

FOR LEASE

GREEN VALLEY CIVIC CENTER

2625 N. Green Valley Parkway
Henderson, NV 89014



Pete Janemark, CCIM

Senior Vice President

D: 702.527.7923 | C: 702.885.7383

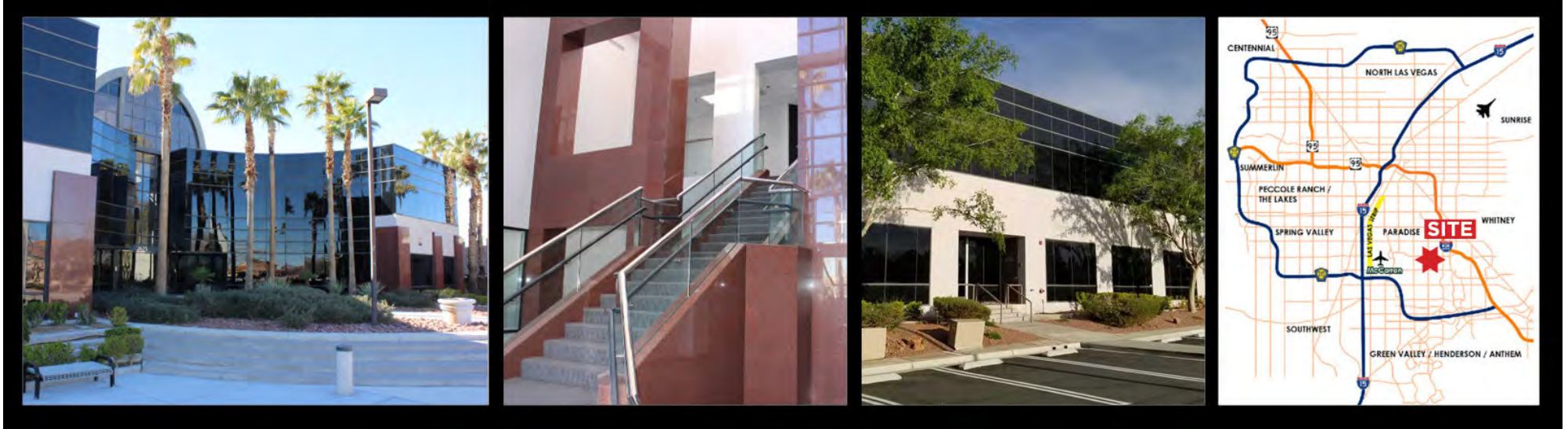
pete.janemark@svn.com

NV #S.76731



All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.20 SF/month (NNN)
BUILDING SIZE:	106,920 SF
AVAILABLE SF:	906 - 2,232 SF
LOT SIZE:	5.96 Acres
ZONING:	CC
APN:	178-06-512-001, 002, 003, 004 and 178-06- 510-003

PROPERTY OVERVIEW

Green Valley Professional Center is conveniently located single story office complex located at the intersection of Green Valley Parkway and Sunset Road in Henderson. The grounds are open and spacious with upgraded landscaping and break areas. The area offers substantial shopping, services and eateries in all direction, many within walking distance. The property is flanked by the Green Valley Library, and the intersection is served by two major bus routes.

PROPERTY HIGHLIGHTS

- Signalized entrance
- Ample dedicated parking
- Ample shopping and services
- Central Location

PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

2625 GREEN VALLEY PARKWAY - SUITE 115 - ±906 SF



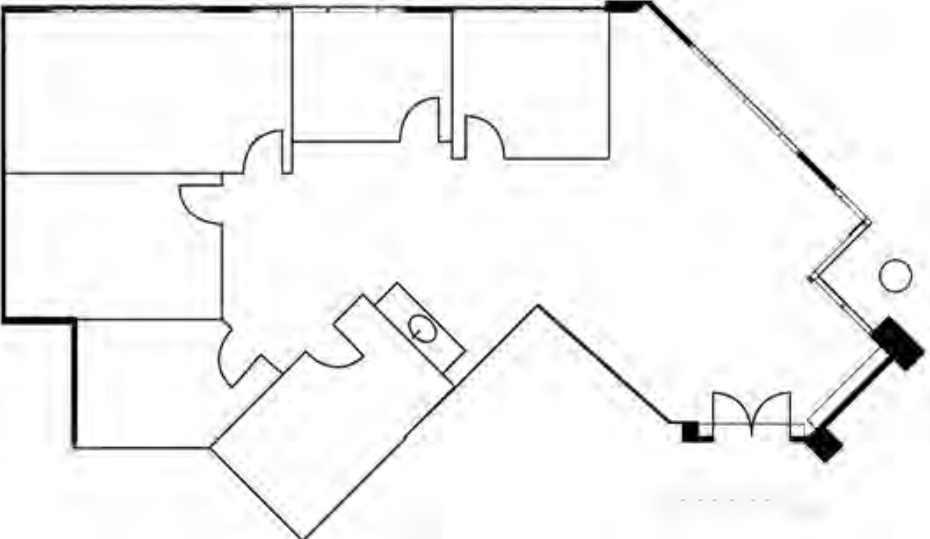
SUITE DESCRIPTION

This very efficient suite features a double-door entrance, a large open reception and work room and two large windowed offices. Lots of light and brand new finishes makes for a great atmosphere.



PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

2625 GREEN VALLEY PARKWAY - SUITE 135 - ±2,232 SF



SUITE DESCRIPTION

This off-lobby ground-floor suite features a reception and waiting area, five offices, a conference room, and a break area. Brand new carpet and paint.



PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

2625 GREEN VALLEY PARKWAY - SUITE 225 - ±1,793 SF



SUITE DESCRIPTION

This very lavish suite features a double-door entrance, a large open reception and lobby area with a guest work area, three large windowed offices, a large conference room, and a giant granite countered break room area. Lots of light and brand new finishes makes for a great atmosphere.



PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

2625 GREEN VALLEY PARKWAY - SUITE 270 - ±1,636 SF



SUITE DESCRIPTION

This very open suite features a double-door entrance, a large open work area, four windowed offices including a fabulous corner office with two walls of windows, and a break area with a sink. Lots of light and plenty of windows make for a great atmosphere.



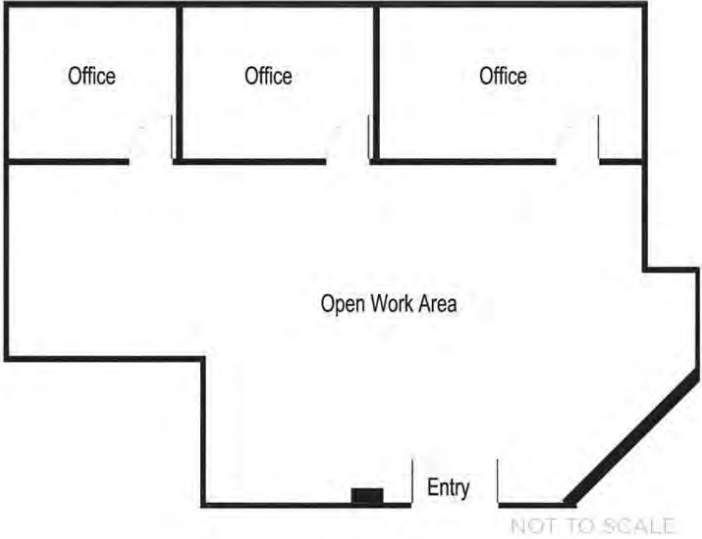
PETE JANEMARK, CCIM

O: 702.527.7923 | C: 702.885.7383

pete.janemark@svn.com

NV #S.76731

2625 GREEN VALLEY PARKWAY - SUITE 275 - ±1,686 SF



SUITE DESCRIPTION

Open suite featuring a very large conference/work room and 3 large offices with windows, and a break area with a sink.



PETE JANEMARK, CCIM
O: 702.527.7923 | C: 702.885.7383
pete.janemark@svn.com
NV #S.76731

RETAILER MAP



PETE JANEMARK, CCIM
 O: 702.527.7923 | C: 702.885.7383
 pete.janemark@svn.com
 NV #S.76731