

SELLER LEASE-BACK INVESTMENT OR OWNER USER CROWNE PROFESSIONAL PLAZA

50 S. STEPHANIE ST., HENDERSON, NV 89012



FIRST FEDERAL REALTY



±13,721 SF OFFICE BUILDING FOR SALE

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



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TABLE OF CONTENTS

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Executive Summary	3
Property Summary	4
Rent Roll	5
Property Photos	6
Floor Plan Level 1	8
Floor Plan Level 2	9
Business Map	10
Demographics	11
Disclaimer	12





EXECUTIVE SUMMARY

50 S STEPHANIE STREET | HENDERSON, NV 89012



Professional Office Building | Available \pm 4,475 RSF | Henderson, NV

This office building offers approximately \pm 4,475 square feet of ground-floor space available for occupancy. Ideal for an owner-user or as an investment opportunity through a seller leaseback. The property consists of two separate parcels (first and second floors) which may be sold together or individually, providing flexibility for buyers. Located just south of the 215 Beltway at Stephanie St & Paseo Verde Pkwy.

Built in 2008 and updated in 2014, the property features modern interiors, elevator access, restrooms on both floors, desert landscaping, and ample parking, including ADA spaces. Close to dining, shopping, medical facilities, and upscale residential areas.

Contact us today for more information or to schedule a private tour. Please do not disturb tenants.

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PROPERTY SUMMARY

50 S STEPHANIE ST | HENDERSON, NV 89012



Property Summary

Price:	\$4,990,000.00
Building SF:	±13,721
No. Stories:	2
NOI:	\$315,748
CAP Rate:	6.3%
Lot Size:	3.46 AC
Tenancy:	Multi
Building Class:	B
Year Built:	2008
Renovated:	2014
Parking Ratio:	4.3/1,000SF
Zoning:	CO

Property Highlights

- Suite 101 (±4,475 SF) currently occupied by the seller – available for owner-user or seller leaseback.
- Flexible purchase options: First and second floors can be sold together or separately.
- Excellent visibility just off I-215 at Stephanie Street.
- High-end interior finishes throughout the building.
- Strip views from both floors.
- Prime Henderson submarket location.
- High-traffic area with outstanding accessibility.
- Ample on-site parking, including ADA spaces.

Location Overview

Conveniently situated off the 215 at Stephanie Street, on the northeast corner of Stephanie and Paseo Verde Parkway.

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RENT ROLL

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Rent Roll															
50 S. Stephanie Street, Henderson, NV 89012															
Suite	Tenant	S.F.	Rent S.F.	Rent	CAM	Sign Fee	Total	Abated Rent	Commencement Date	Expiration Date	Escalator	Term	Proportionate Share of Building	Security Deposit	Additional Rents
101	First Federal Realty LLC	4,475	\$2.00	\$ 8,950.00	\$ 2,550.75	\$ -	\$ 11,500.75	N/A	4/1/2024		3.0%	36	27.00%	\$ -	\$ -
102	Financial Services	720	\$2.28	\$ 1,642.48	\$ 474.26	\$ -	\$ 2,116.74	N/A	8/1/2023	7/31/2028	3.0%	60	6.27%	\$ 1,152.00	\$ -
103	Law Firm	1,105	\$1.91	\$ 2,180.47	\$ 530.78	\$ 100.00	\$ 2,811.25	Month 49	3/1/2023	4/1/2026 *	3.0%	37	10.50%	\$ 2,180.47	\$ -
201	Online Sales	3,358	\$2.00	\$ 6,716.00	\$ 1,914.06	\$ -	\$ 8,630.06	N/A	1/1/2025	12/31/2029 **	Incentive ***	60	24.47%	\$ 16,924.32	
202	Law Firm	1,555	\$2.32	\$ 3,607.60	\$ 886.35	\$ -	\$ 4,493.95	N/A	3/1/2024	3/1/2027 ****	3.0%	36	11.33%	\$ 3,498.75	
203	Home Healthcare	1,805	\$1.73	\$3,115.81	\$ 1,130.25	\$ -	\$ 4,246.06	N/A	11/27/2022	11/30/2026 *****	3.0%	24	17.05%	\$ 4,000.00	
	Total	13,018		\$ 26,212.36	\$ 7,486.45	\$ 100.00	\$ 33,798.81						97%	\$ 27,755.54	\$ -

