

**MEDICAL OR PROFESSIONAL OFFICE  
SPACE FOR LEASE AT PECOS PLAZA**

*for*  
**LEASE**



**9029  
S. PECOS  
ROAD**

**HENDERSON, NV 89074**

**CBRE**

**MARC MAGLIARDITI, SIOR, CCIM**

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Lic. S.192668

# *property* **HIGHLIGHTS**

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- Strategically located with direct access to CC-215 and 142,000 AADV, the property allows for easy connectivity from the greater Las Vegas Valley for employees and guests.
- Located in Green Valley, Nevada's first master-planned community, the property is surrounded by a wealth of restaurant, retail, and recreational amenities.
- Just one mile from the renowned Green Valley Ranch Resort and Casino and The District at Green Valley Ranch, a vibrant 50-acre mixed-use development featuring outdoor shopping, dining, and entertainment.
- Located approximately 7 miles to Harry Reid International Airport.
- Ideal location for a medical practice that benefits from proximity to St. Rose Dominican Hospital, Siena Campus (approximately 2 miles) and the new West Henderson Hospital (approximately 4 miles) and surrounding medical facilities.
- Garden style office; single floor, exterior entrance.
- Reserved, covered parking available.
- Tenant Improvement allowance available.



## **SPACE AVAILABLE**

Suite 2720: ±2,996 RSF



## **OFFERING**

Lease Rate:  
**\$2.10/RSF NNN**



*pecos*  
**PLAZA**

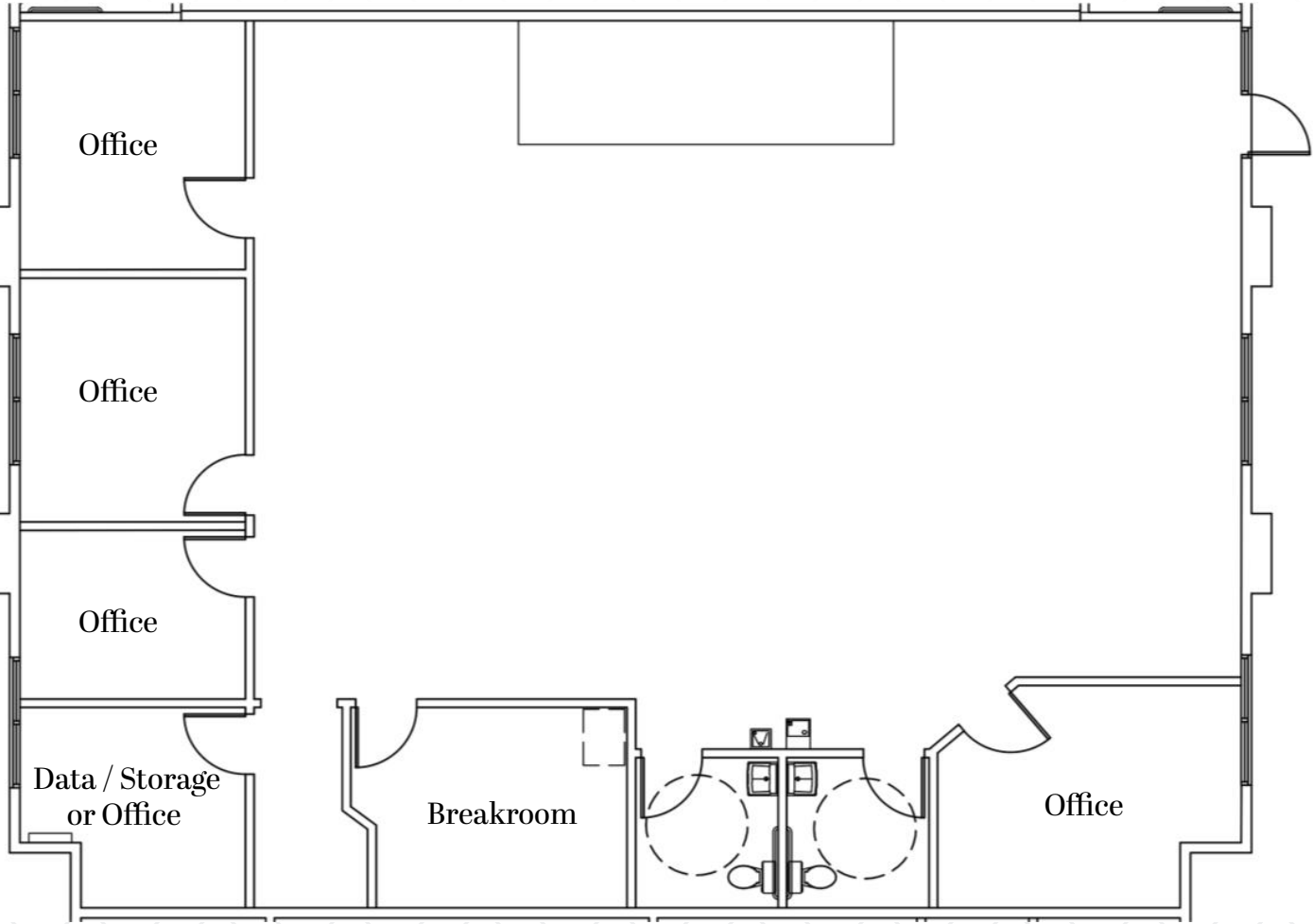
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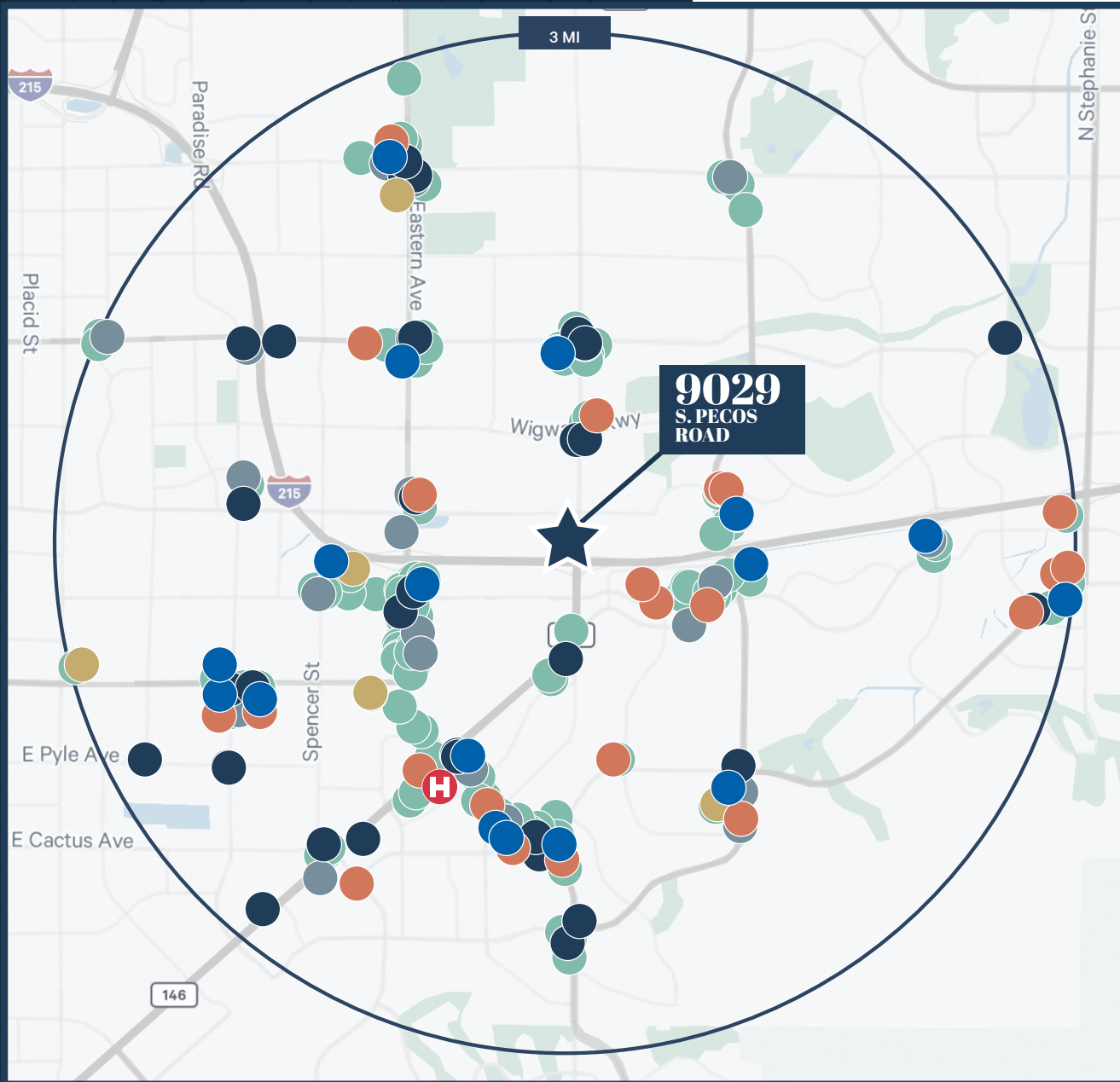
*suite 2720*

# FLOOR PLAN

±2,996 RSF



# AMENITIES





# 9029

# S. PECOS ROAD

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## CBRE

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