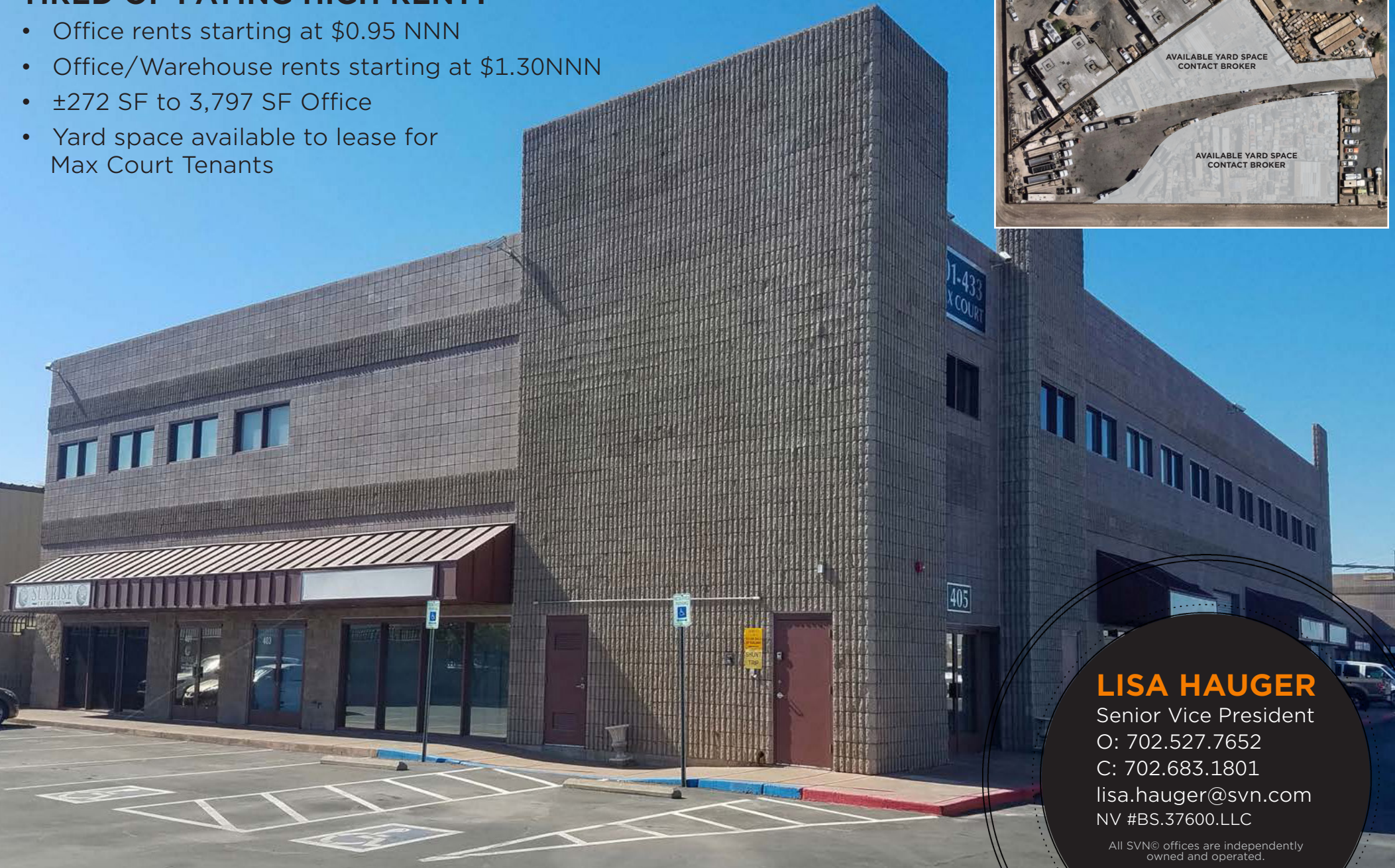


## TIRED OF PAYING HIGH RENT?

- Office rents starting at \$0.95 NNN
- Office/Warehouse rents starting at \$1.30NNN
- ±272 SF to 3,797 SF Office
- Yard space available to lease for Max Court Tenants



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All SVN<sup>®</sup> offices are independently owned and operated.

