

HENDERSON TOWNSITE

108 Market Street, Henderson, Nevada 89015

AVAILABLE
For Sublease



📍 5960 S. Jones Blvd, Las Vegas, NV 89118
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Property Highlights

- $\pm 2,121$ SF building available for **SUBLEASE** (Water Street District)
 - Option A – Main Floor: $\pm 1,421$ SF
 - Option B – Entire Building: $\pm 2,121$ SF
 - 3 to 5 year sublease term
- Modified Gross – utilities, maintenance, & taxes split between the two spaces, billed by landlord
- Updated layout includes: lobby / reception, (2) open offices, private office, break room, I.T., (2) storage, (2) restrooms
- Gated private yard; ADA ramp access; on-site plus Water Street District public parking
- Directly across from City Hall Park; walk to dining, breweries, retail & Emerald Island Casino

Property Overview

108 Market Street is a $\pm 2,121$ SF freestanding building available for sublease in the highly walkable Water Street District of Downtown Henderson, directly across from City Hall Park. Two options are offered: Option A – the $\pm 1,421$ SF main floor, or Option B – the entire $\pm 2,121$ SF building. The layout features a lobby/reception, two open-office areas, a private office, break room, I.T. room, two storage rooms, two restrooms, and a gated private yard, with ADA ramp access. Some interior walls are to be removed per the new layout to create a more open, flexible floor plan. Built in 1953 and blending mid-century character with modern potential, the building is well-suited for professional or creative office, and benefits from great visibility and street presence in a fast-growing, amenity-rich downtown submarket. Zoned Downtown Mixed-Use District (D-X).

Listing Snapshot



\$2.50 - \$2.75 PSF MG
Sublease Rate



\$0.30 PSF
Monthly CAM Charges



$\pm 1,421$ SF - $\pm 2,121$ SF
Available Space



Henderson (Water Street)
Submarket

Key Demographics (within a 3-mile radius)

