

LEASE

LEASE RATE

\$3.50 SF/Month



TURNKEY FIRST-FLOOR MEDICAL SPACE FOR LEASE

Northwest Corner of Serene Avenue & Village View Drive Henderson, NV 89074

Taylor Peterson

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COMMERCIAL**

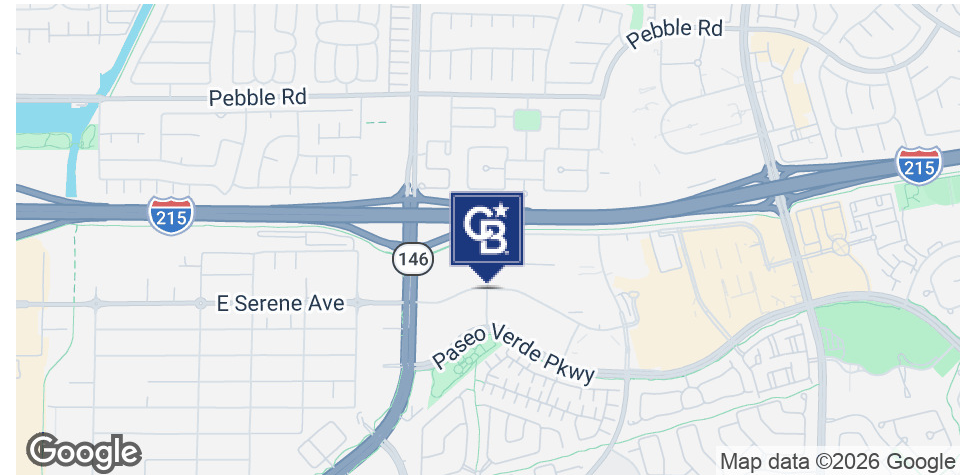
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OFFERING SUMMARY

Lease Rate:	\$3.50 SF/Month (NNN)
Building Size:	19,800 SF
Available SF:	3,112 SF
Lot Size:	12.75 Acres
Estimated Delivery:	12/2026
Zoning:	Community Commercial (CC)

PROPERTY OVERVIEW

Brand-new, move-in-ready first-floor medical spec suite available for lease near The District in Green Valley. Thoughtfully designed to accommodate a wide range of medical specialties, this ±3,112 SF suite features 11 exam rooms, two private offices, a spacious waiting area with reception, centralized nurse/lab station, triage room, breakroom, storage, and in-suite restrooms. Ideally located just off I-215 at Pecos Road, the property offers outstanding accessibility and convenience for both patients and staff.

PROPERTY HIGHLIGHTS

- Brand-new turnkey medical spec suite
- Thoughtfully designed for a wide range of medical specialties
- 11 exam rooms, 2 private offices & dedicated triage room
- Centralized nurse/lab station with reception & spacious waiting area