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$0.90 - 1.30 SF/month (NNN)
<b>CAM:</b>	\$0.31 SF/month
<b>BUILDING SIZE:</b>	39,313 SF
<b>AVAILABLE SF:</b>	272 - 3,797 SF
<b>YARD LEASE RATE:</b>	TBD
<b>ZONING:</b>	Limited Industry (IL)
<b>APN:</b>	178-01-413-003

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## PROPERTY OVERVIEW

Max Court Business Center, located in the Southeast industrial area of Henderson off Boulder Highway. The subject property consists of an office/warehouse flex building built in 1998 totaling ±39,313 SF and comprised of both 100% office units and office/warehouses.

**405 MAX CT:** Elevator Served Second Story Office - 675 SF, 830 SF, 850 SF, 1,680 SF, and 2,359 SF of elevator served second story office. Rental rate starting at \$1.00 NNN!

**429 MAX CT:** Stair Served Second Story Office - 272 SF, 460 SF, 711 SF, 904 SF, 1,450 SF or any combination thereof, up to the full floor of 3,797 SF of stair served office space available. Rental rate starting at \$.95 NNN including power!

**OFFICE WAREHOUSE ±1,500 SF and ±3,015 SF AVAILABLE STARTING AT \$1.30 PSF NNN!**

## PROPERTY HIGHLIGHTS

- Magnetic office lobby door with mailboxes secured within the lobbies
- Key pad for after hours entry
- Multi-tenant office/industrial building

**ADDITIONAL PHOTOS**



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## AVAILABLE SPACES

### AVAILABLE SPACES SUITE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
200	830 SF	NNN	\$1.00 SF/month	AVAILABLE NOW
405 Max Court, Suite 210	850 SF	NNN	\$1.00 SF/month	AVAILABLE NOW
405 Max Court, Suite 240	675 SF	NNN	\$1.00 SF/month	AVAILABLE NOW
405 Max Court, Suite 241	2,359 SF	NNN	\$0.90 SF/month	AVAILABLE NOW
413 Max Court	1,695 SF	NNN	\$1.30 SF/month	AVAILABLE NOW
415 Max Court	1,500 SF	NNN	\$1.30 SF/month	AVAILABLE IN 30 DAYS
417-419 Max Court	3,015 SF	NNN	\$1.30 SF/month	AVAILABLE NOW
421-423 Max Court	3,023 SF	NNN	\$1.30 SF/month	AVAILABLE NOW
429 Max Court, Suite 200	711 SF	NNN	\$0.95 SF/month	AVAILABLE NOW
429 Max Court, Suite 211	1,450 SF	NNN	\$0.95 SF/month	AVAILABLE NOW
429 Max Court, Suite 220	904 SF	NNN	\$0.95 SF/month	AVAILABLE NOW
429 Max Court, Suite 231	460 SF	NNN	\$0.95 SF/month	AVAILABLE NOW
429 Max Court, Suite 230	272 SF	NNN	\$0.95 SF/month	AVAILABLE NOW
429 Max Court (Entire Floor)	3,797 SF	NNN	\$0.95 SF/month	AVAILABLE NOW

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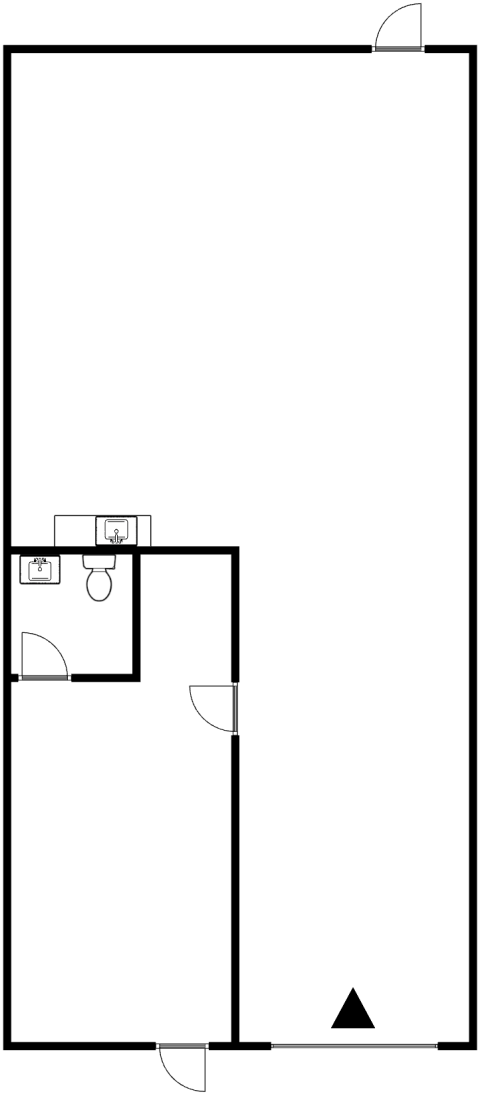
**405 MAX COURT - 2ND FLOOR PLAN**



