

ANTHEM HILLS PROFESSIONAL PLAZA

12211 - 12231 SOUTH EASTERN AVENUE, HENDERSON, NV 89052



MEDICAL ~ OFFICE ~ RETAIL ~ FOR LEASE
±840 SF - 1,780 SF AVAILABLE

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MDL Group

Voit
REAL ESTATE SERVICES

ANTHEM HILLS PROFESSIONAL PLAZA

12211 - 12231 SOUTH EASTERN AVENUE, HENDERSON, NV 89052

12211 - 12231 South Eastern Avenue, in Henderson, Nevada is a two-building professional center that offers a combination of medical, retail and office suites..

The property is located on the hard corner of the prime Intersection of Sun City Anthem Drive and South Eastern Avenue, among two of the most affluent and exclusive communities in Southern Nevada: Seven Hills and Anthem.

This property is located between three luxury golf courses: Rio Secco Golf Club, Anthem Country Club, and The Revere Golf Club and spans over 2.30 acres with 95 parking spaces, for a significant parking ratio of 5/1,000 SF.

The property lies in the midst of a dense residential district with over 150,000 people residing within a one mile radius with a median income of over \$100,000.

ANTHEM HILLS PROFESSIONAL PLAZA
12211-12231

☞ (702) 212-1900 ☞

FAIRWAY INDEPENDENT MORTGAGE CORPORATION

Edward Jones

Deb's Dog Grooming 527-7797

FAIRLESS HOMES LLC
GENERAL CONTRACTOR

Anthem Hills Dental (702) 791-3100

Property Mgt 702-388-1800

AVAILABILITY

±1,780 SF
12211 BUILDING: SUITE 100

±840 SF
12211 BUILDING: SUITE 160

LEASE RATE

\$1.80/SF NNN
(NNN = \$0.60)

MEDICAL ~ OFFICE ~ RETAIL



12211

SOUTH
EASTERN AVENUE

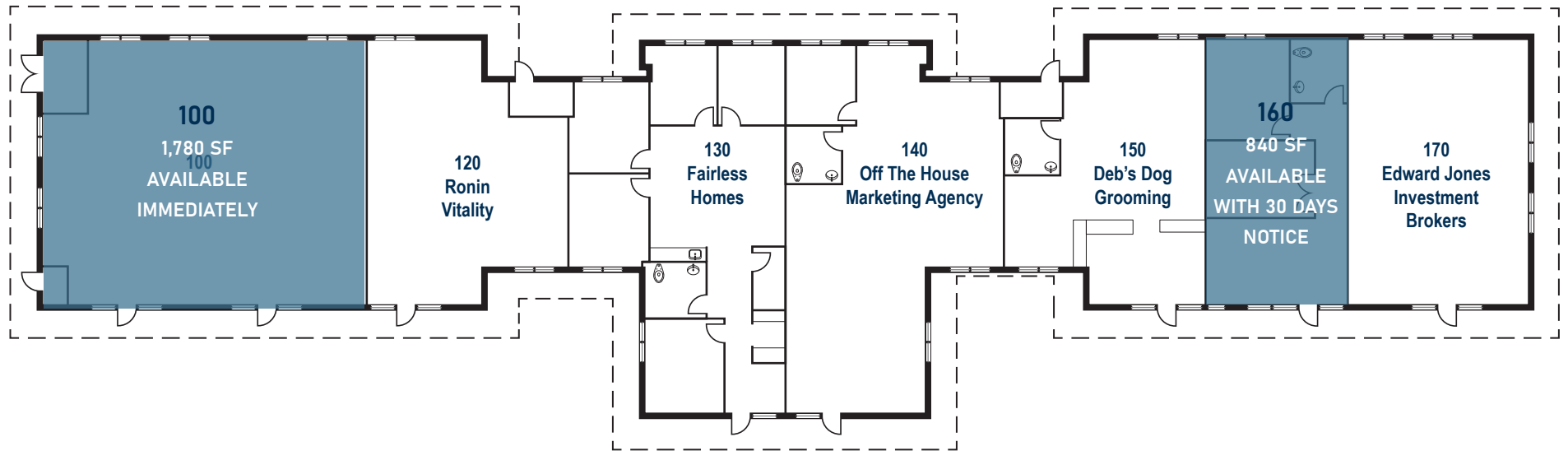
TOTAL BUILDING SIZE	±11,513 SF Square Feet
CURRENT AVAILABILITY	±840 & 1,780 Square Feet
# OF STORIES	One (1)
BUILDING HEIGHT	13'
YEAR BUILT	2003
PARKING RATIO	5.0/1,000 SF
LAND SIZE	2.30 Acres
SPRINKLERS	Wet
ZONING	CN
TENANCY	Multi-Tenant

