

LEASE

PROFESSIONAL OFFICE SPACE FOR LEASR

2635 Saint Rose Parkway Henderson, NV 89052



LEASE RATE

\$2.95 SF/month

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

PROFESSIONAL OFFICE SPACE FOR LEASR

2635 Saint Rose Parkway Henderson, NV 89052



PROPERTY DESCRIPTION

The 1,741 SF suite at Gardner Plaza on St. Rose Parkway offers a modern, high-end workspace designed for businesses seeking a prestigious address in Henderson. Featuring sleek contemporary finishes, the space includes large windows that provide ample natural light and panoramic views of the Las Vegas Valley. Access to shared rooftop deck with 360° views of the Vegas Valley.

PROPERTY HIGHLIGHTS

- Turnkey Modern Office Space
- Strip and Mountain Views
- Large Conference Room
- Abundant Natural Light

OFFERING SUMMARY

Lease Rate:	\$2.95 SF/month (NNN)
Available SF:	1,741 SF
CAMs:	\$.45/sf
Parking Ratio:	6-1

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,624	68,035	134,702
Total Population	13,826	167,925	326,725
Average HH Income	\$134,466	\$120,439	\$117,861

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

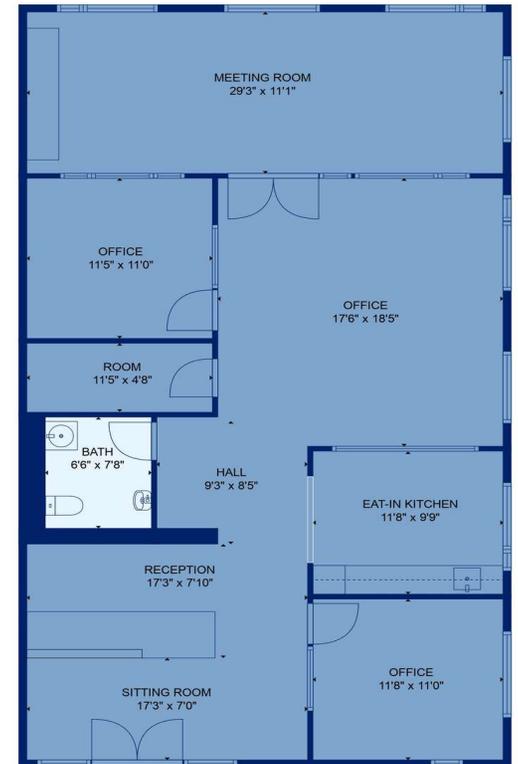


COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

PROFESSIONAL OFFICE SPACE FOR LEASR

2635 Saint Rose Parkway Henderson, NV 89052



Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

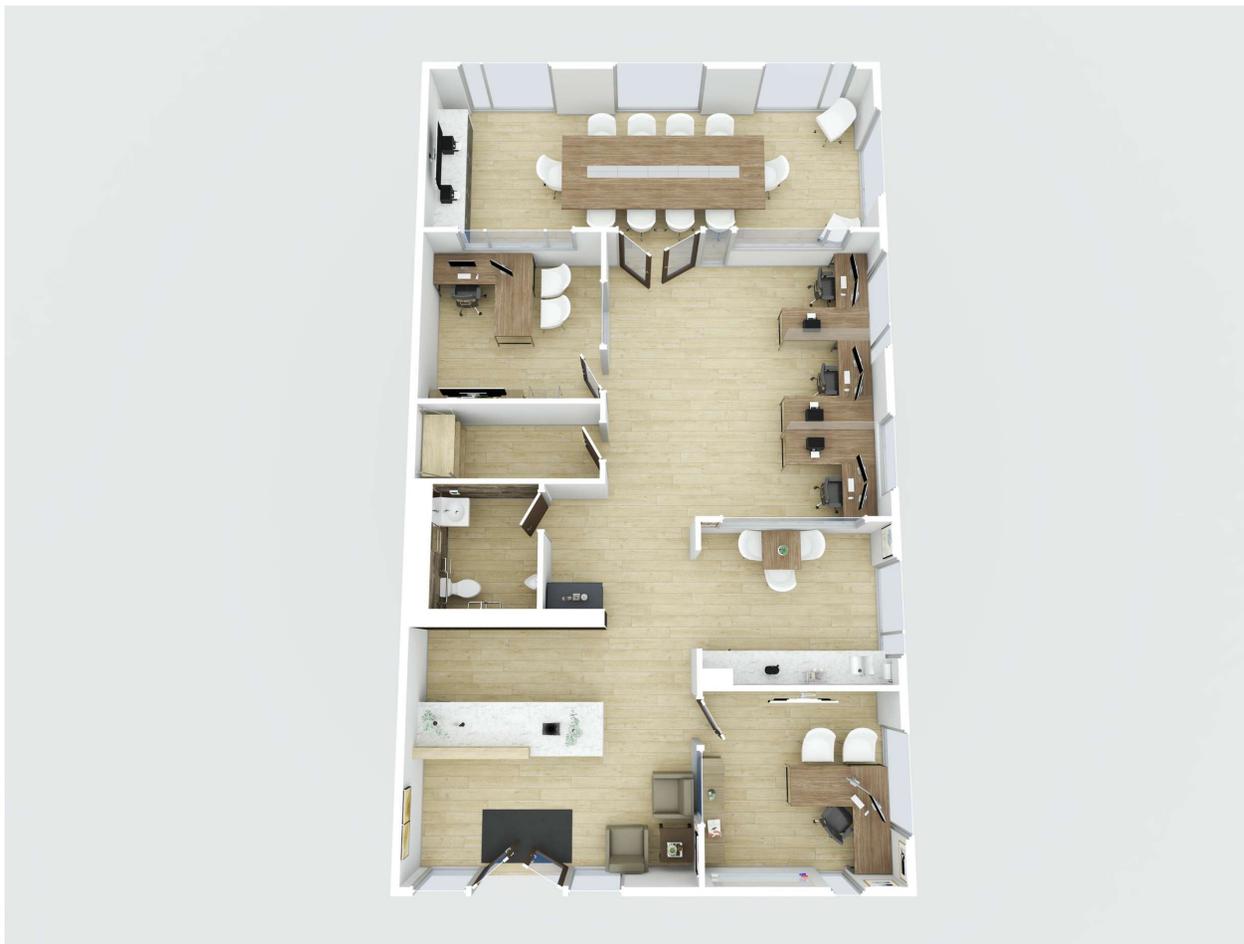


COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

PROFESSIONAL OFFICE SPACE FOR LEASR

2635 Saint Rose Parkway Henderson, NV 89052



Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com



COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

PROFESSIONAL OFFICE SPACE FOR LEASR

2635 Saint Rose Parkway Henderson, NV 89052



Architectural Site Plan

Scale: 1" = Not To Scale

Project No. Misc 2019

North

Gardner Plaza @ St. Rose

Henderson, Nevada

© Copyright Avaruus Studios, Inc. 2020

January 16, 2020

Avaruus Studios
STUDIOS
(702) 776-7774

This design is conceptual in nature and no guarantee of its accuracy is implied.

