

FOR SALE/LEASE

Whitney Mesa Business Park II

1840 Whitney Mesa Dr., Henderson, NV 89014

Under New Ownership



THE BROOKHOLLOW GROUP



FOR SALE \$943,785 (\$135/SF)

- 6,991 SF freestanding office building
- Built in 2008 - First generation build-out
- Move-in ready high image office space in Green Valley
- Extensive windows for natural light
- Break room & kitchenette with refrigerators, microwaves & built-in cabinets
- 25 parking spaces, including 3 covered spaces
- Occupy whole building or lease out suite(s) to offset ownership costs
- Also For Lease: \$0.79/SF + \$0.21/SF NNN (est.)
- Asking Price: \$943,785 (\$135/SF)



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Voit
REAL ESTATE SERVICES

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FOR SALE/LEASE

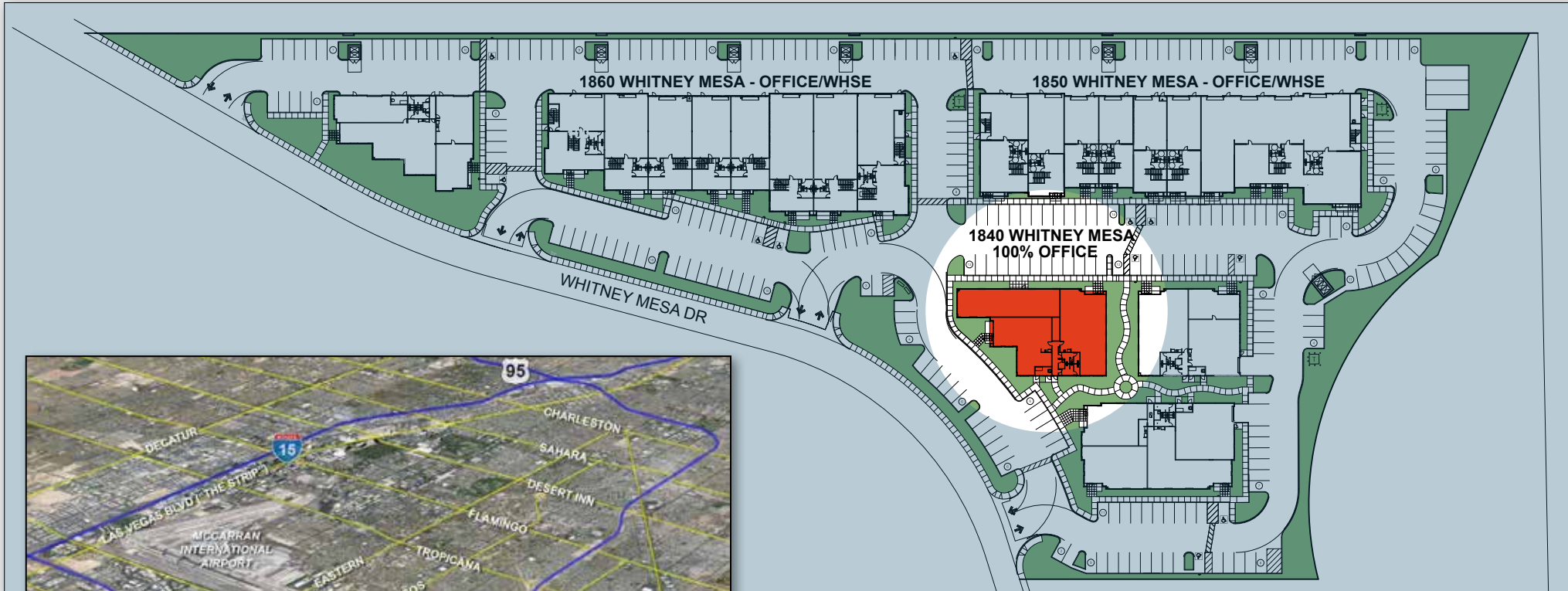
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FOR SALE			
Total SF	Parking Spaces	Price/SF	Total Asking Price
6,991	25	\$135	\$943,785