12231

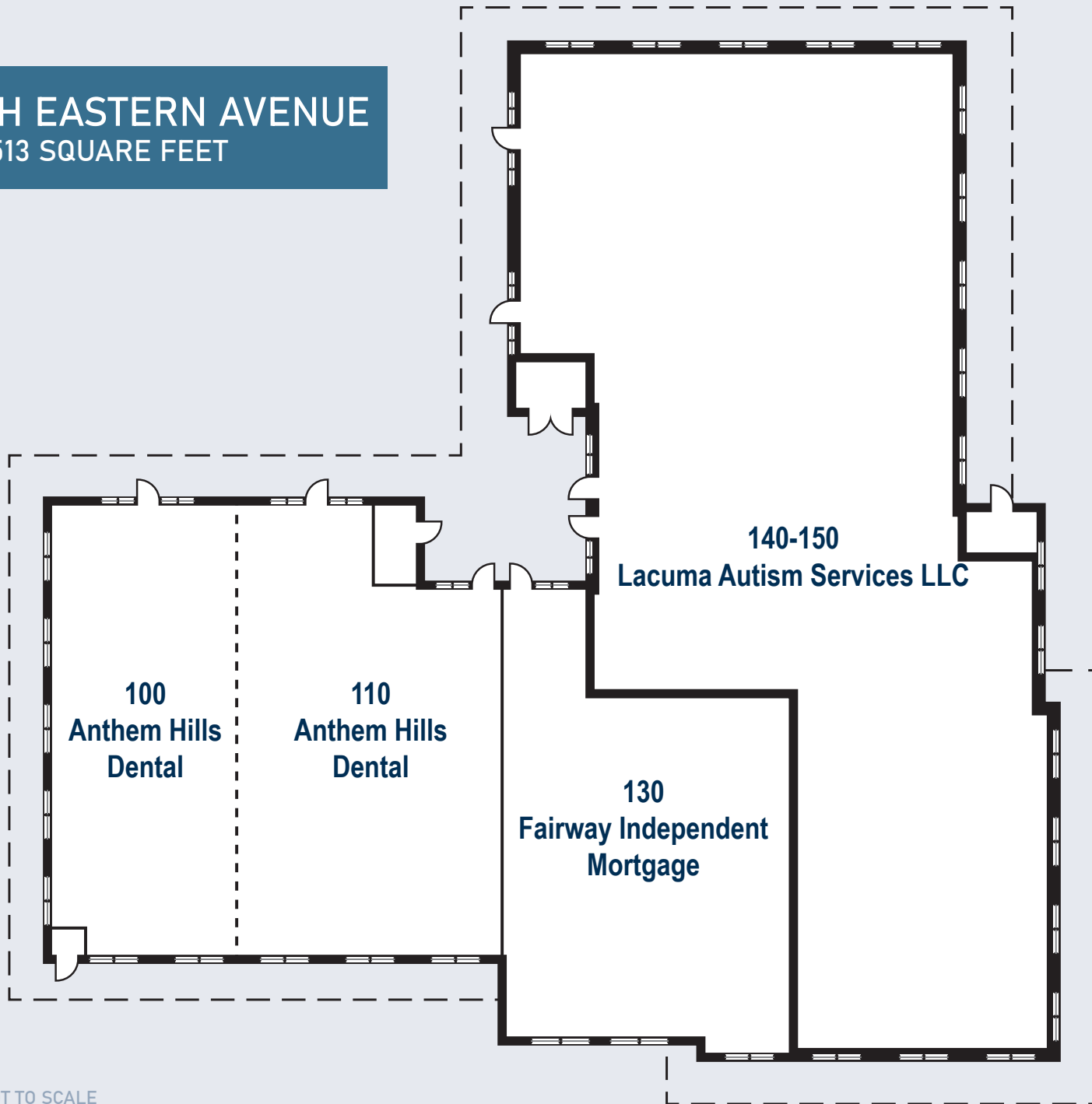
SOUTH
EASTERN AVENUE

TOTAL BUILDING SIZE	±10,347 Square Feet
CURRENT AVAILABILITY	100% Leased
# OF STORIES	One (1)
BUILDING HEIGHT	13'
YEAR BUILT	2003
PARKING RATIO	5.0/1,000 SF
LAND SIZE	2.30 Acres
SPRINKLERS	Wet
ZONING	CN
TENANCY	Multi-Tenant