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

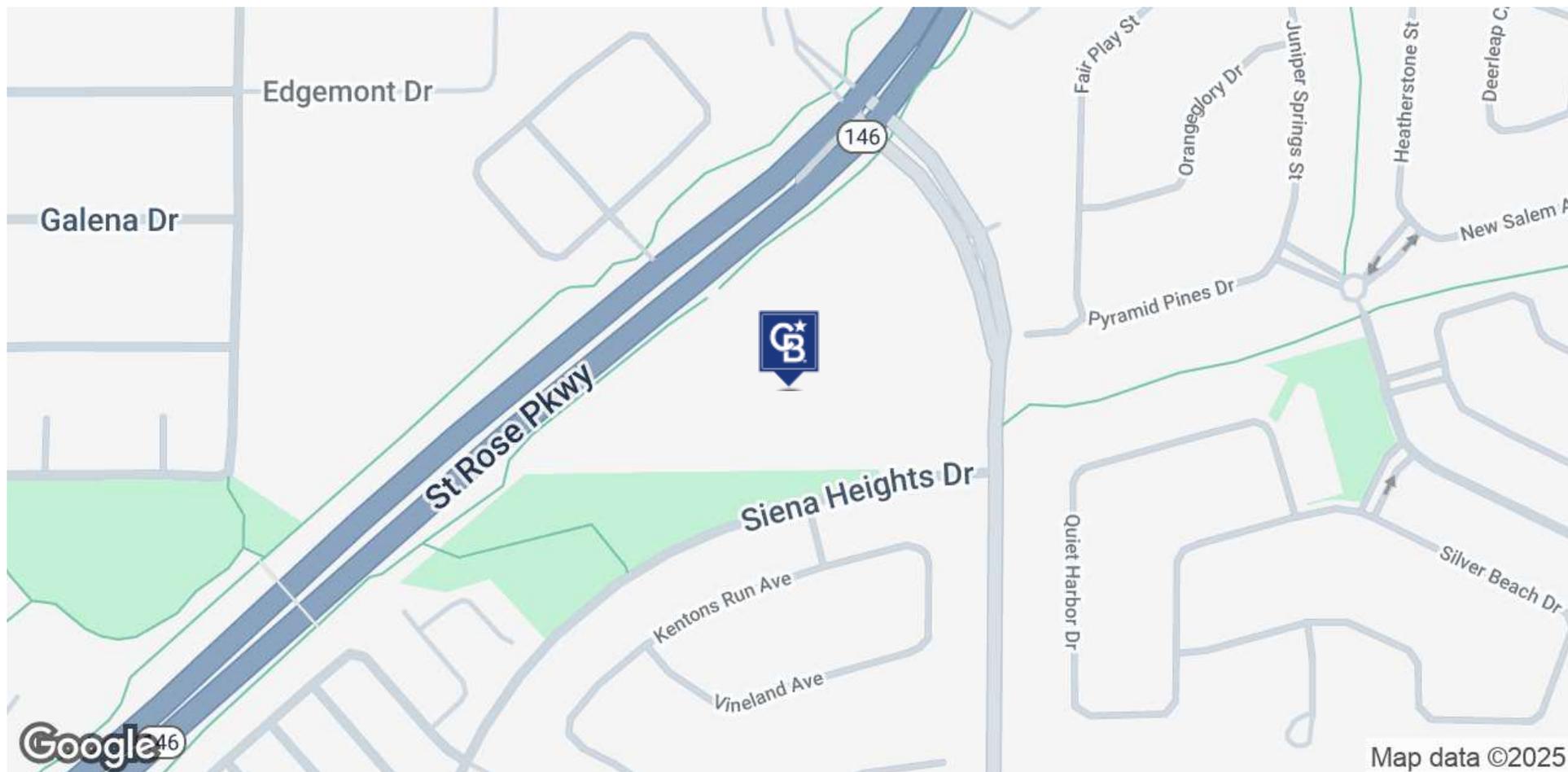


COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

PROFESSIONAL OFFICE SPACE FOR LEASR

2635 Saint Rose Parkway Henderson, NV 89052



Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com



COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

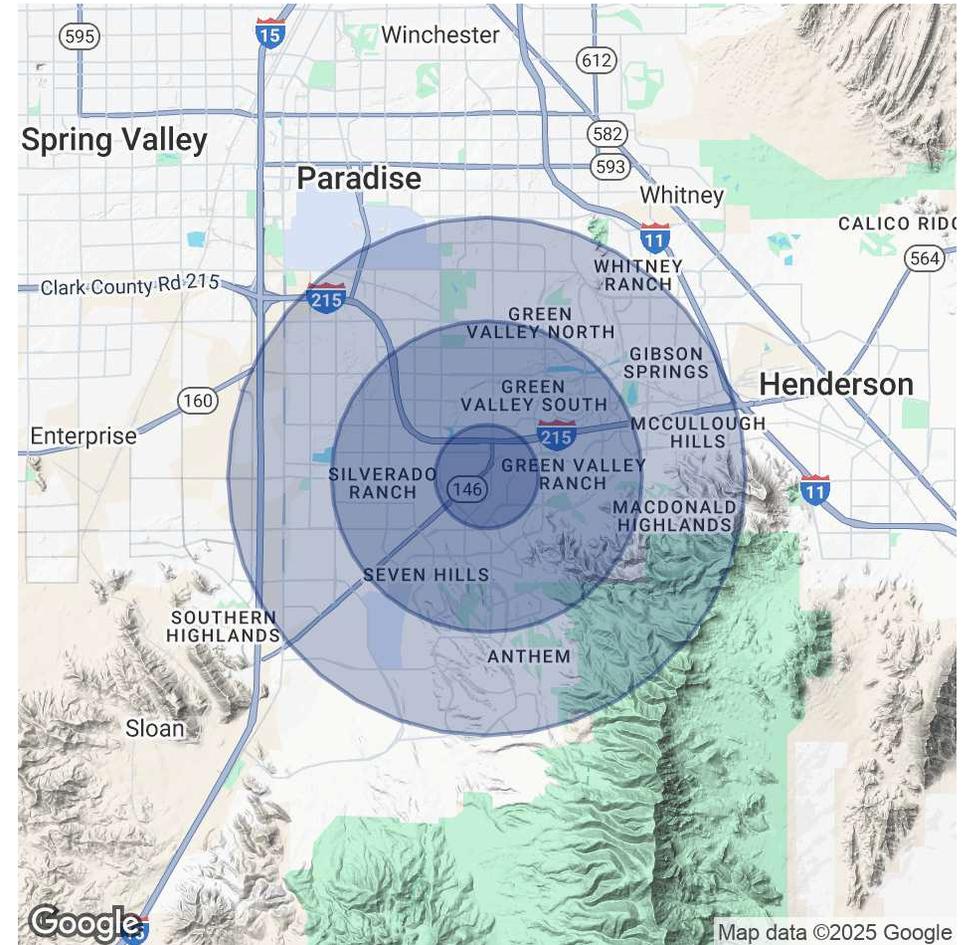
PROFESSIONAL OFFICE SPACE FOR LEASR

2635 Saint Rose Parkway Henderson, NV 89052

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,826	167,925	326,725
Average Age	43	42	43
Average Age (Male)	42	41	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,624	68,035	134,702
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$134,466	\$120,439	\$117,861
Average House Value	\$629,916	\$542,426	\$551,317

Demographics data derived from AlphaMap



Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com



COLDWELL BANKER
COMMERCIAL
PREMIER