

For Sublease

# ± 5,945 SF Class A Office Suite



2200 Paseo Verde Pkwy.  
Suite 150  
Henderson, NV 89052

**Dave Bauman, SIOR, CCIM**

Senior Vice President  
O. 702.954.4126  
C. 702.460.7013  
dbauman@logicCRE.com  
S. 0182687

**Nicole Clovis**

Senior Associate  
O. 702.954.4151  
C. 702.250.7755  
nclovis@logicCRE.com  
S. 0193945



# Listing Snapshot



**\$2.70 PSF FSG**  
Lease Rate



**± 5,945 SF**  
Available Square Footage

## Property Highlights

- Furniture available
- Class A office suite
- Suite 150 available for Sublease until September 30, 2026
- Exceptional and stunning office suite located in the heart of Henderson
- Numerous retail establishments and dining options nearby
- 7 offices, 1 large conference room, large open area with cubicles, reception, and wellness area

## Demographics

	1-mile	3-mile	5-mile
2024 Population	16,247	148,734	308,283
2024 Average Household Income	\$142,241	\$124,520	\$119,002
2024 Total Households	6,935	61,826	126,505



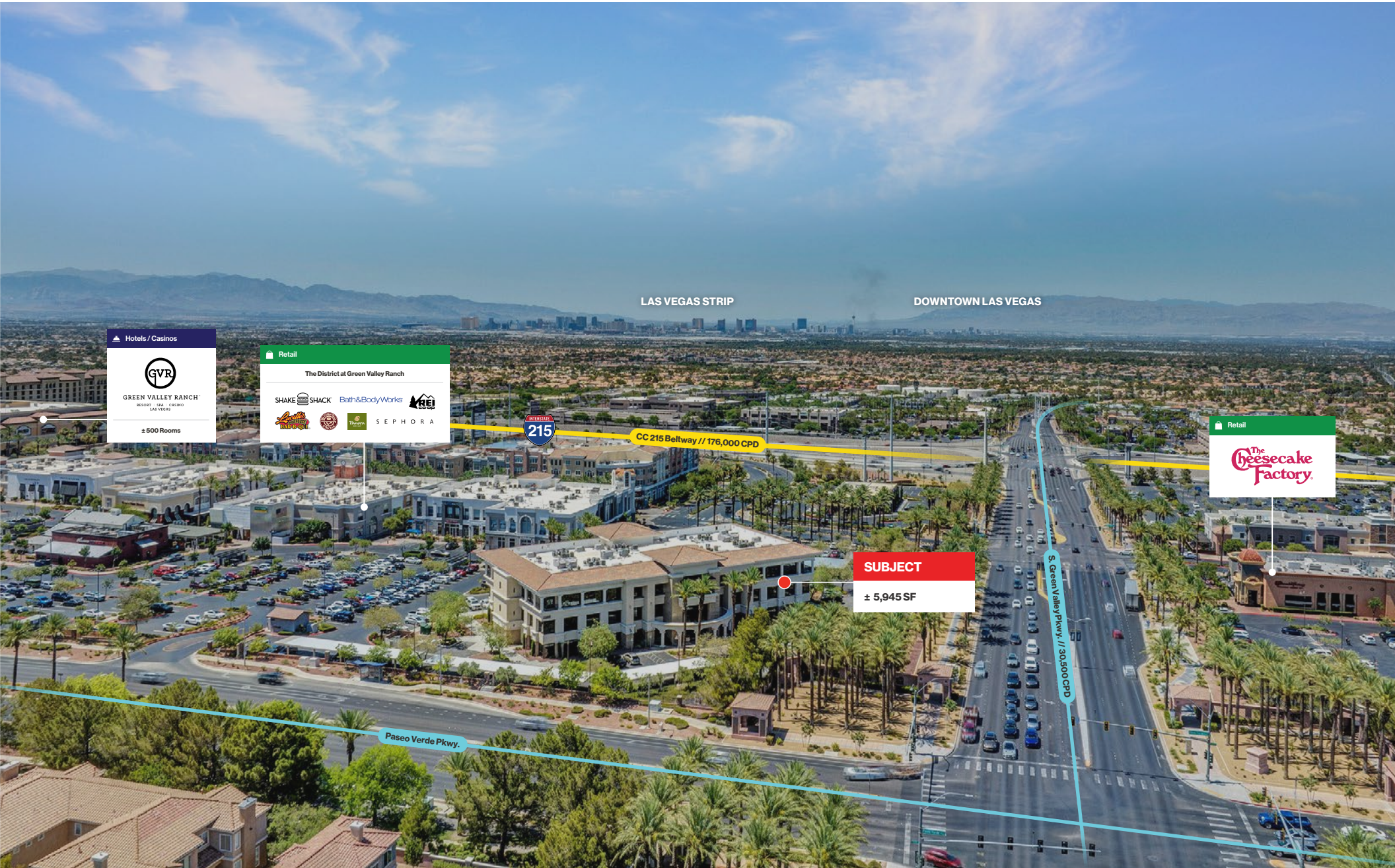


# Aerial

- Parks
- Schools
- Golf Courses
- Retail
- Hotels / Casinos
- Airports
- Venues
- Multifamily
- Office/Industrial

