

375 NORTH STEPHANIE ST.

HENDERSON, NV 89014 | FOR LEASE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

DAVID BAUMAN, SIOR, CCIM

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375 N STEPHANIE ST.

BUILDING 22 | HENDERSON, NV 89014



\$1.40 PSF NNN

Lease rate



±1,732 - 2,455 SF

Space available

PROPERTY HIGHLIGHTS

- Professional single story office building
- Prime corner location at Stephanie St. & Warm Springs Rd. within Galleria Corporate Center
- Exterior signage opportunities available
- Covered parking on-site
- Zoned for Community Commercial use
- CAM: \$0.57 PSF

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	18,642	145,891	323,174
2024 AVERAGE HOUSEHOLD INCOME	\$87,209	\$93,009	\$91,033
2024 TOTAL HOUSEHOLDS	7,329	58,145	126,911

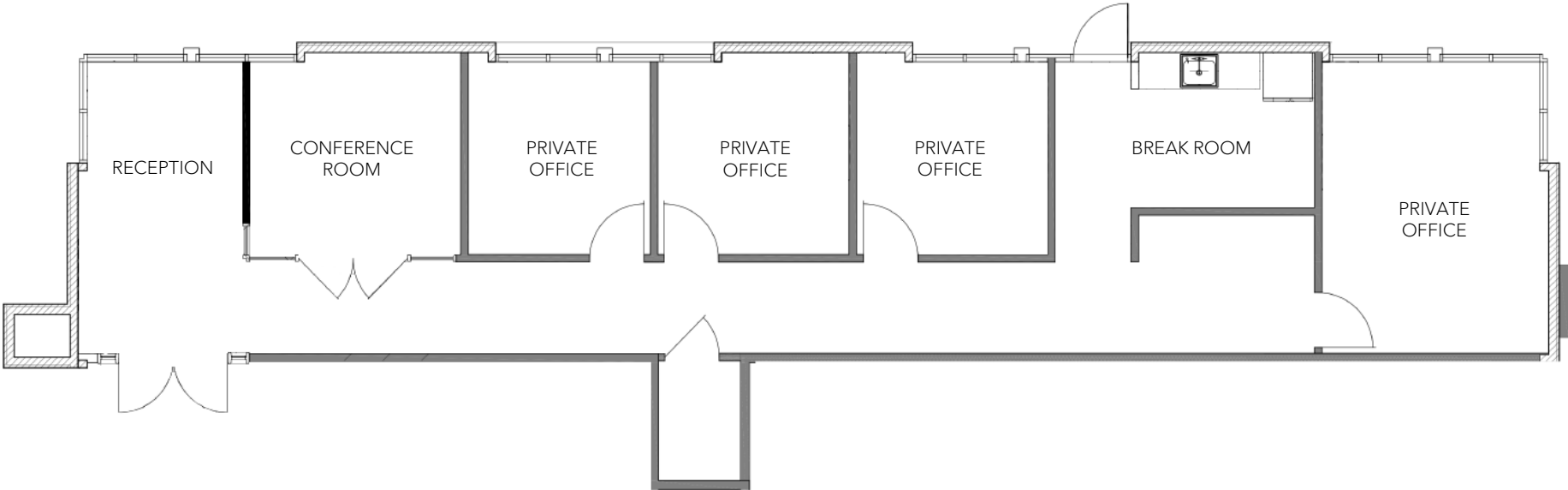


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BUILDING 22 | HENDERSON, NV 89014

