

OFFICE SUITE FOR LEASE CROWNE PROFESSIONAL PARK

50 SOUTH STEPHANIE STREET, HENDERSON, NV 89012



FIRST FEDERAL REALTY



±2,157 SF FOR LEASE

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

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EXECUTIVE SUMMARY

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



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The office building is located along Stephanie St. in the Crowne Professional Park at Stephanie & Paseo Verde. Built in 2008 and renovated in 2014, this building is in good condition and well-maintained. The property features nice finishes, common area bathrooms, elevator, low maintenance common area landscaping, plentiful parking with handicap spaces nearby. Fast and convenient access to the 215/ US 95, this location is in close proximity to numerous restaurants, retail, hospitals, hotels, medical and office businesses. The building boasts great visibility, sits above the 215 freeway at the Stephanie ramp, on the hill.

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PROPERTY SUMMARY

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



Property Summary

Available SF:	±2,157 SF
Building SF:	13,721
Lease Rate:	\$2.25
Service Type:	NNN
Lease Term:	3-5 Years
CAM	\$0.58/SF/MO
Parking/Ratio:	59/4.2
Zoning:	CO

Property Overview

- * High Image Office Building right off 215/ Stephanie St. Exit
- * Nice Interior Finishes
- * Great View of Strip from 2nd story
- * Popular Henderson Submarket
- * High traffic Location
- * Ample Parking

Location Overview

Easy access off the 215 & Stephanie street exit. Located on the northeast corner of Stephanie & Paseo Verde.

FOR LEASE

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50 South Stephanie Street | Henderson, NV 89012