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413 MAX COURT - FLOOR PLAN

Size (SF)  
1,695 SF



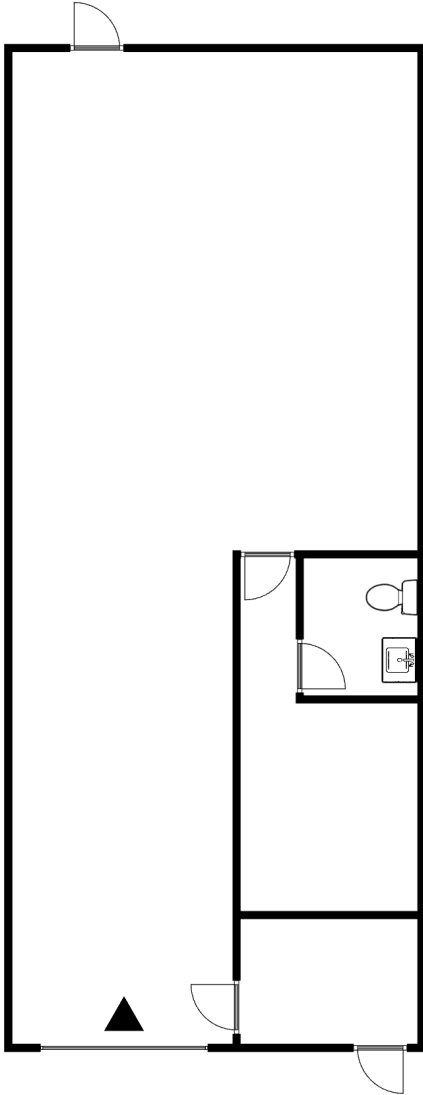
▲ GRADE HIGH DOOR

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415 MAX COURT - FLOOR PLAN

Size (SF)