BUILDING 22 - SUITE 2211

- ±1,732 SF
- 4 private offices
- Break room
- Conference room

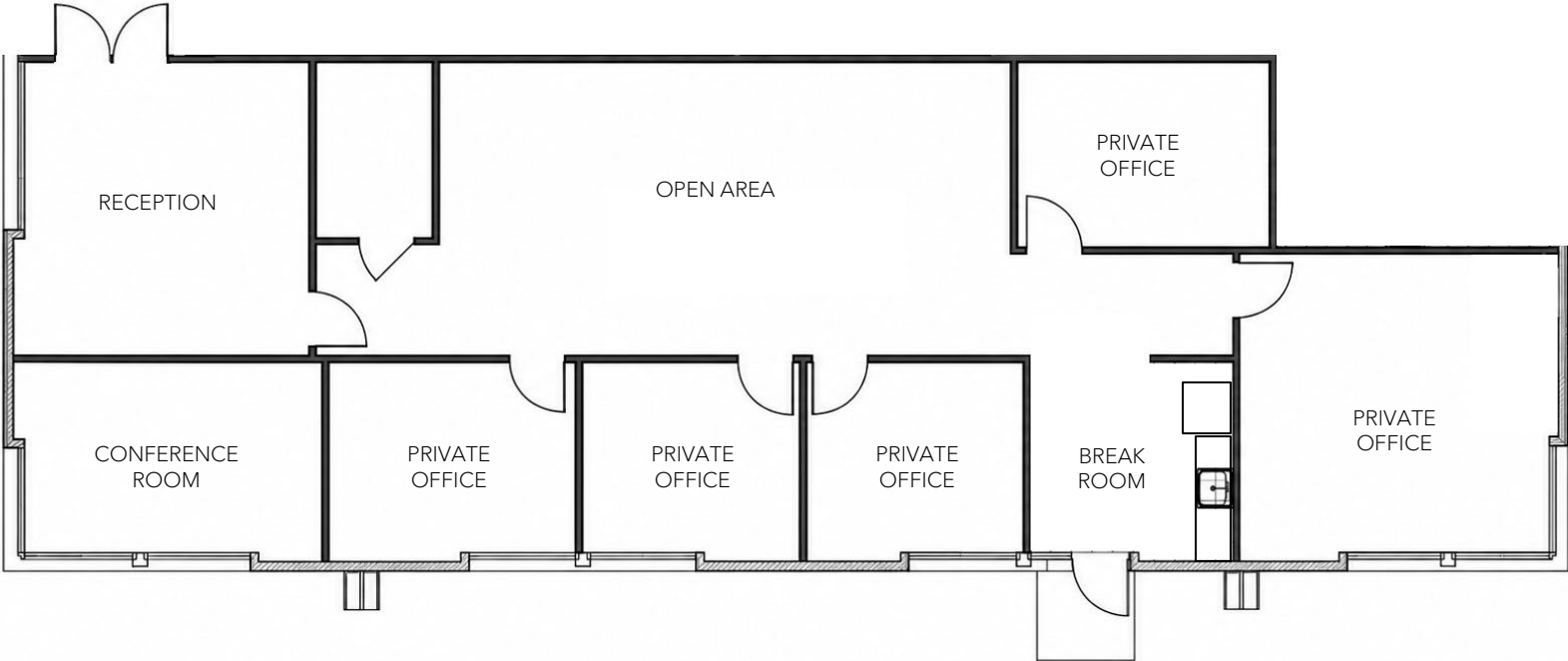


375 N STEPHANIE ST.

BUILDING 22 | HENDERSON, NV 89014

BUILDING 22 - SUITE 2213

- ±2,455 SF
- 5 private offices
- Break room
- Conference room
- Available 8/1/2026



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BUILDING 22 | HENDERSON, NV 89014



Total Wine & More
ULTA
OfficeMax
SPROUTS FARMERS MARKET
WORLD MARKET
PETS MART
HomeGoods

Cafe Rio
Yogurtland
OUTBACK STEAKHOUSE
Habit HONDA CARS

TJ-maxx
five BELOW
Burlington
DOLLAR TREE

W WARM SPRINGS RD. // 24,000 CPD

AVAILABLE
BUILDING 22
±1,732 SF

N STEPHANIE ST.



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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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