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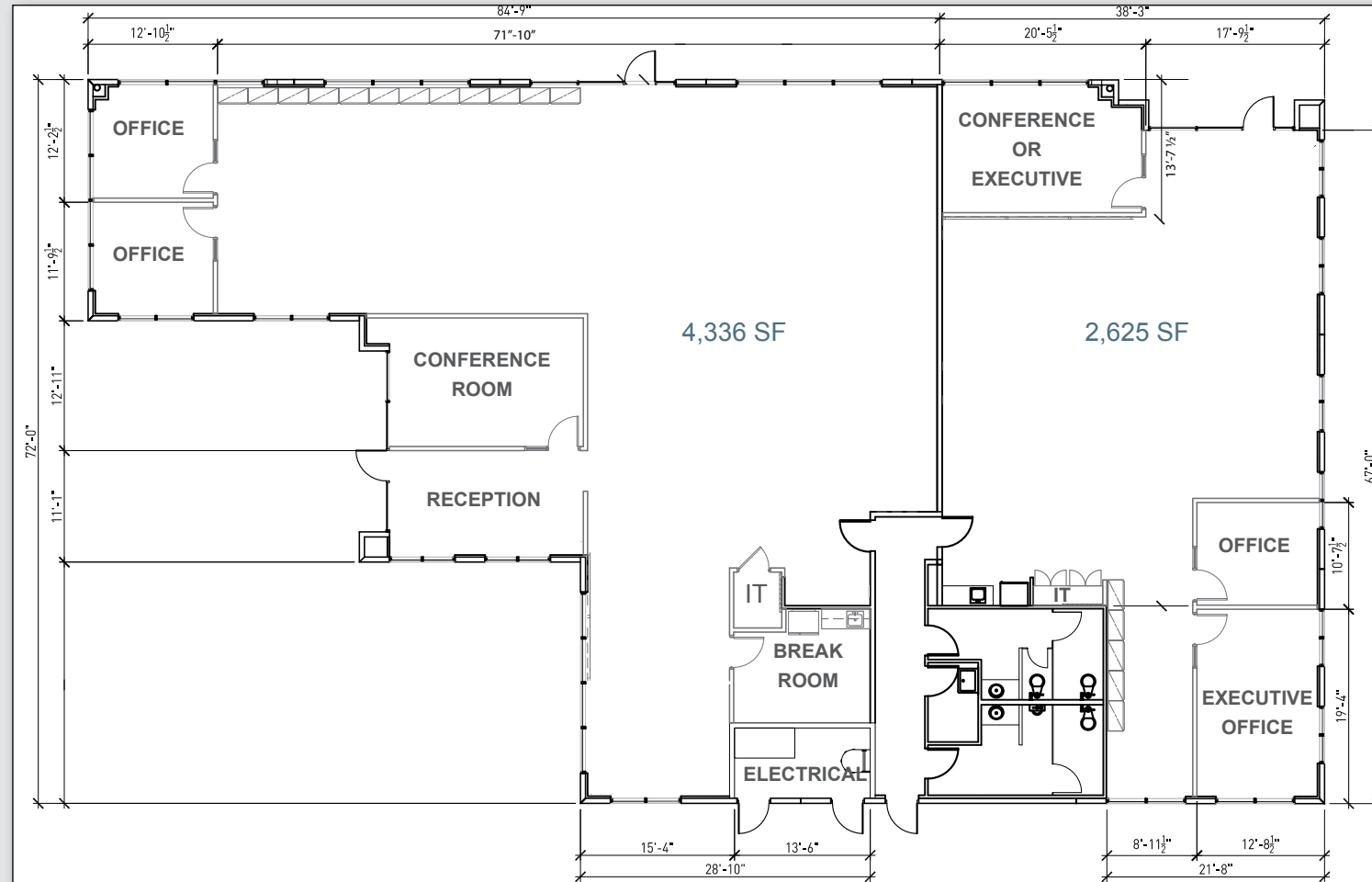
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6,991 SQUARE FEET

- New state-of-the-art freestanding office building built in 2008 including Class A tenant improvements
- Move-in ready high image office space in Green Valley
- Extensive windows for natural light
- Break room & kitchenette with refrigerators, microwaves, & built-in cabinets
- 25 parking spaces, including 3 covered spaces
- Occupy whole building or lease out suite(s) to offset ownership costs
- Also For Lease: \$0.79/SF + \$0.21/SF NNN (est.)
- Asking Price: \$943,785 (\$135/SF)



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Legend

- Gallery at Sunset
JCPenney
Dillard's
Kohl's
Macy's
Dicks Sporting Goods
Chevys Fresh Mex
Red Robin
Famous Dave's
Buffalo Wild Wings
- Green Valley Town Center
Smith's
Galaxy Green Valley Theater
Olive Garden
TGI Friday's
Joe's Crab Shack
- Stephanie Street Shopping Center
DSW Shoe Warehouse
Barnes & Noble
Old Navy
Pier 1 Imports
Michaels
Nordstrom Rack
Ulta
Total Wine
Tony Romas
- Eastgate
Walmart
Office Depot
Red Lobster
- Whitney Ranch Shopping Center
Target
Ross
Vons
Applebee's
Subway
Hobby Lobby
- Galleria Commons
Euphoria Salon
Burlington Coat Factory
Stein Mart
Marie Callendar's

Driving Times/Distances

US-95 & Russell Rd.	6 minutes	2.3 miles
Green Valley & I-215 (The District)	12 minutes	4.9 miles
McCarran International Airport (via Russell Rd.)	15 minutes	7.0 miles
I-15 via I-215	21 minutes	14.1 miles

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