



Siena Office Park

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PROPERTY HIGHLIGHTS

Siena Office Park is a two-story $\pm 50,002$ SF Class A medical and professional office building located near the St. Rose Dominican Siena Hospital; a 230-bed, full service hospital owned by Dignity Health. Siena Office Park is within close proximity to an abundance of rooftops in the Master Planned communities of Anthem, Green Valley Ranch, Silverado Ranch, Seven Hills and Inspirada. Siena Office Park is anchored by SBI (The Spine & Brain Institute), Nevada Family Care & Wellness Center, SimonMed Imaging, Advanced Dermatology and Cosmetic Surgery.

Located in the desirable Henderson Submarket, the property is zoned Commercial Office (CO) and offers ample surface and covered parking at no additional cost. The City of Henderson is the 2nd largest nationally recognized city in Nevada featuring golf courses and country club homes built by some of the nation's most prominent home builders.

Minutes from McCarran International and Henderson Executive Airport, Siena Office Park is just a quick drive to many amenities including dining, shopping, the Las Vegas "STRIP" and to both the I-15 Interstate and the 215 Beltway.

LEASING HIGHLIGHTS

- Lease Rate: \$1.40/SF (NNN); CAMs: \$0.56/SF
- Load Factor: 22.6%
- **CAMs include power**
- Ample and covered parking at no additional cost
- Traffic Counts of $\pm 41,240$ cars per day
- Near St. Rose Dominican Siena Hospital
- Monument signage on W. Horizon Ridge Parkway available
- Located minutes to the I-15 and the 215 Beltway
- Minutes from McCarran International and Henderson Executive Airport

DEMOGRAPHICS

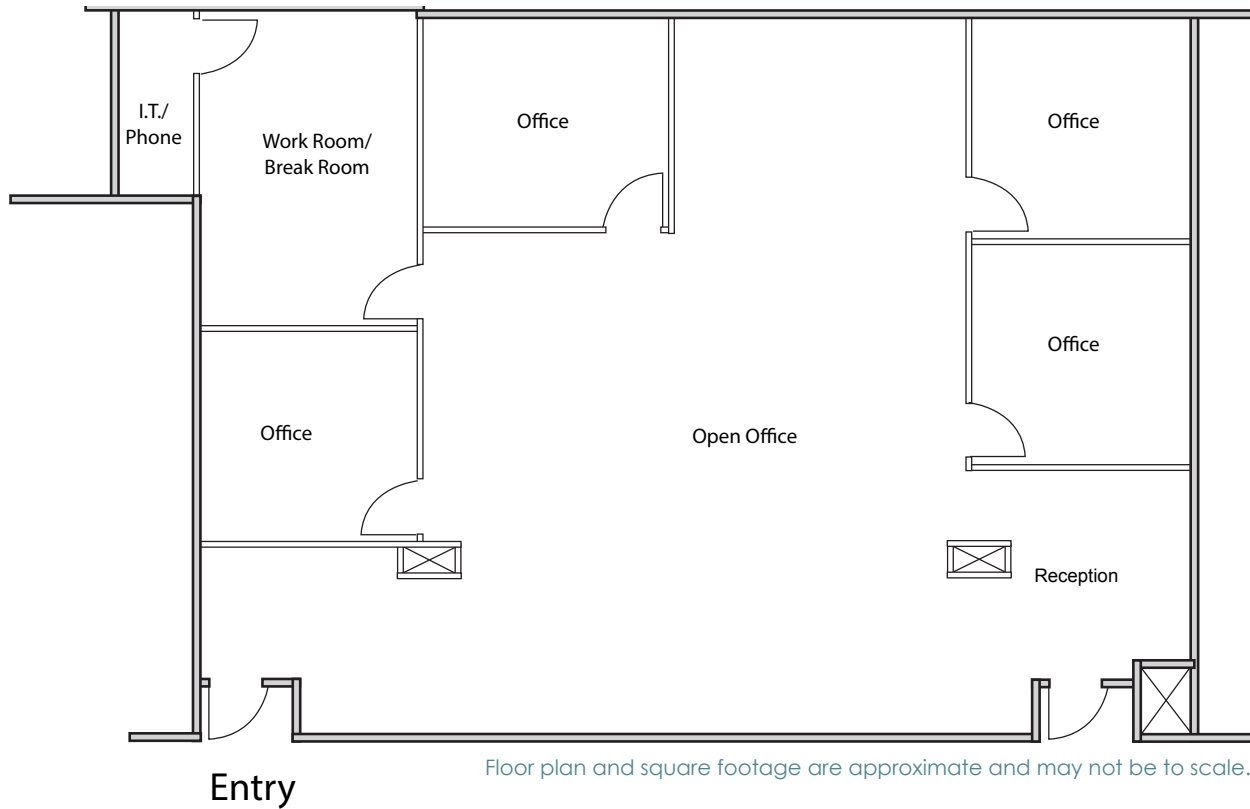
2019	1 MILE	3 MILE	5 MILE
POPULATION			
Estimated Population	22,882	140,834	303,598
Estimated Households	9,287	55,081	119,914
INCOME			
Est. Median HH Income	\$73,355	\$76,609	\$75,112
Est. Average HH Income	\$98,062	\$100,280	\$97,614