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FOR LEASE

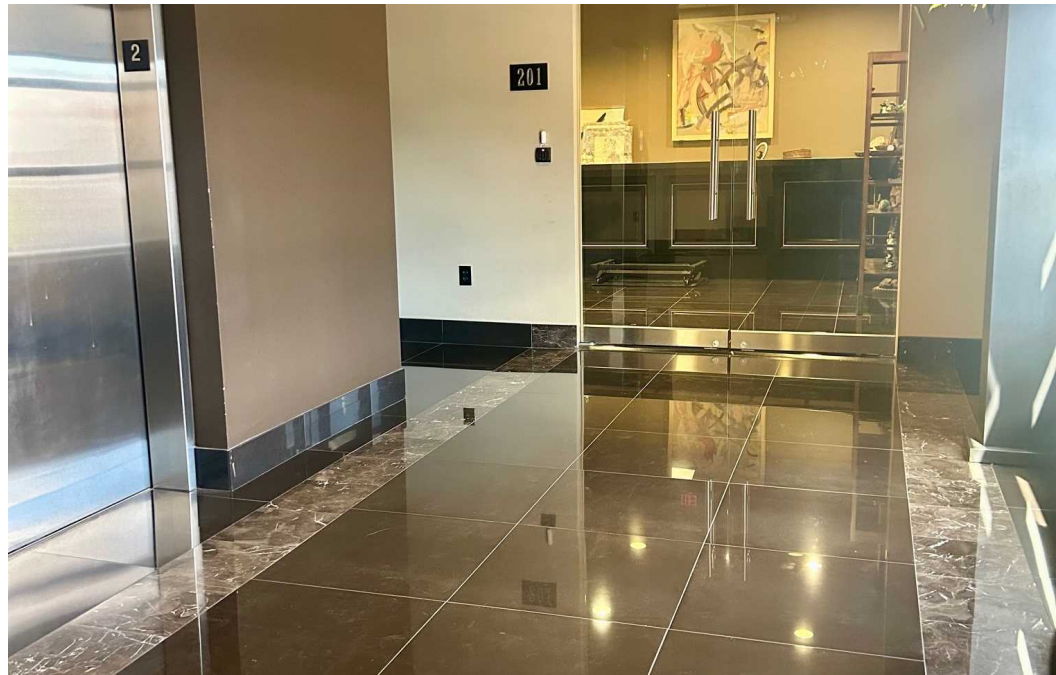
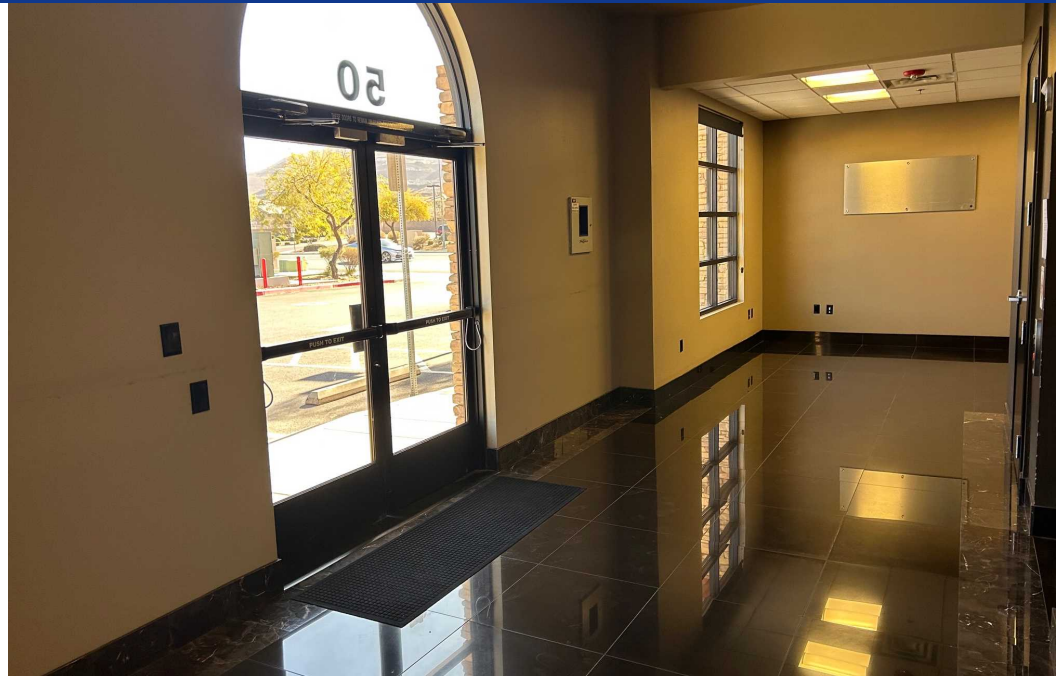
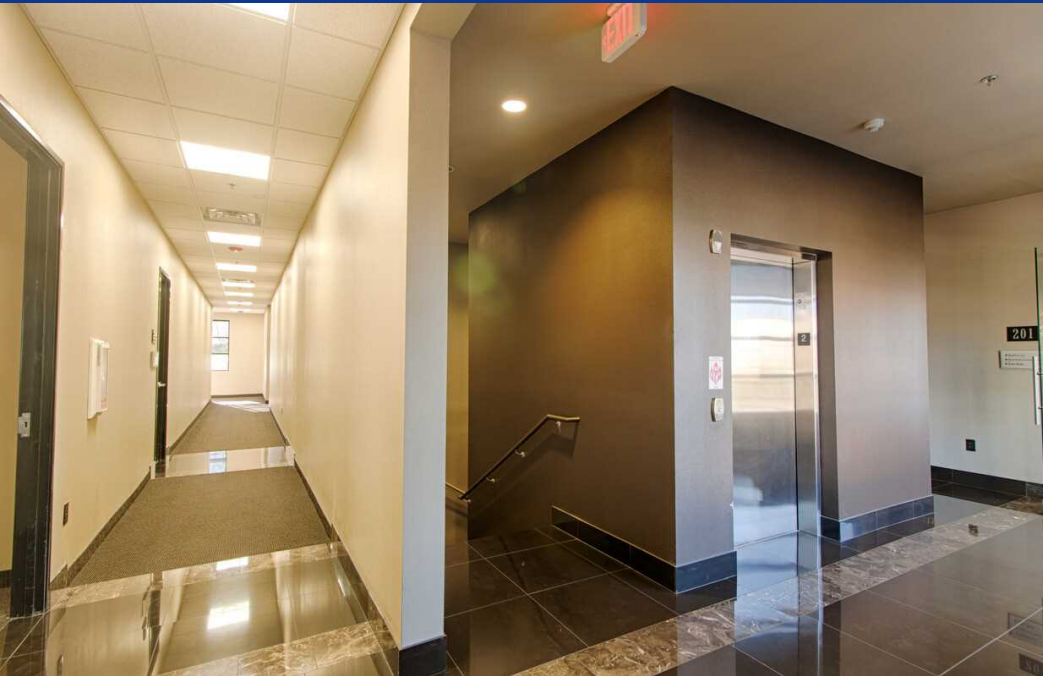
Suite	Size	Rate	Term	Use	Type	Condition	Available
Suite 203	2,157 SF	\$2.25 SF/mo	3-5 years	Office	NNN Lease	Good	5/03/2026