* Subject to one 3-year renewal option

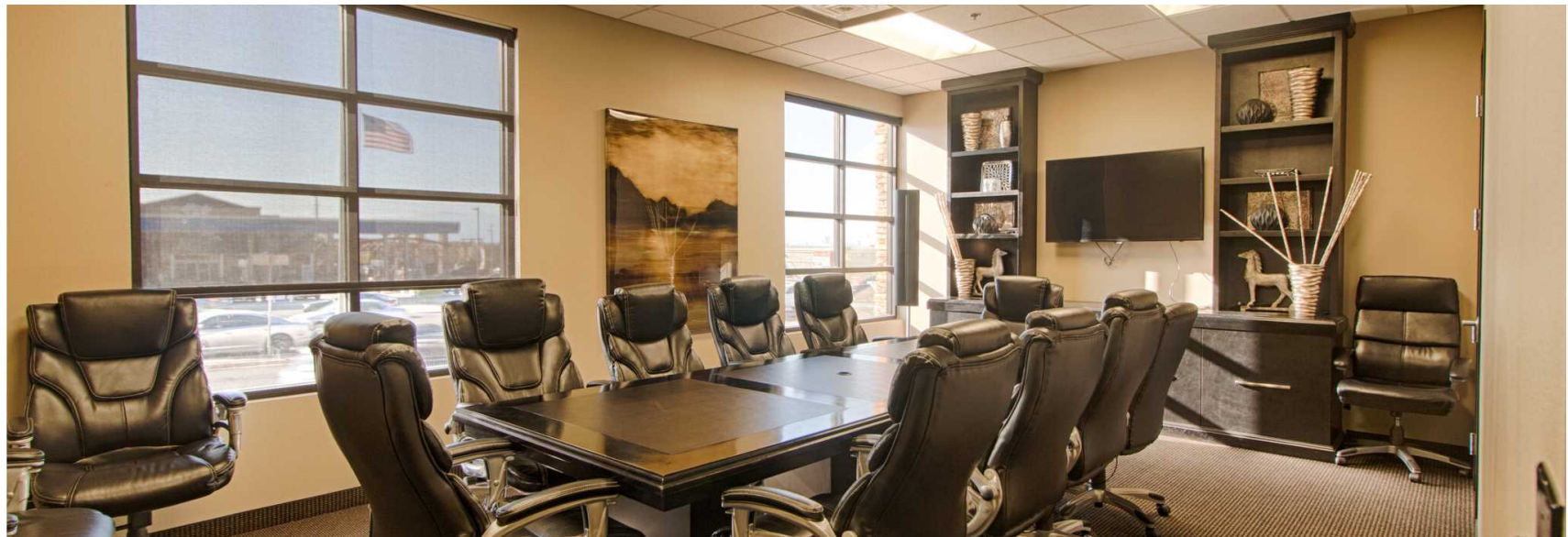
** Subject to two 3-year renewal options

*** Incentive rate of \$2.00 PSF commences 1/1/26. Rate increases to \$2.39 PSF on 1/1/27, \$2.46 PSF on 1/1/28, and \$2.53 PSF on 1/1/29

**** Subject to one 3-year renewal option

***** Subject to six 1-year renewal options

Please note that S.F. for Suites 102, 103, and 203 leases above reflect usable square feet, and S.F. for Suites 101, 201, and 202 leases reflect rentable square feet.