1,500 SF

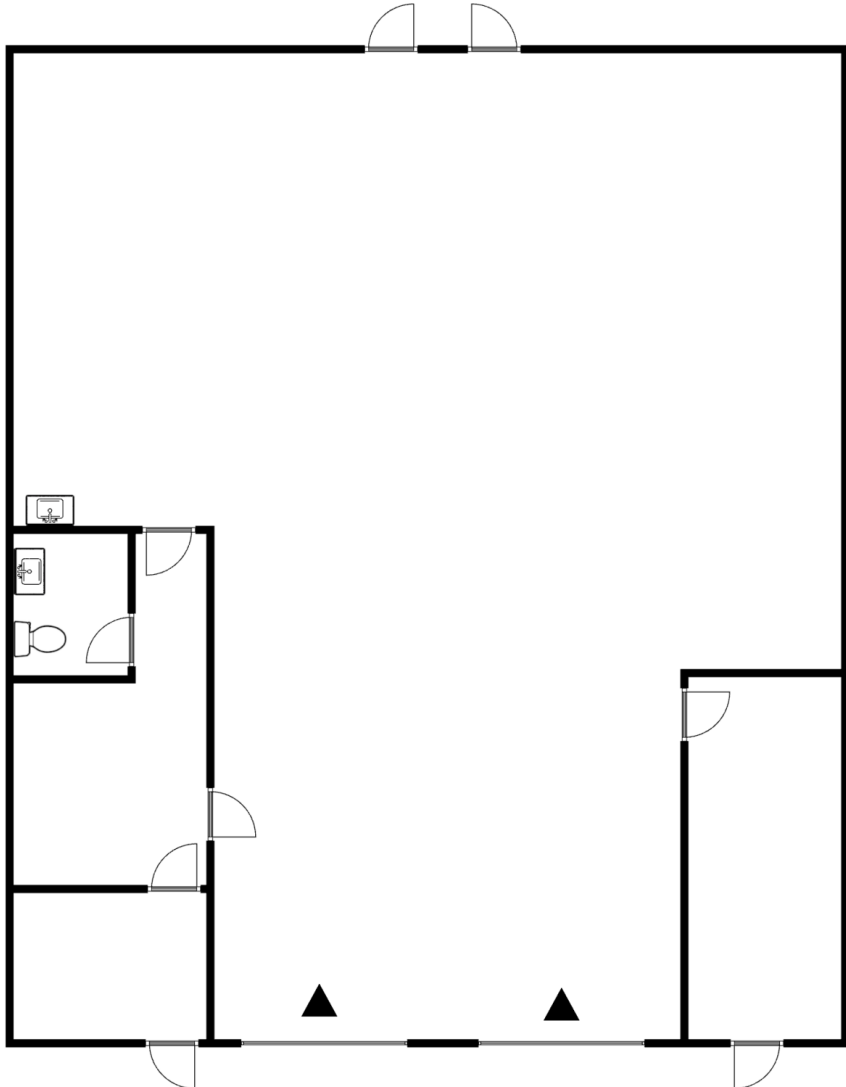


▲ GRADE HIGH DOOR

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Size (SF)

3,015 SF



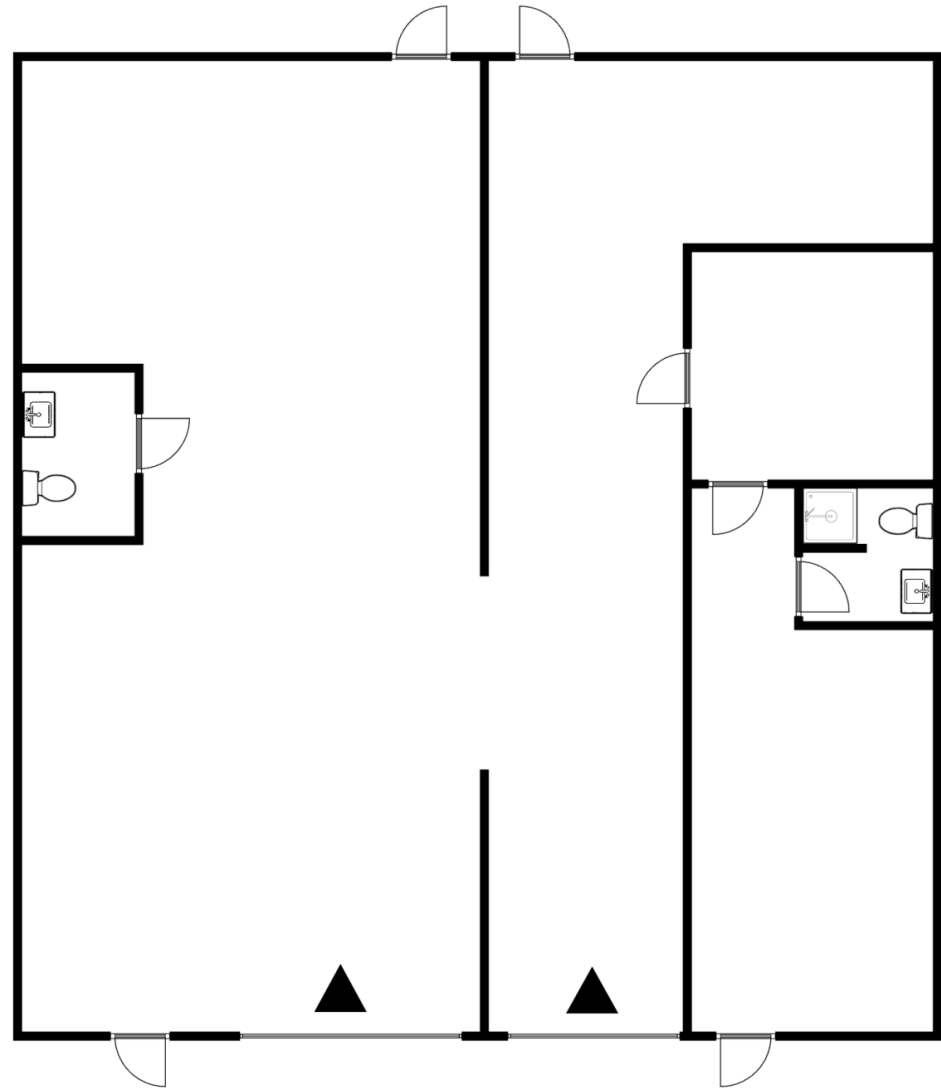
▲ GRADE HIGH DOOR

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**421-423 MAX COURT - FLOOR PLAN**