PROPERTY PHOTOS

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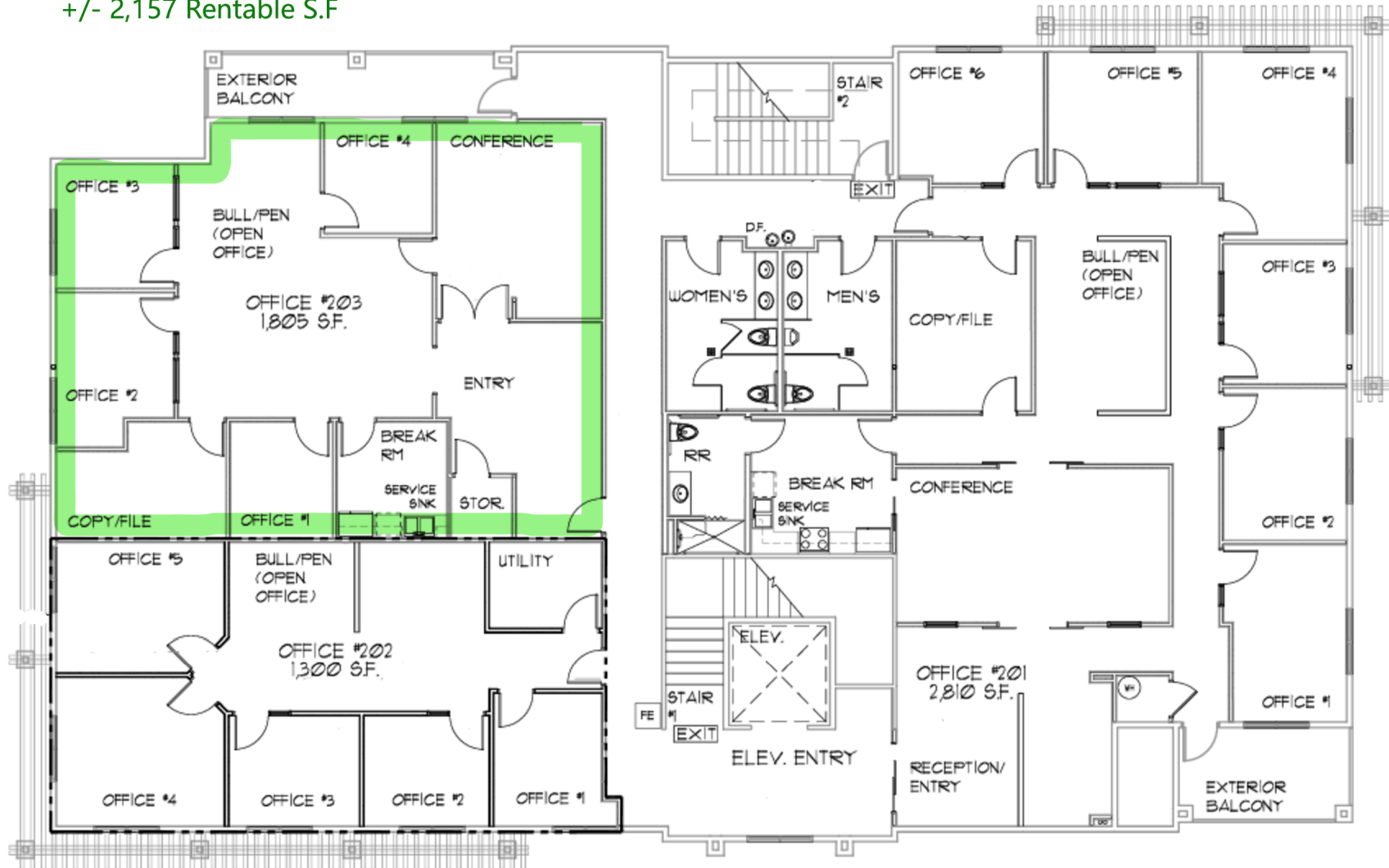
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Suite 203

+/- 1,805 Usable S.F.