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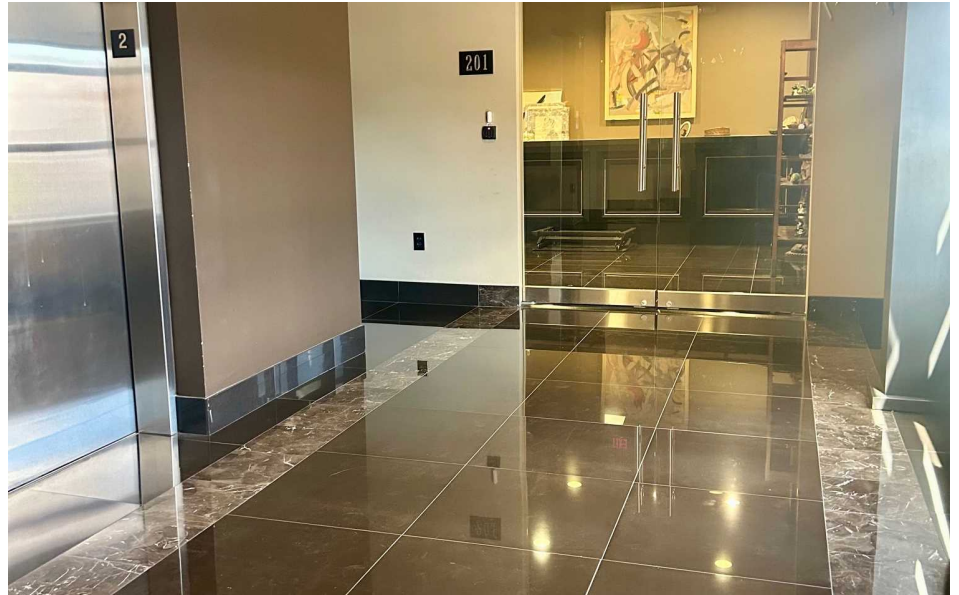
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PROPERTY PHOTOS