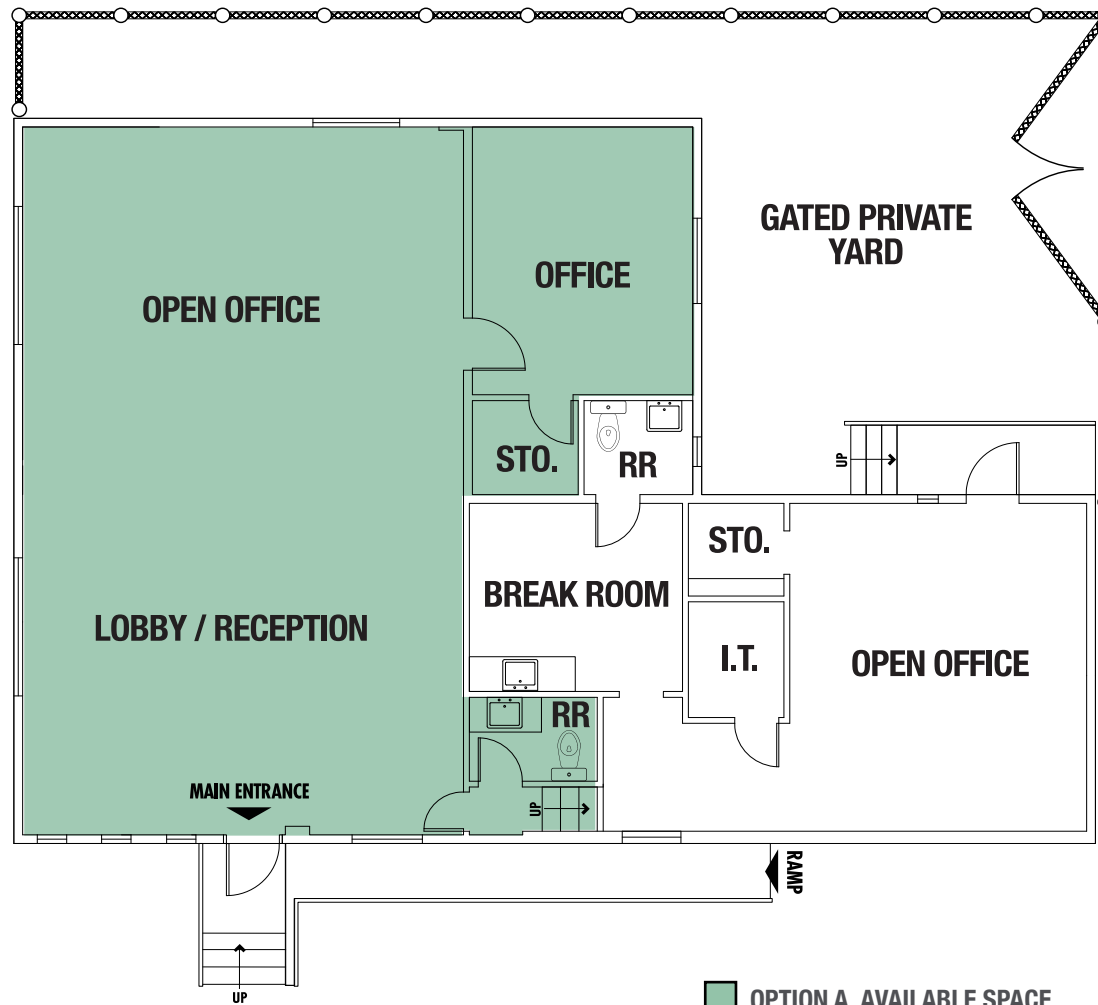


$\pm 104,708$
Population Size



\$130,161
Ave. Household Income

APN	179-18-710-009
Zoning	Downtown Mixed-Use District (D-X)
Year Built	1953
Property Size	$\pm 2,121$ SF
Cross Streets	Pacific Avenue & Market Street
Lot Size	± 0.08 AC