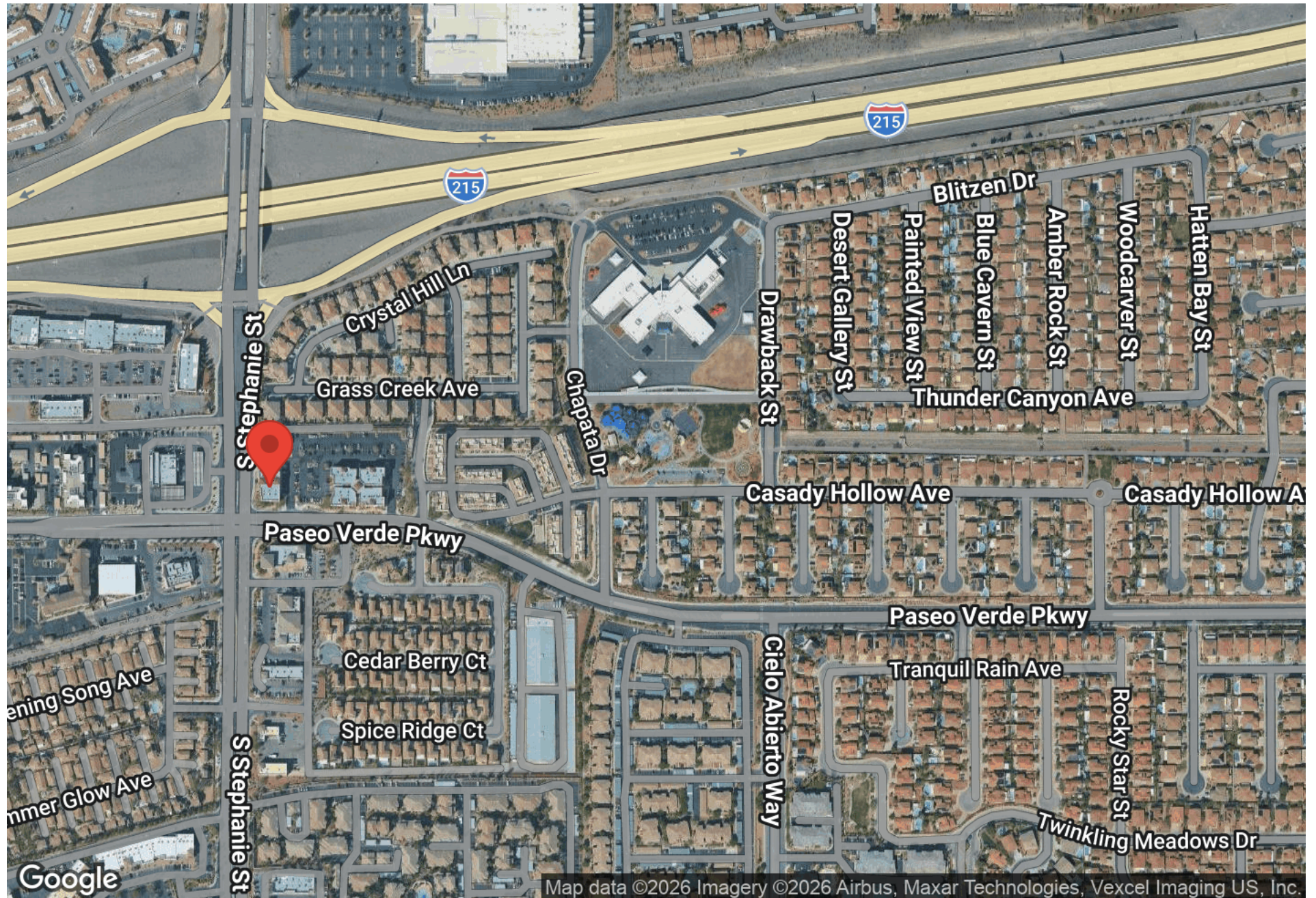
+/- 2,157 Rentable S.F.