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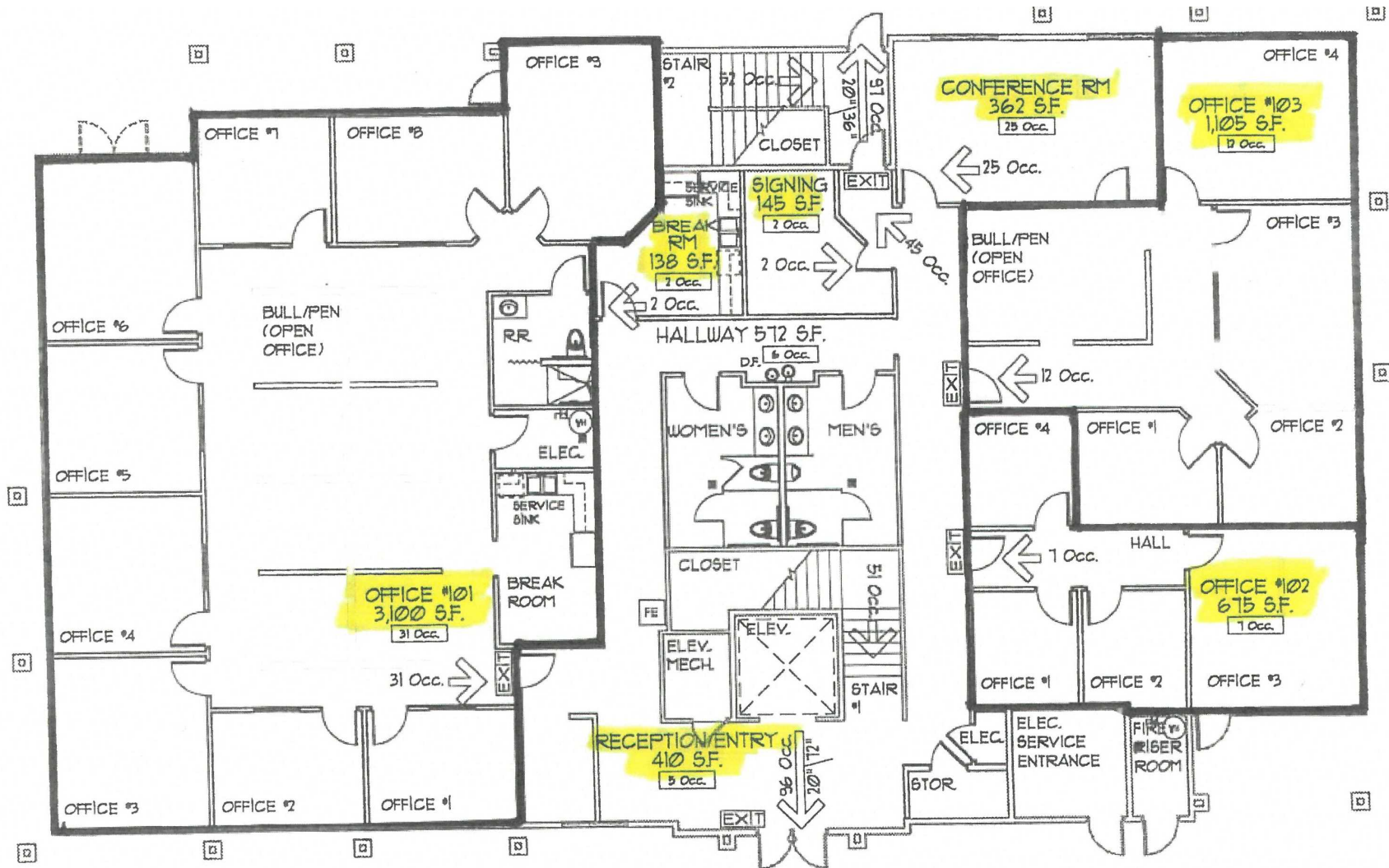
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FLOOR PLAN LEVEL 1