Size (SF)

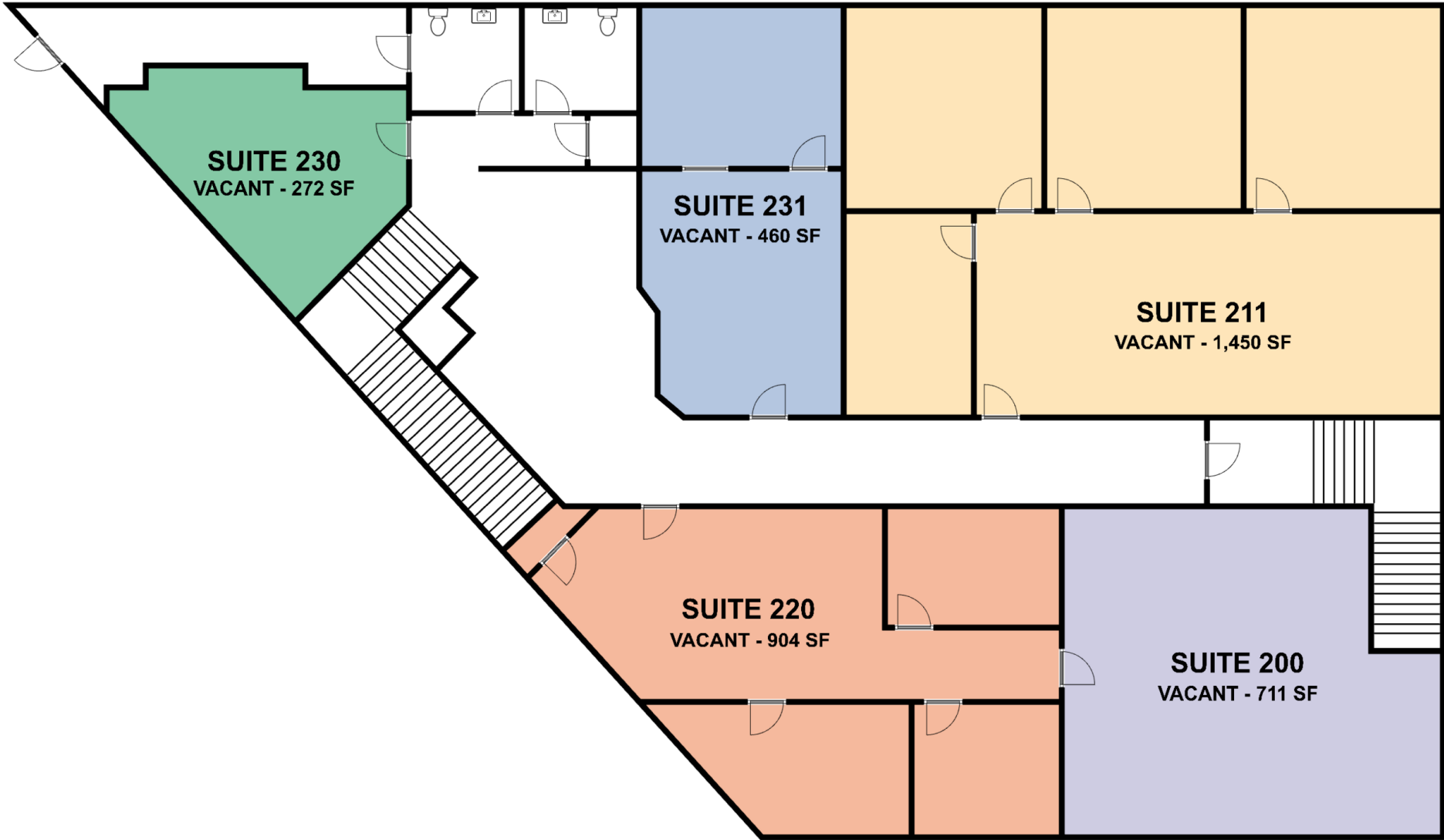
3,023 SF



▲ GRADE HIGH DOOR

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**429 MAX COURT - 2ND FLOOR PLAN**