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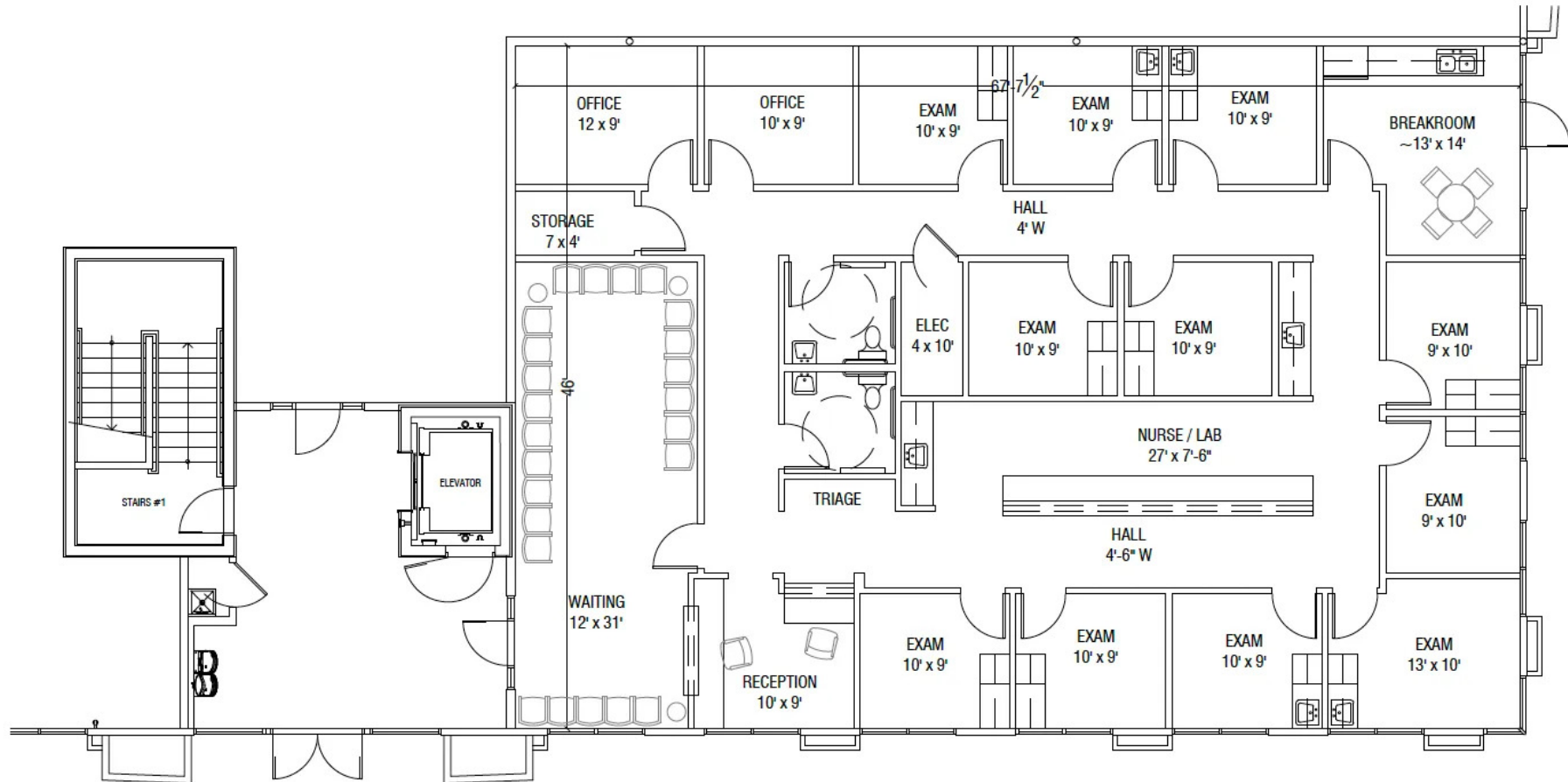


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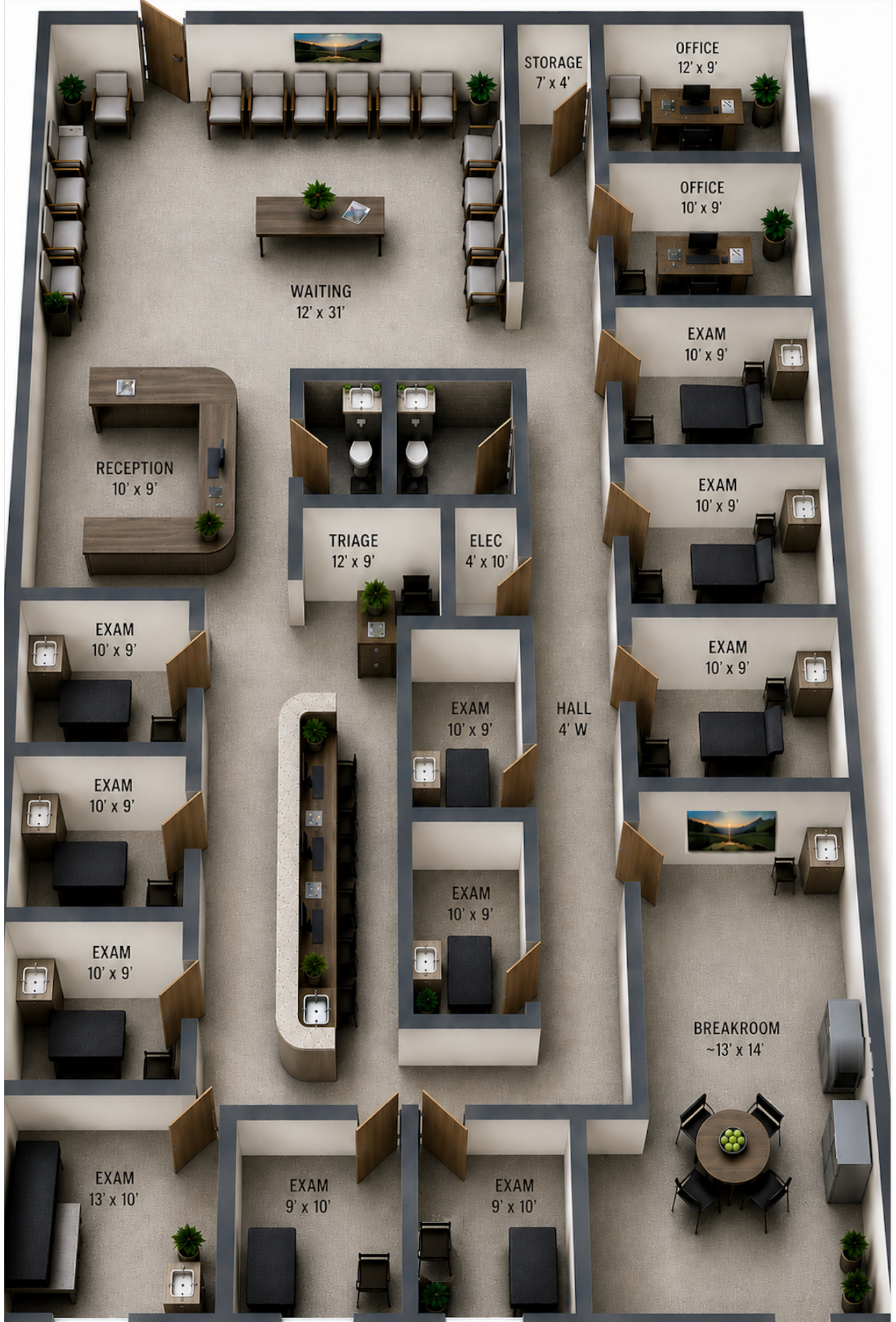
Proposed floor plan. Subject to final approvals and revisions. Dimensions and layout may change. Not to scale.