Listing Snapshot



\$2.50 - \$2.75 PSF MG
Sublease Rate



\$0.30 PSF
Monthly CAM Charges



±1,421 SF
Available Space



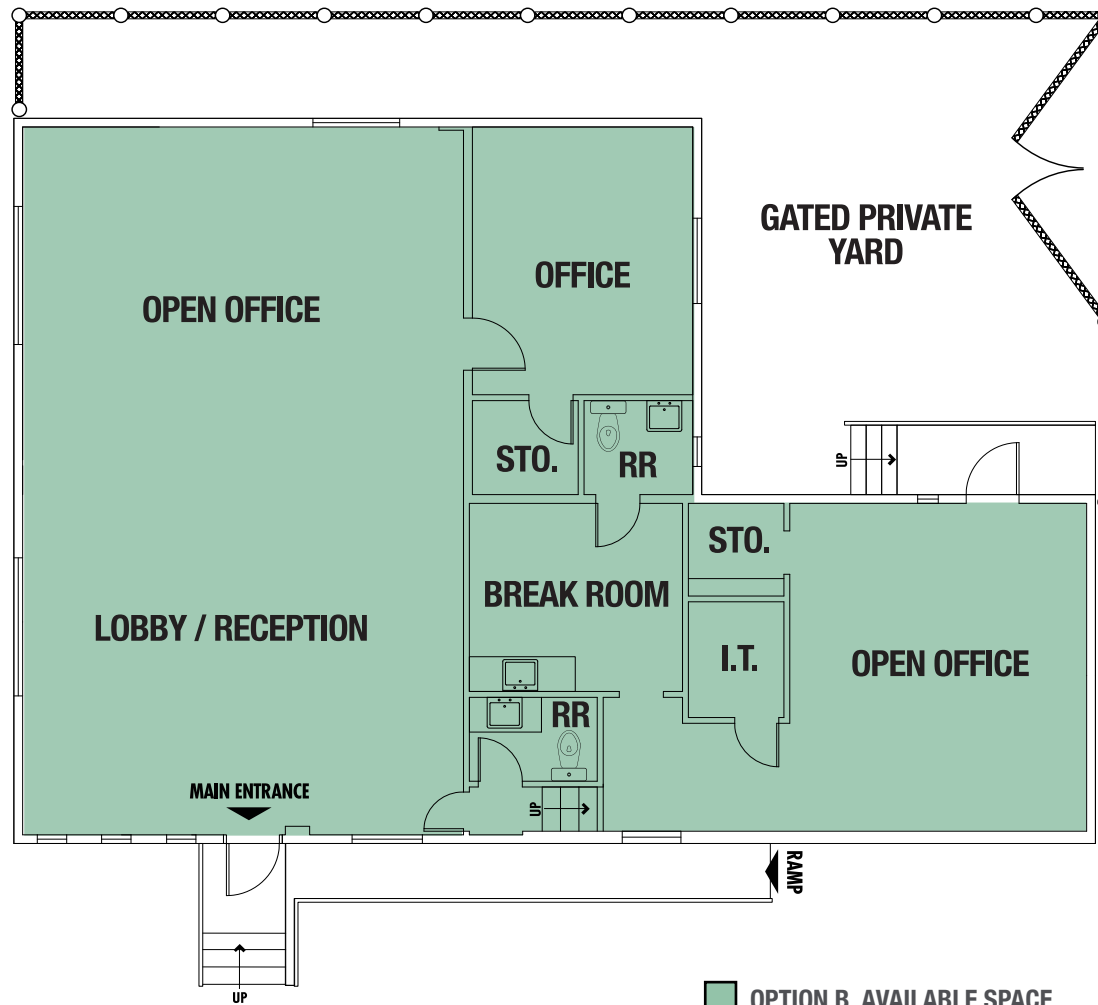
\$3,978.80 - \$4,334.05
Monthly Rent



Immediately
Availability

Suite Specs

Private Office	1
Open Office	1
Storage Room	1
Reception / Lobby	1
Restroom	1



Listing Snapshot

 **\$2.50 - \$2.75 PSF MG**
Sublease Rate

 **\$0.30 PSF**
Monthly CAM Charges

 **±2,121 SF**
Available Space

 **\$5,938.80 - \$6,469.05**
Monthly Rent

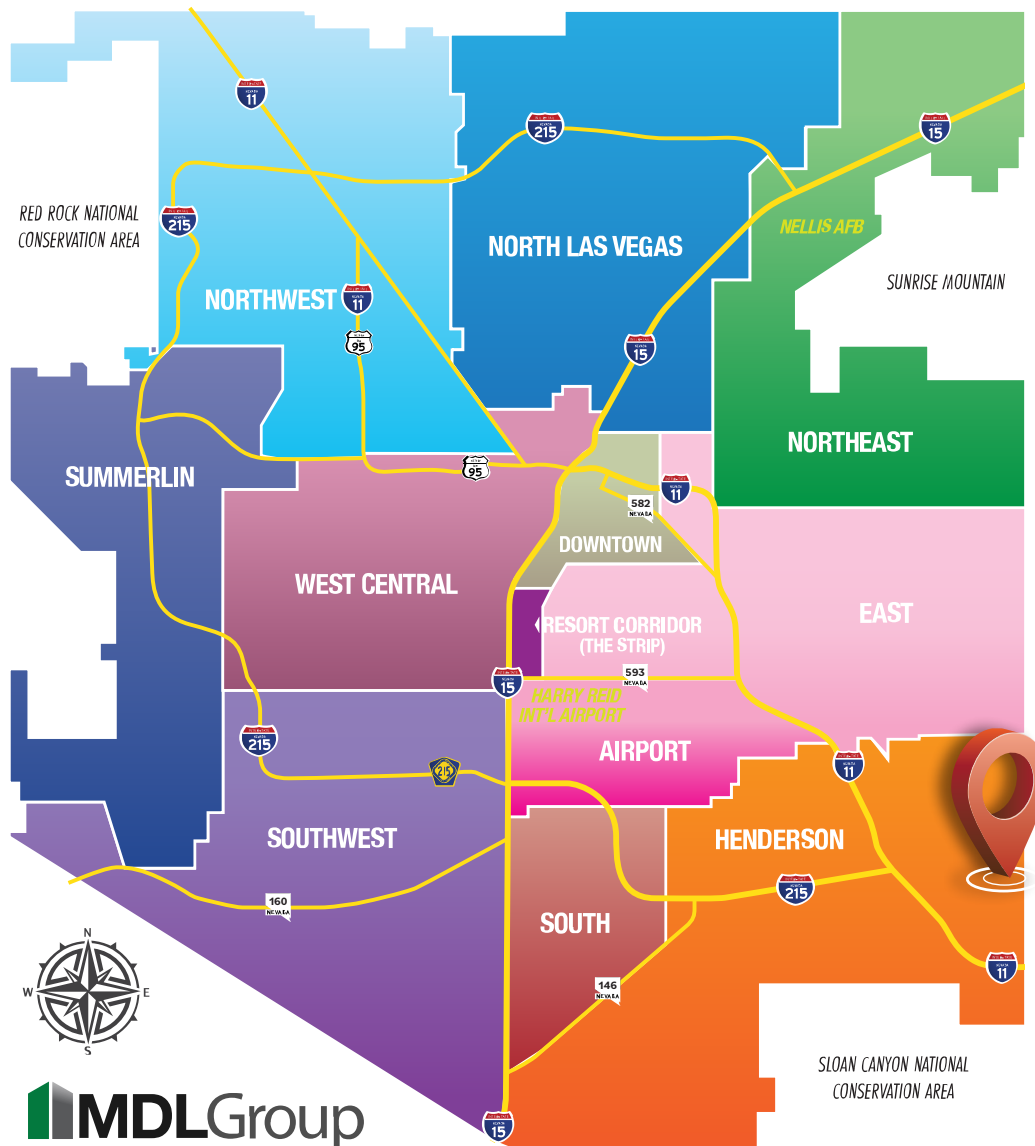
 **Immediately**
Availability

Suite Specs

Private Offices	1
Open Offices	2
Reception / Lobby	1
Storage Rooms	2
Break Rooms	1
I.T. Room	1
Restrooms	2

Property Photos





Area Connectivity

- I-15 Freeway: ±14.5 miles (±16 minutes)
- I-215 Freeway: ±3.8 miles (±6 minutes)
- I-11 Freeway: ±1.2 miles (±3 minutes)
- Harry Reid International Airport: ±12.5 miles (±15 minutes)
- The Las Vegas Strip: ±15.0 miles (±18 minutes)

Nearby Amenities

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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Market Overview

City of Henderson

Quick Facts

 **359,000**

Est. Population
(as of 2025)

 **2,984**

Pop. Density
(per square mile)

Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam, and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping. Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.



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Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