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1 LIFE SAFETY & EXITING PLAN: LEVEL ONE
1/8" = 1'-0"

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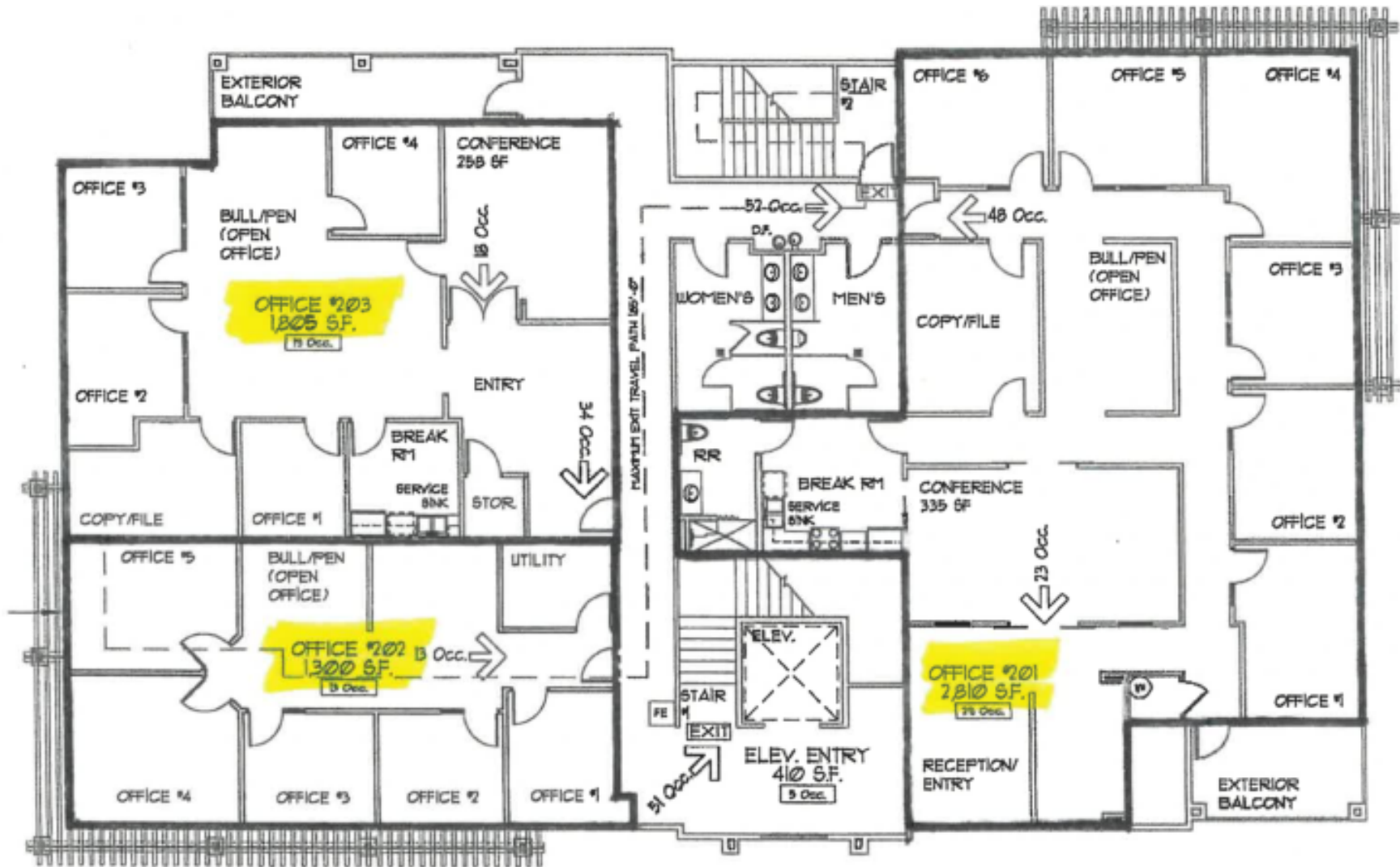
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FLOOR PLAN LEVEL 2

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2 LIFE SAFETY & EXITING PLAN: LEVEL TWO
1/8" = 1'-0"

