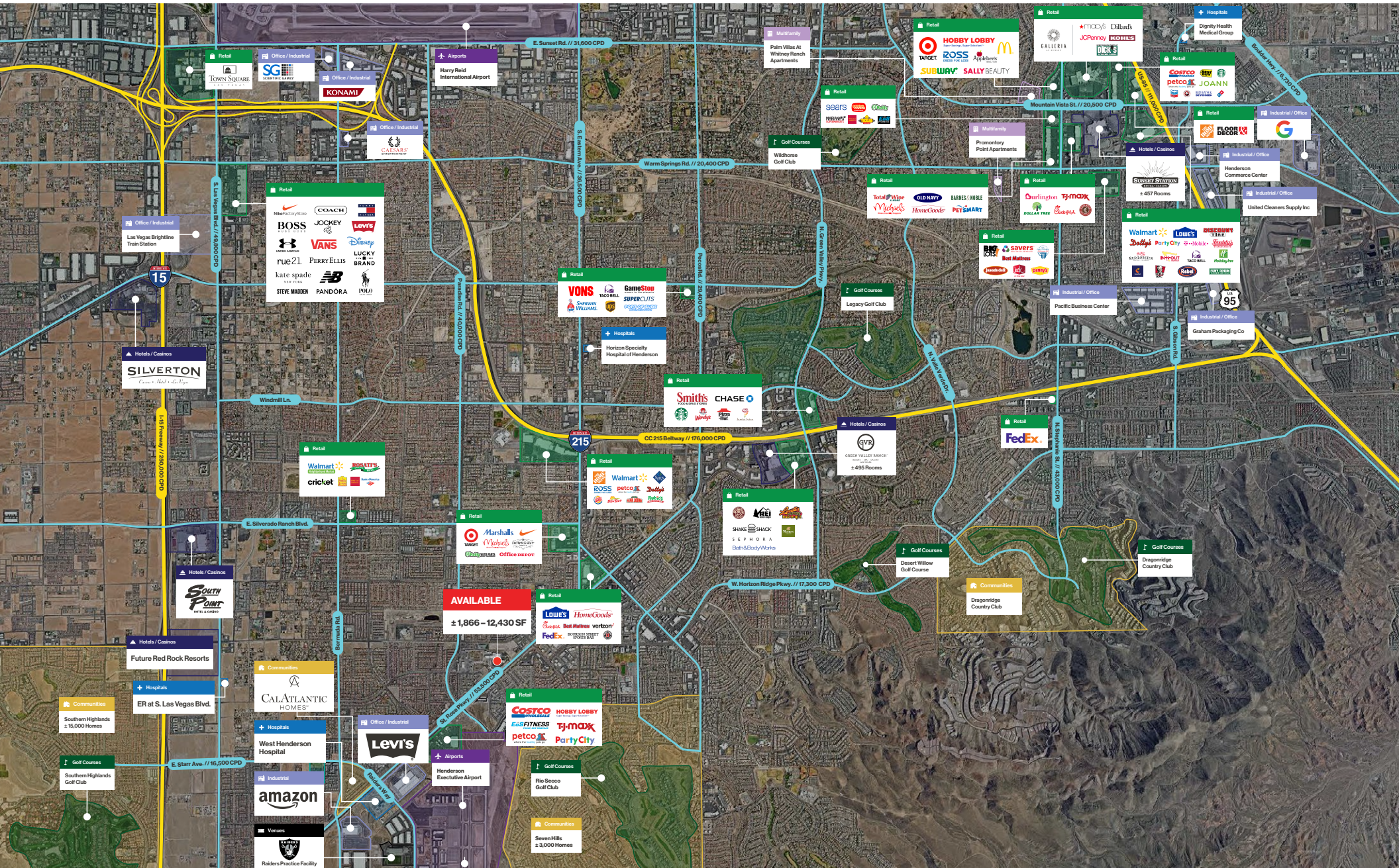
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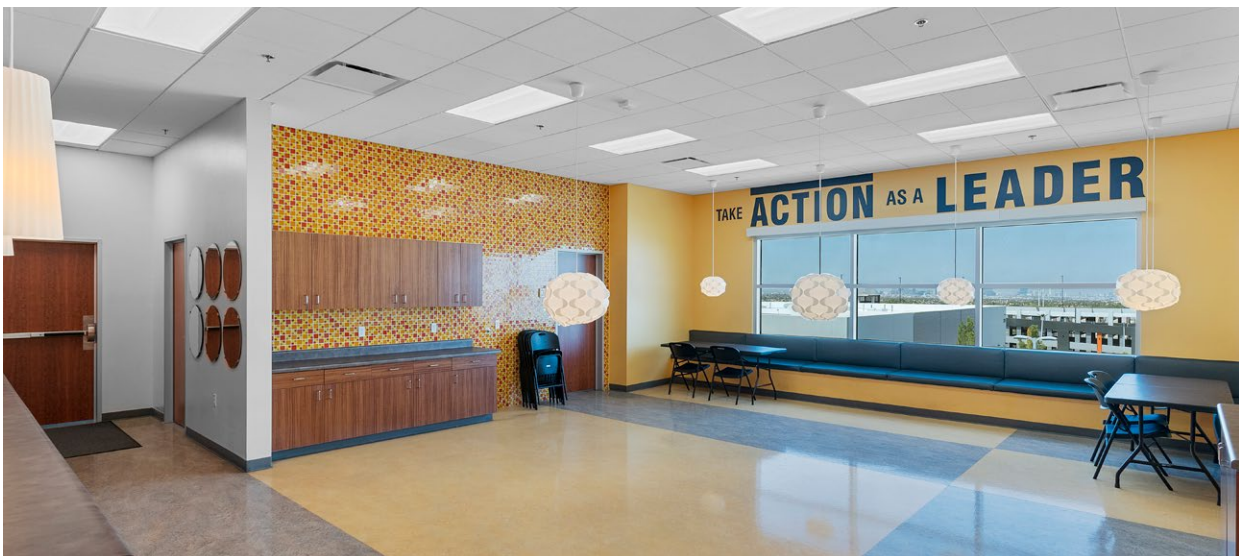








Property Photos | Lobby & Exterior





Property Photos | Interior





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For inquiries please reach out to our team.

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