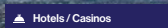


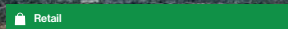




LAS VEGAS STRIP

DOWNTOWN LAS VEGAS

  
  
GREEN VALLEY RANCH  
RESORT & CASINO  
LAS VEGAS  
±500 Rooms

  
The District at Green Valley Ranch  
SHAKE SHACK Bath & Body Works KFC  
SANTITAS THURMAN SEPHORA



CC 215 Beltway // 176,000 CPD

**SUBJECT**

± 5,945 SF

  
The Cheesecake Factory

Paseo Verde Pkwy.

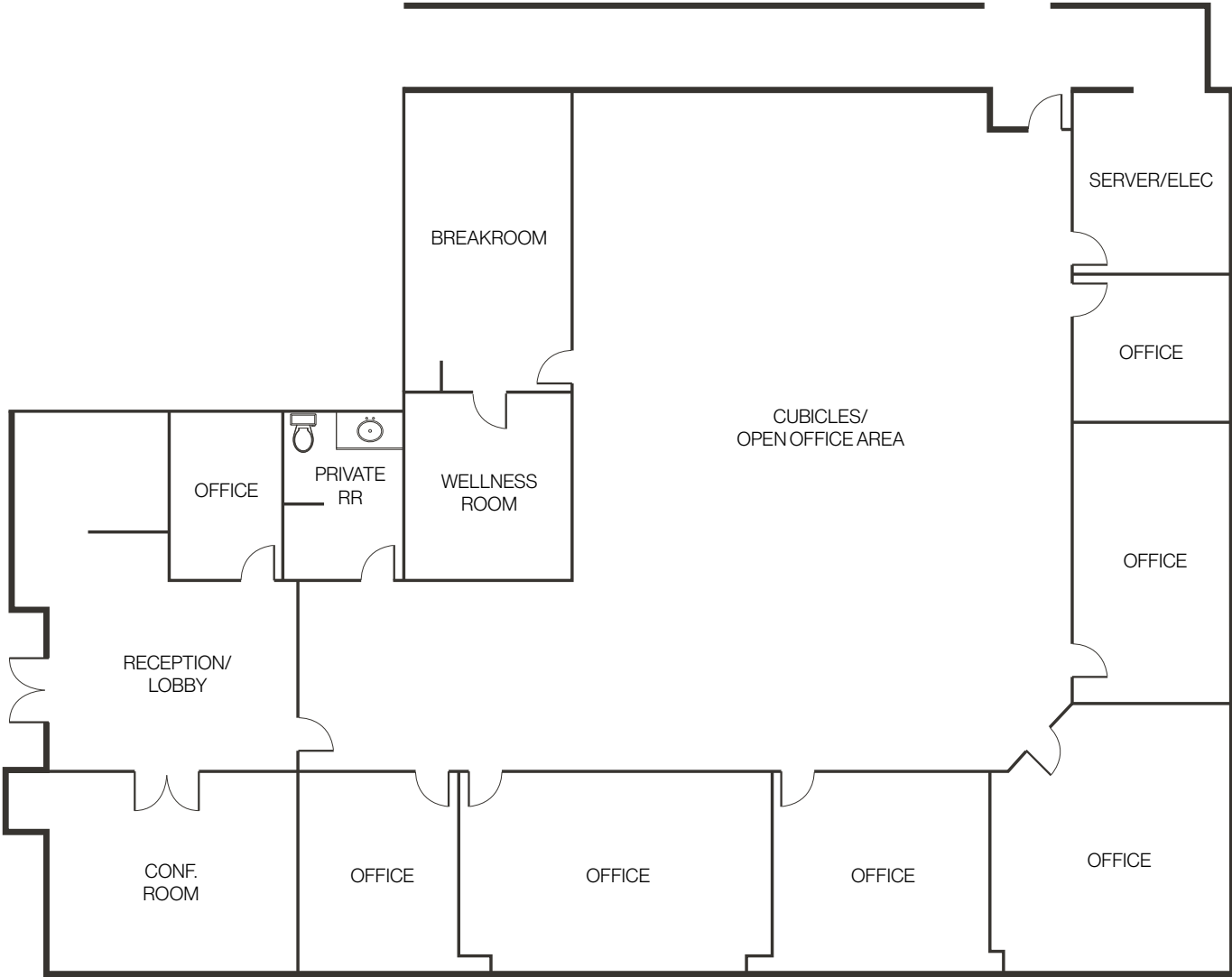
S. Green Valley Pkwy. // 30,500 CPD







Floor Plan | Suite 150  
± 5,945 SF





# Property Photos





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