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Conceptual rendering based on the proposed floor plan. For illustrative purposes only.
Actual improvements may vary. Not to scale.

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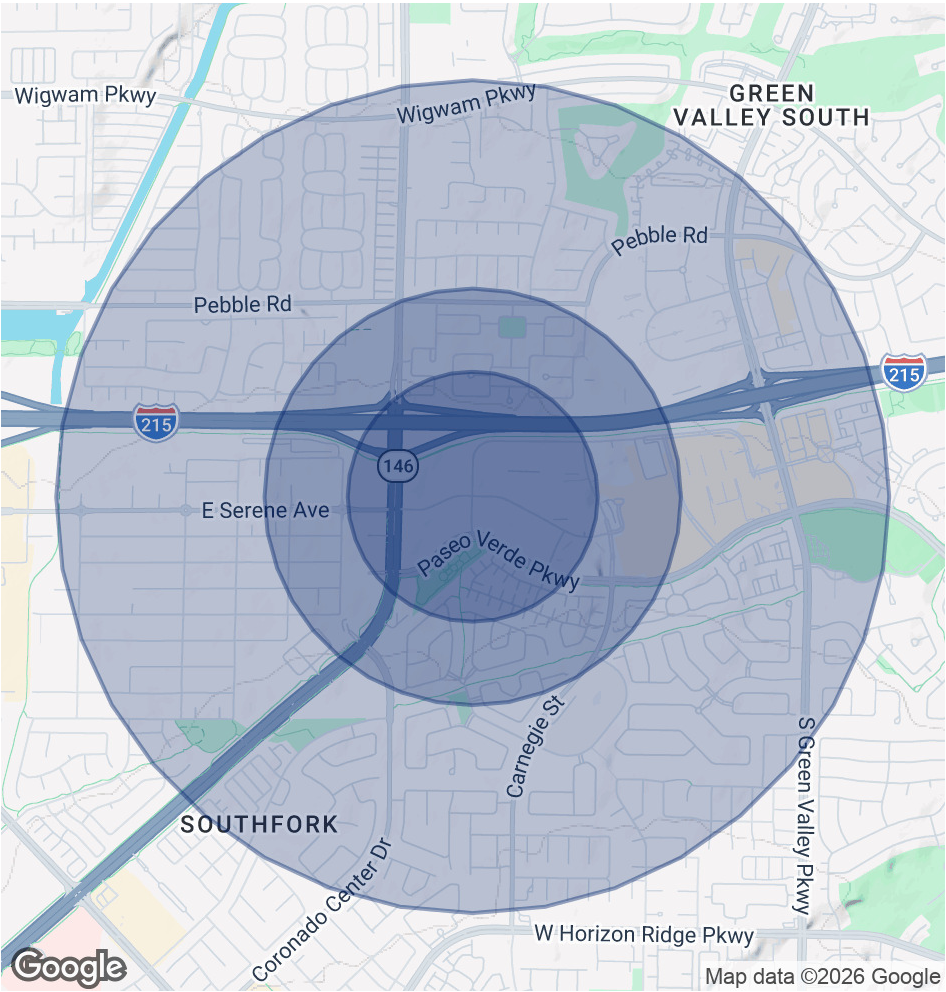
FIRST-FLOOR OFFICE/MEDICAL SPACE FOR LEASE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	686	2,463	14,144
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	273	977	5,697
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$133,012	\$136,028	\$132,536
Average House Value	\$575,451	\$597,785	\$591,623

2020 American Community Survey (ACS)



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