50 S. Stephanie St. - 2nd Floor

AERIAL MAP

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



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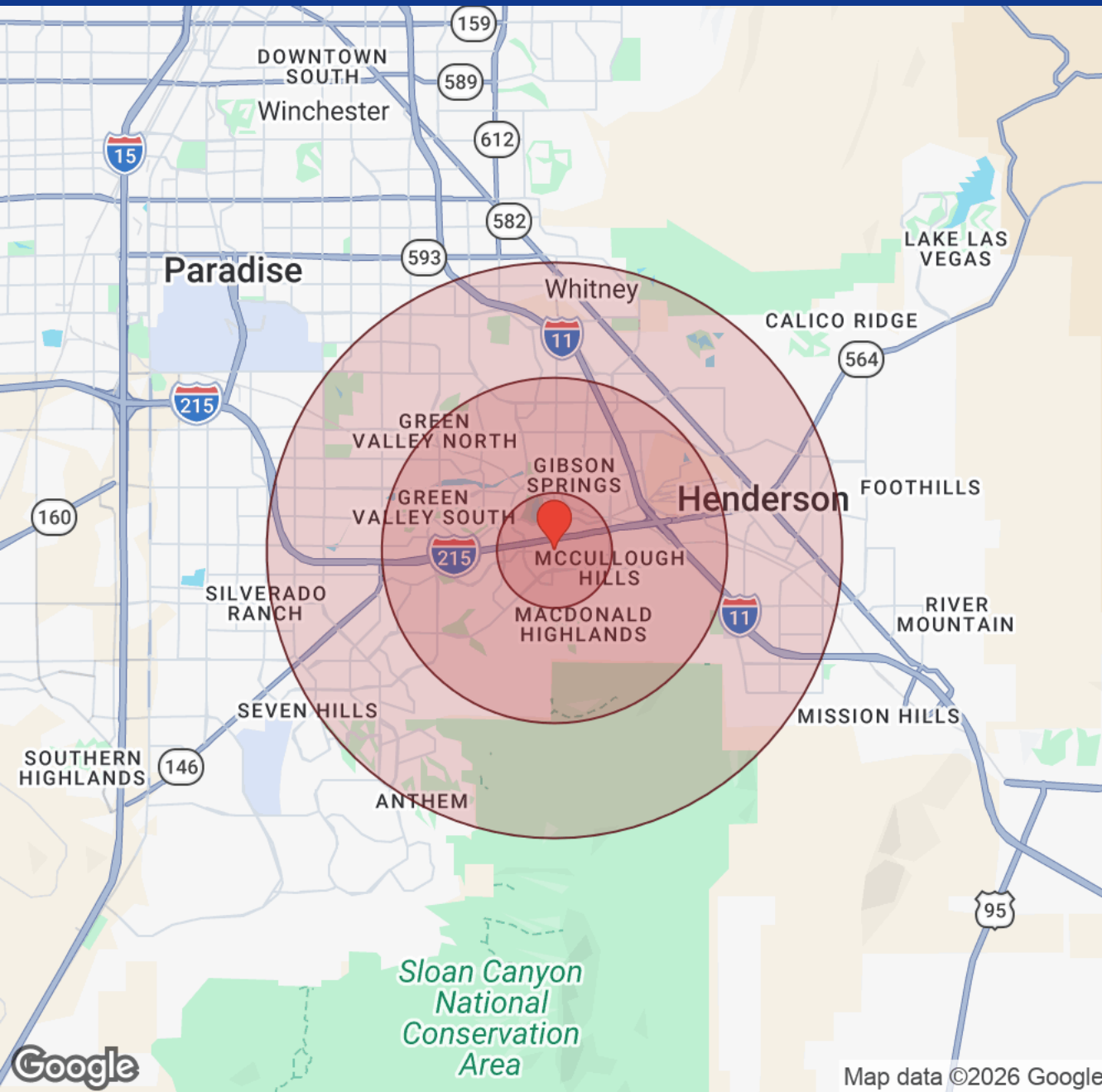
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	9,580	52,272	148,756
Female	9,970	54,256	154,105
Total Population	19,550	106,528	302,861

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	9,777	55,522	143,647
Black	1,969	8,799	29,892
Am In/AK Nat	49	277	878
Hawaiian	104	554	2,059
Hispanic	4,104	23,596	76,200
Asian	2,479	12,315	34,829
Multiracial	1,024	5,241	14,628
Other	45	234	727

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,216	47,925	131,486
Occupied	8,527	44,765	123,300
Owner Occupied	3,503	25,116	67,274
Renter Occupied	5,024	19,649	56,026
Vacant	689	3,159	8,186

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,275	16,658	49,471
Ages 15 - 24	2,053	11,031	33,829
Ages 25 - 54	8,470	42,286	124,175
Ages 55 - 64	2,358	14,115	38,983
Ages 65+	3,392	22,437	56,404

Income	1 Mile	3 Miles	5 Miles
Median	\$88,969	\$92,538	\$87,770
Under \$15k	665	2,812	8,653
\$15k - \$25k	302	1,972	6,078
\$25k - \$35k	490	2,332	7,483
\$35k - \$50k	748	3,775	11,367
\$50k - \$75k	1,180	6,675	19,015
\$75k - \$100k	1,573	6,865	17,725
\$100k - \$150k	1,450	7,740	23,066
\$150k - \$200k	1,127	5,597	13,420
Over \$200k	991	6,997	16,494

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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DISCLAIMER

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