



This two-story Class B Office building constructed in 2004 is located within Green Valley Corporate Center South and offers quality design, finishes and construction, coupled with generous building setbacks and abundant landscaping to provide an impressive corporate environment. Additionally, the complex offers redundant state-of-the-art fiber optic technologies and power capabilities. The location within Green Valley Corporate Center South affords proximity to a strong population and employment base, excellent housing opportunities, immediate access to the I-215 beltway and convenient access to nearby amenities such as The District, Green Valley Ranch Resort, Lifetime Fitness as well as other retail, office, and medical facilities.

## Property Highlights

- Premier Class B office space available for lease
- Second generation space available
- Immediate access to Interstate 215
- Located in the heart of Henderson / Green Valley
- Surrounded by numerous amenities
- Asking lease rate from \$2.35/SF/Month Modified Gross
- Negotiable tenant improvement allowance

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LAS VEGAS



2550

122K

2500

2475

162K

2485

2495

ST ROSE PARKWAY

VILLAGE VIEW DR

PECOS ROAD

VILLAGE VIEW DR

E SERENE AVE

PASO VERDE PARKWAY

17K

LIFETIME ATHLETIC

THE DISTRICT  
at green valley ranch

HENDERSON