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BUSINESS MAP

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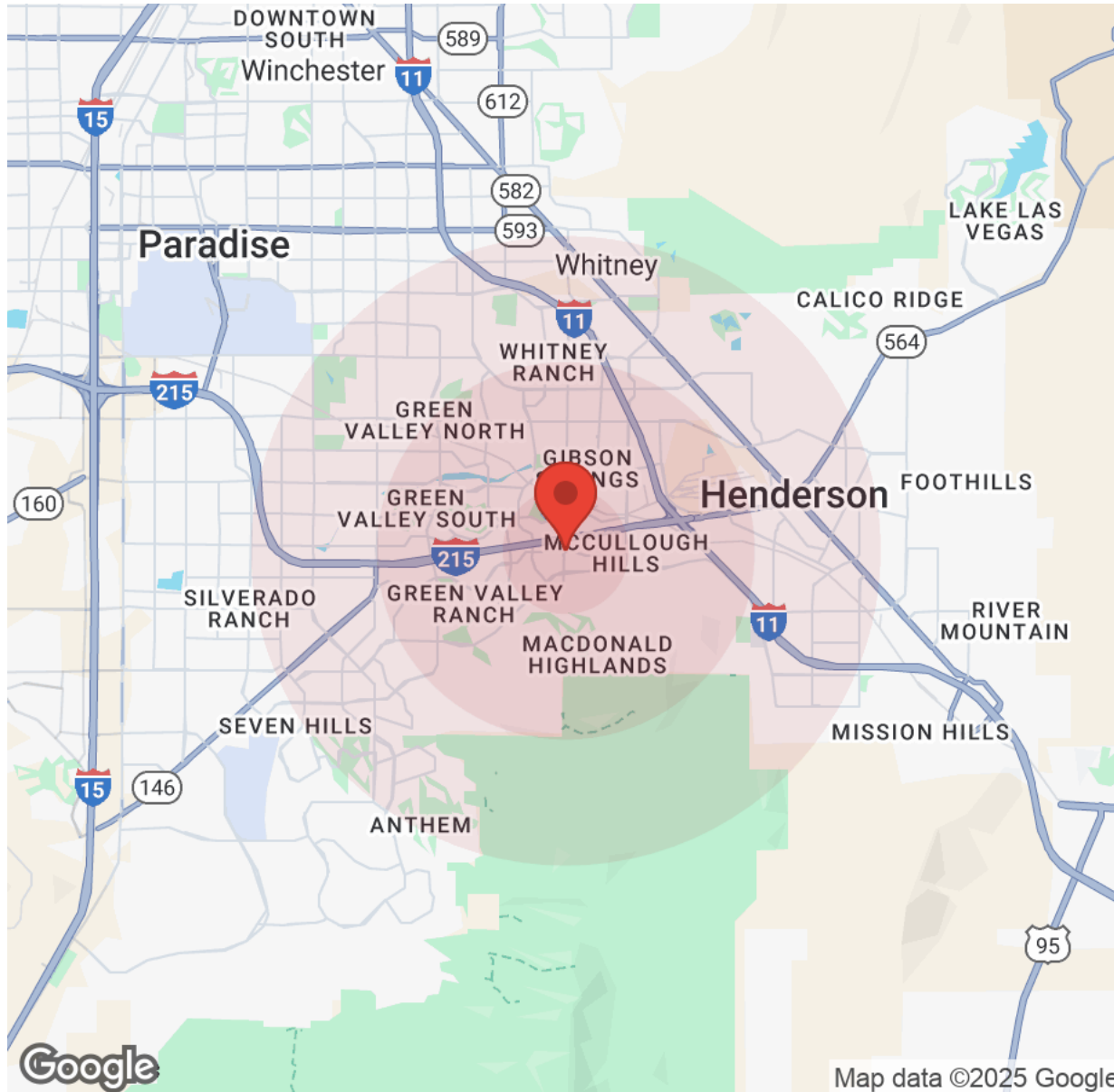
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DEMOGRAPHICS

50 S STEPHANIE STREET | HENDERSON, NV 89012



Population	1 Mile	3 Miles	5 Miles
Male	9,580	52,272	148,756
Female	9,970	54,256	154,105
Total Population	19,550	106,528	302,861

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,275	16,658	49,471
Ages 15-24	2,053	11,031	33,829
Ages 25-54	8,470	42,286	124,175
Ages 55-64	2,358	14,115	38,983
Ages 65+	3,392	22,437	56,404

Race	1 Mile	3 Miles	5 Miles
White	9,777	55,522	143,647
Black	1,969	8,799	29,892
Am In/AK Nat	49	277	878
Hawaiian	104	554	2,059
Hispanic	4,104	23,596	76,200
Asian	2,479	12,315	34,829
Multi-Racial	1,024	5,241	14,628
Other	45	234	727

Income	1 Mile	3 Miles	5 Miles
Median	\$88,969	\$92,538	\$87,770
< \$15,000	665	2,812	8,653
\$15,000-\$24,999	302	1,972	6,078
\$25,000-\$34,999	490	2,332	7,483
\$35,000-\$49,999	748	3,775	11,367
\$50,000-\$74,999	1,180	6,675	19,015
\$75,000-\$99,999	1,573	6,865	17,725
\$100,000-\$149,999	1,450	7,740	23,066
\$150,000-\$199,999	1,127	5,597	13,420
> \$200,000	991	6,997	16,494

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,216	47,925	131,486
Occupied	8,527	44,765	123,300
Owner Occupied	3,503	25,116	67,274
Renter Occupied	5,024	19,649	56,026
Vacant	689	3,159	8,186

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DISCLAIMER

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