

FOR LEASE



LEGACY

BUSINESS PARK

PROFESSIONAL OFFICE

1701 N Green Valley Pkwy
Henderson, NV 89074

Office / Medical
\$2.05-\$2.50/sf

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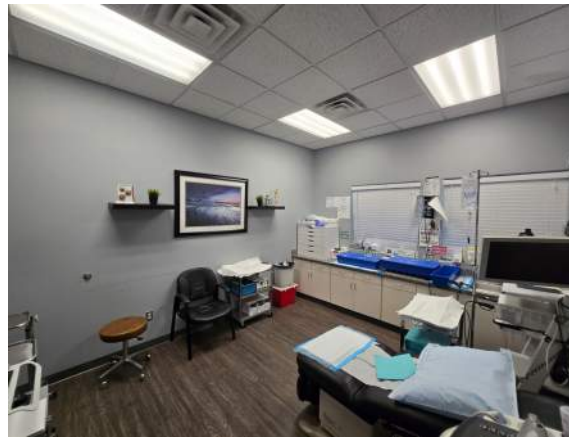
SITE PLAN AND AVAILABILITY



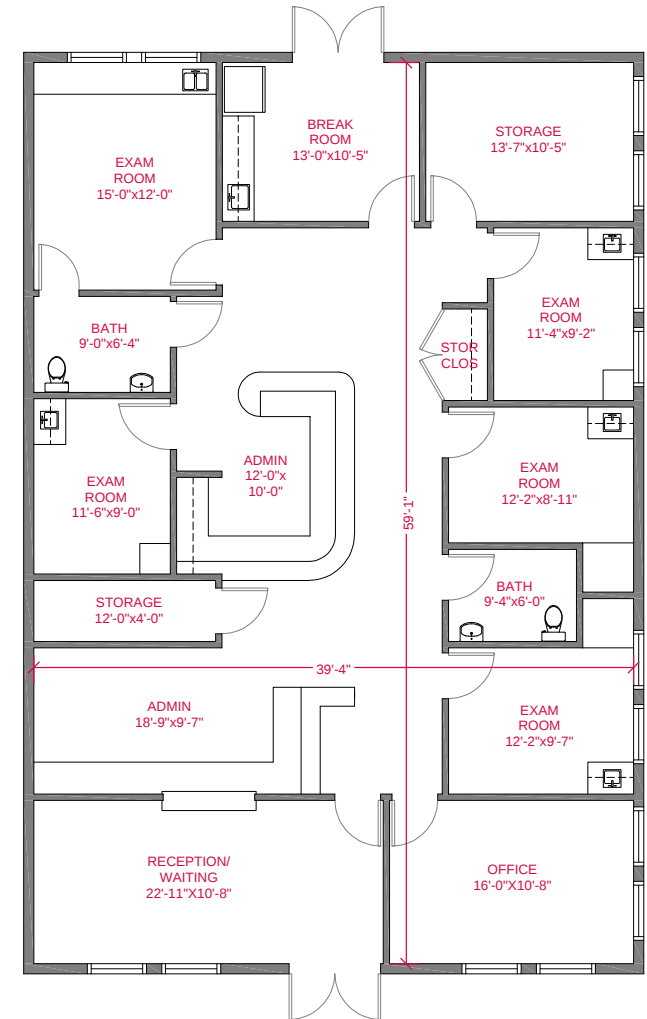
BUILDING 10
SUITE C - 2,400 RSF



2,400 rsf \$2.05-\$2.50/sf \$0.61 cam



FLOOR PLAN



PROPERTY HIGHLIGHTS

- Turnkey medical suite in end cap with windows on three sides
- 4 plumbed exam rooms with 1 larger exam/treatment room
- 2 bathrooms and ample secured storage
- Open floor plan with generous waiting room and administrative areas

LEGACY BUSINESS PARK - BUILDING 10 SUITE C





Overlooking Legacy Golf Course



Location Overview



Green Valley ~
Corporate Center South



THE DISTRICT
at Green Valley Ranch



Major Roads

- I-215 less than 1 mile
- Signalized section-line intersection of N. Green Valley Pkwy. & Warm Springs Road



Households

- In the heart of the established, master planned community of Green Valley
- 1 Mile: 7,400 HH
- 3 Miles: 63,000 HH
- 5 Miles: 140,000 HH



Income

- 1 Mile: \$114,000
- 3 Miles: \$101,000
- 5 Miles: \$96,000