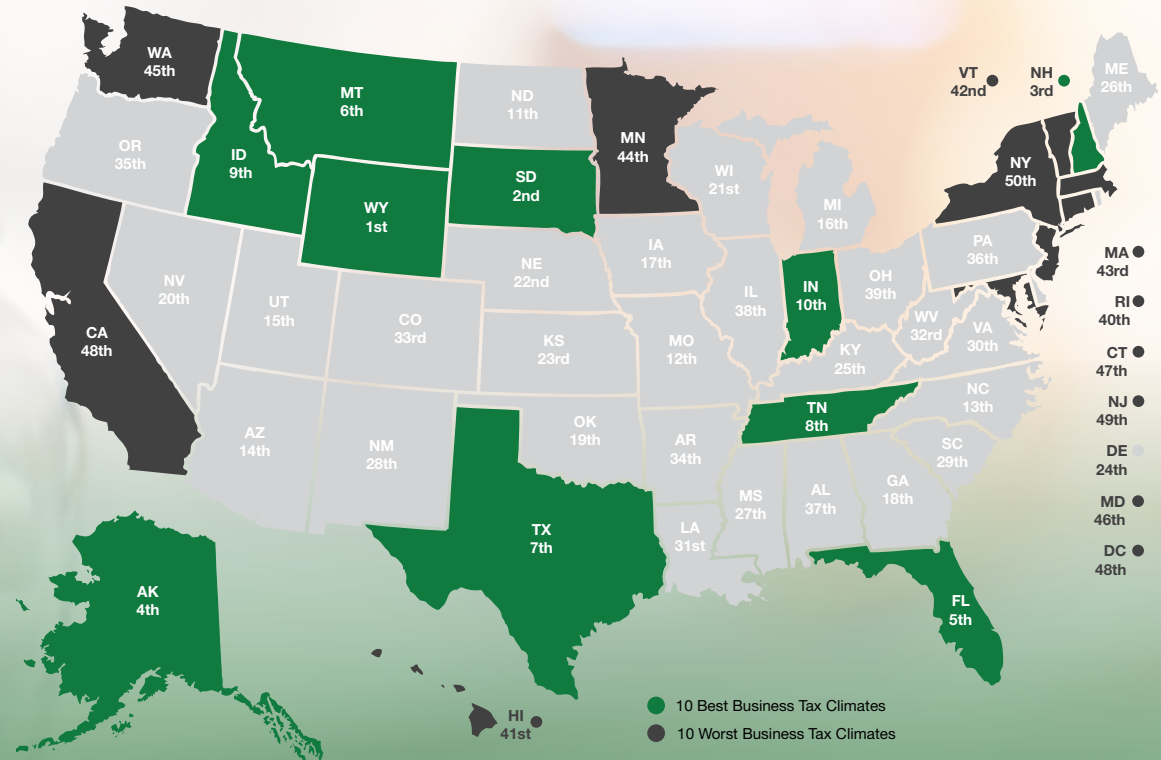
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Market Overview

Southern Nevada Growth

±250,000

Number of jobs
added between
2015 and 2025

±9,000

Number of new
businesses added
between 2015 and 2025

±86.6%

Milestone graduation
rate for Clark County
school district in 2025

Innovation Ecosystem

Southern Nevada has grown from a smart-city vision into one of the Mountain West's fastest-diversifying technology and infrastructure markets. Building on the 2016 Innovation District and IIC@V incubator, the past five years have reshaped the region:

- **AI & DATA CENTERS:** Switch is building Nvidia-designed "AI factories" in Las Vegas, and Google is expanding its Henderson campus as part of a \$1.2B Nevada commitment.
- **THE SPHERE:** A \$2.3B immersive-technology venue and the world's largest spherical structure, opened 2023.
- **VEGAS LOOP:** The Boring Company's underground transit now runs 2.2 miles and 9 stations, expanding toward a planned 68-mile, 55-station network.
- **BRIGHTLINE WEST:** Broke ground in 2024 on a 218-mile, 200-mph high-speed rail line to Los Angeles, targeting 2029.
- **RESEARCH ANCHORS:** UNLV's Harry Reid Research & Technology Park, NIAS drone testing, and CES.

Source: Las Vegas Global Economic Alliance (LVGEA)

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Education & Workforce Development

Southern Nevada's post-secondary institutions have significantly expanded their offerings and stature:

- The **University of Nevada, Las Vegas (UNLV)** first reached R1 status (the highest research classification) in 2018 and retained it in 2025. Sponsored-program expenditures hit \$116.4 million in FY2024 (up ~15%), targeting \$250 million by 2030. Its medical school, begun in 2017, earned full accreditation in 2021, was renamed the Kirk Kerkorian School of Medicine at UNLV, and opened a dedicated education building in 2022.
- **Nevada State University** (elevated from Nevada State College in July 2023) has more than doubled its degree awards since 2011, with strong growth among racial and ethnic minorities and in health professions. Now enrolling roughly 7,300 students, NSU is a federally designated Hispanic-Serving Institution.
- The **College of Southern Nevada (CSN)** was named a Leader College of Distinction by national nonprofit Achieving the Dream in 2018 for improving student outcomes - a designation renewed in 2026.

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