PROPERTY PHOTOS



FLOOR PLAN: SUITE 231



Lease Rate:

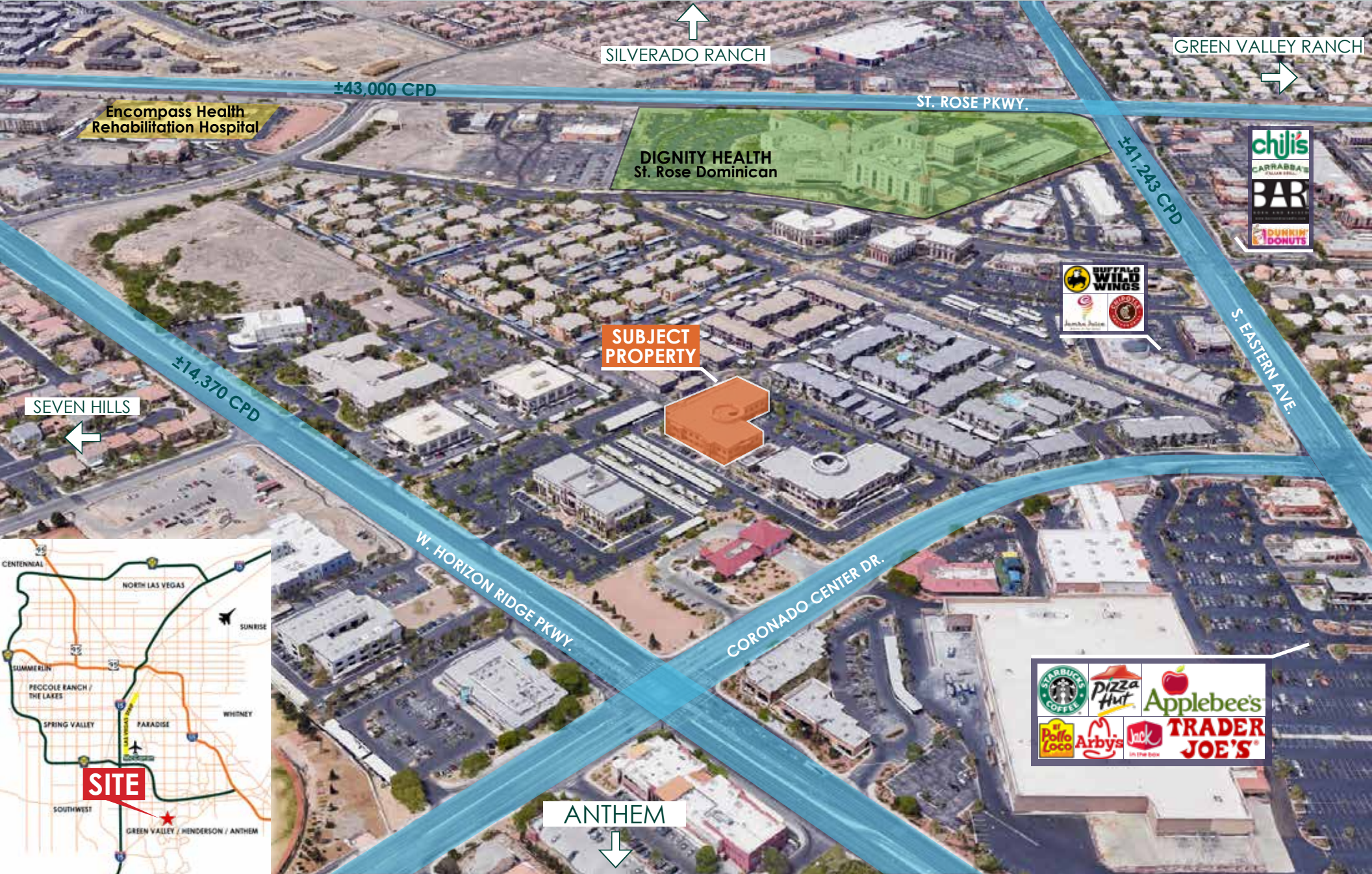
- \$1.40/SF (NNN)
- CAMs \$0.56/SF
- CAMs include power

Suite 231: ±2,495 SF

- Large Open Work Area
- 4 Offices
- Breakroom
- IT Closet
- Floor to Ceiling Windows
- Floor Plan Allows for Conference Room Addition



SURROUNDING AERIAL MAP



The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