12211 SOUTH EASTERN AVENUE
±10,347 SQUARE FEET



12231 SOUTH EASTERN AVENUE
±11,513 SQUARE FEET

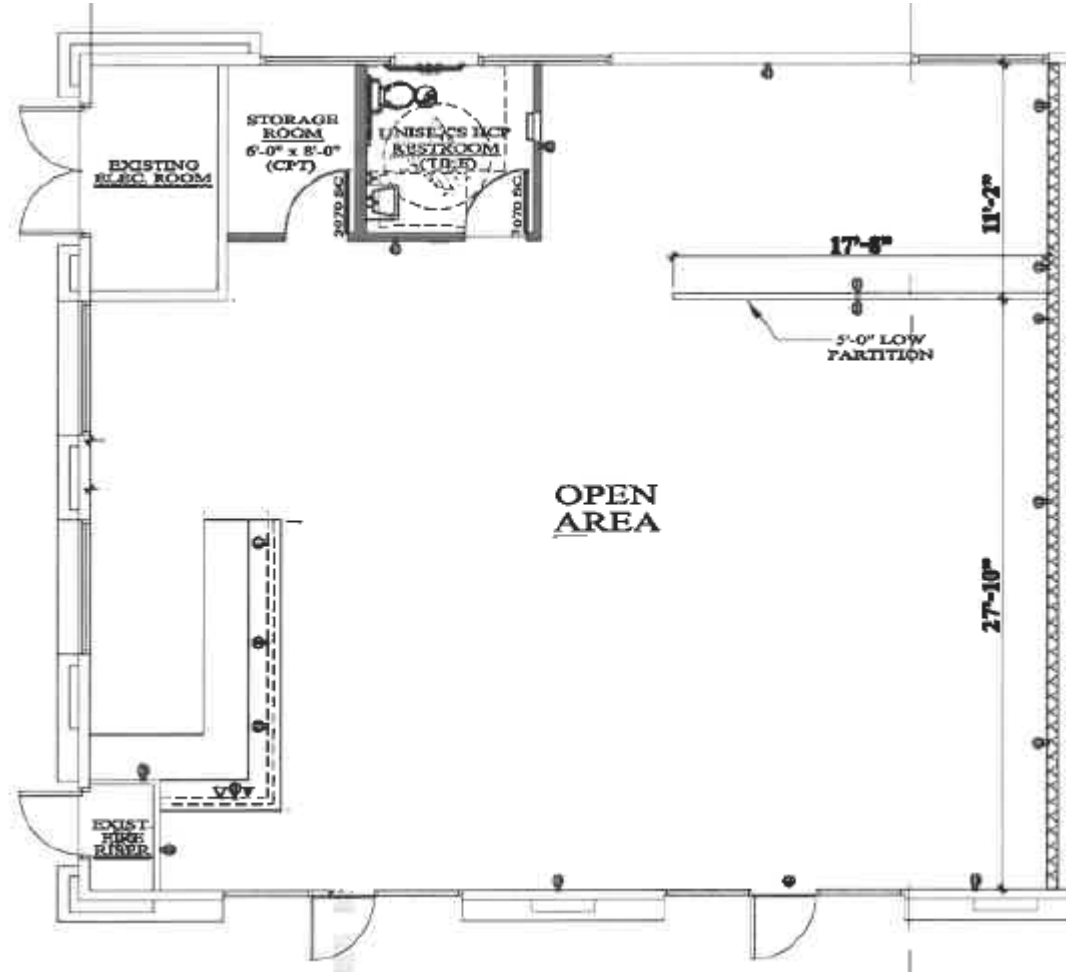


FLOOR PLAN NOT TO SCALE

±1,780 SF
12211 BUILDING: SUITE 100

SUITE FEATURES:

- » Open Office
- » Restroom
- » Storage
- » Available Immediately

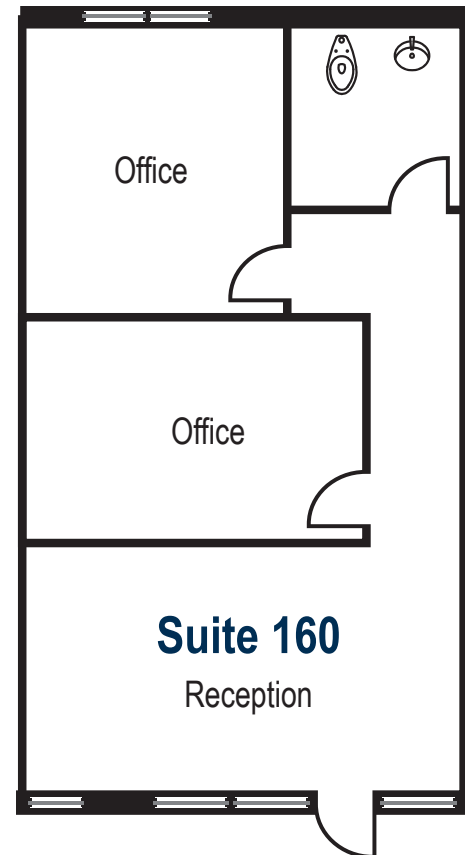


FLOOR PLAN NOT TO SCALE

±840 SF
12211 BUILDING: SUITE 160

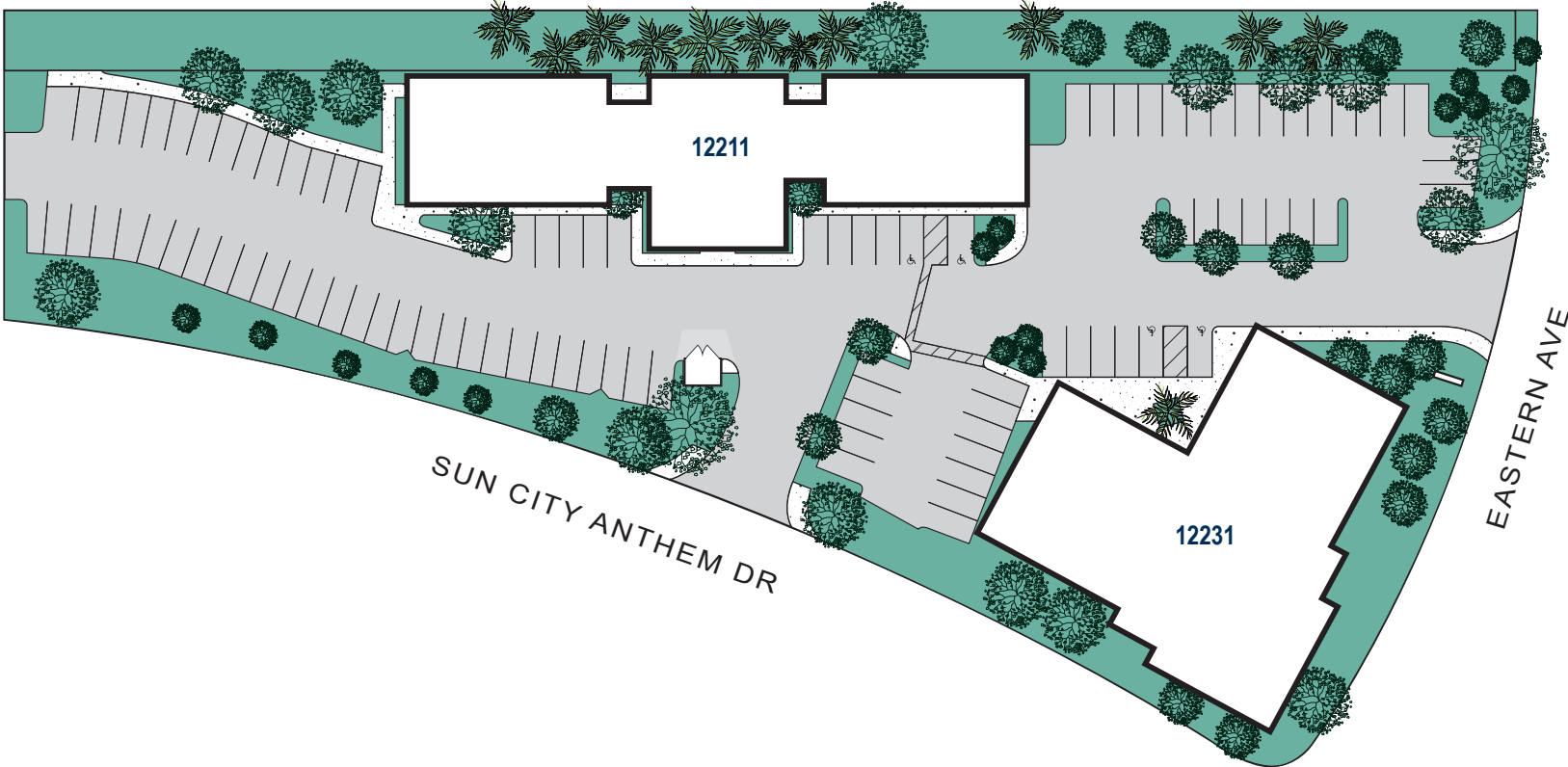
SUITE FEATURES:

- » 2 Private Offices
- » One Restroom
- » Reception
- » Available with 30 Days Notice



FLOOR PLAN NOT TO SCALE

SITE PLAN





2004
 MEDIAN YEAR
 HOUSEHOLDS BUILT



**Las Vegas
 Sports
 Teams**

PARTIAL LIST

93,652
 BUSINESSES

43.2
 MEDIAN AGE
 5 MILE RADIUS

88,539
 HOUSEHOLDS
 5 MILE RADIUS

MEDIAN HOUSEHOLD INCOME

23,117
 EMPLOYEES



1 MILE \$96,166
 3 MILE \$88,065
 5 MILE \$85,805

\$1.45m
 CONSUMER SPENDING

3 MILE RADIUS



POPULATION

1 MILE 7,901
 3 MILE 96,317
 5 MILE 221,050



"A PLACE TO CALL HOME"
 CITY SLOGAN







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 **MDL Group**

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REAL ESTATE SERVICES