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

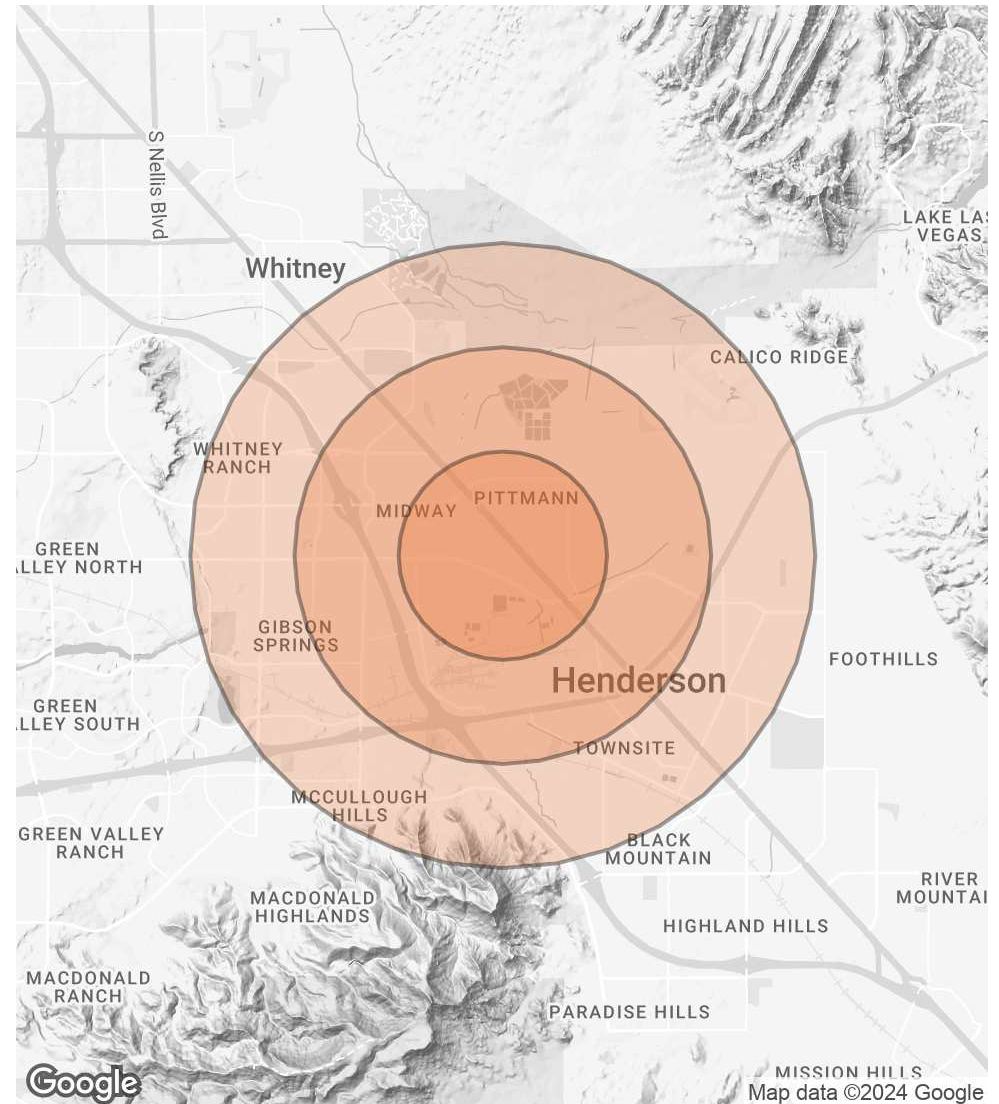
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	6,764	29,003	94,661
AVERAGE AGE	40.3	39.6	39.6
AVERAGE AGE (MALE)	41.1	40.1	39.3
AVERAGE AGE (FEMALE)	38.6	38.9	39.6

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,832	12,199	39,605
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$70,854	\$71,539	\$73,755
AVERAGE HOUSE VALUE	\$162,804	\$235,181	\$259,250

2020 American Community Survey (ACS)



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