

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

AUGUSTA PARK



1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

PROPERTY DESCRIPTION

AUGUSTA PARK is a high profile $\pm 75,000$ sf 1-story office complex located on West Warm Springs Road, just a block west of Stephanie Street. From the all-brick construction to the lush park-like setting, Augusta Park provides some of the finest office spaces available in the Henderson submarket at affordable rates.

PROPERTY HIGHLIGHTS

- Only 1.5 miles from I-11 via North Stephanie Street and west on Sunset Road (approx 5 min), and 2.1 miles from I-215 via Stephanie Street (approx 6 min).
- Great mix of medical, dental, legal, and other professional tenants.
- Large secluded courtyard with nice landscaping.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

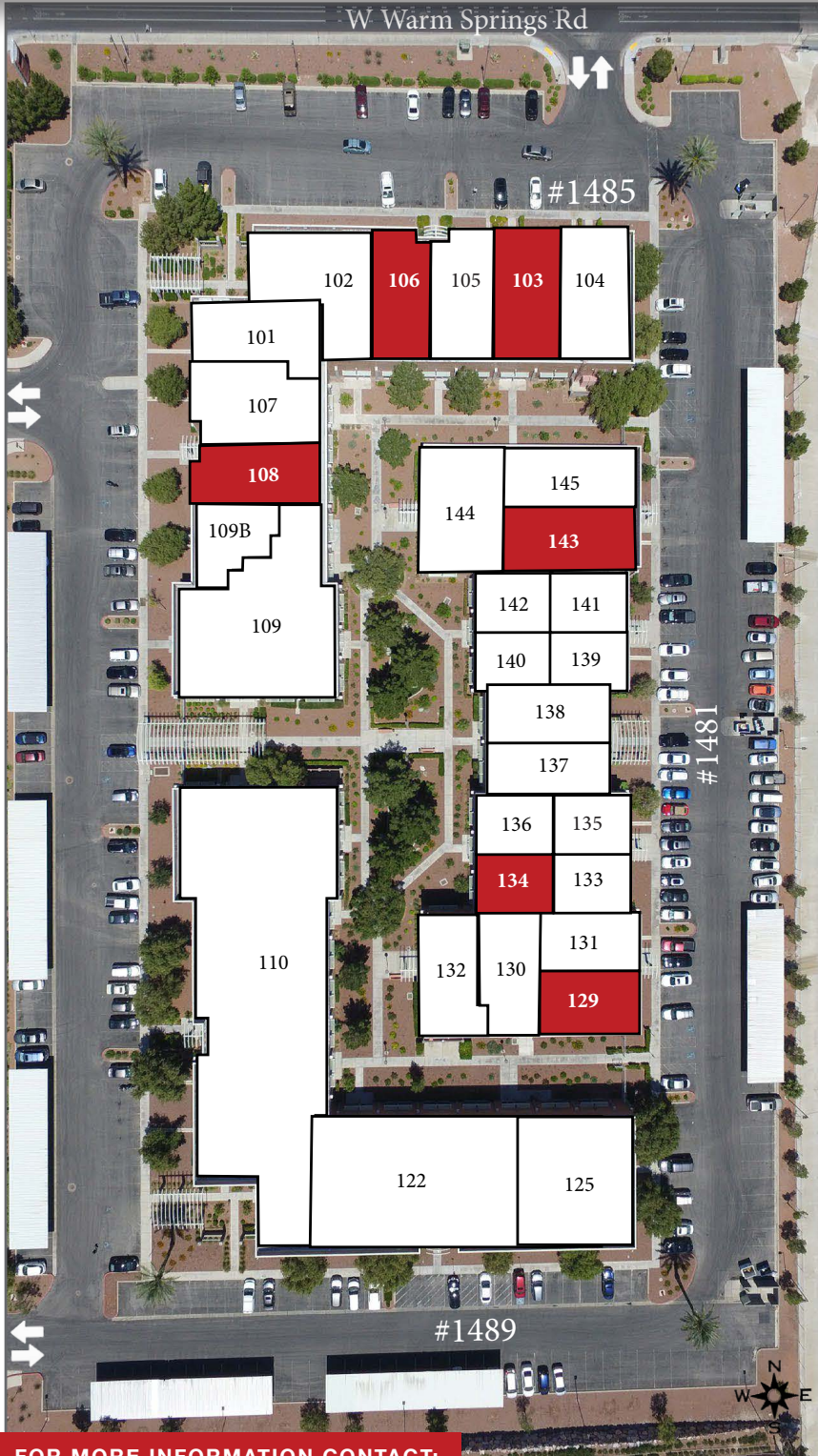
AVAILABLE FOR LEASE

Lease Rate: \$1.80-\$2.10/SF/Mo MG

AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014



AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
1481-129	1,527	AVAILABLE
1481-130	1,807	JFR Consulting Inc
1481-131	1,511	Dr Christo Hadjiev
1481-132	1,488	Peddieson & Davis
1481-133	1,179	Pinnacle Therapeutic
1481-134	1,179	AVAILABLE
1481-135	1,121	Everest Home Health
1481-136	1,121	Mothers Choice Midwifery
1481-137	1,655	Green Valley Club
1481-138	1,655	GO Therapy
1481-139	1,128	Wilwin Services
1481-140	1,126	Doyle Law Group
1481-141	1,179	Farmers
1481-142	1,179	Akana
1481-143	1,915	AVAILABLE (Shell)
1481-144	2,520	Designated Defense
1481-145	1,952	Jiu-Jitsu Academy
1485-101	2,128	Alan Sevy MD
1485-102	2,911	Kenneth E Fatkin
1485-103	2,288	AVAILABLE
1485-104	2,024	Michael E Hughes DDS
1485-105	2,100	Fingerprinting Express
1485-106	2,000	AVAILABLE
1485-107	2,465	Nevada Community Mgmt
1485-108	1,981	AVAILABLE (Shell)
1485-109	5,948	State of NV Dept of Admin
1485-109B	1,074	Fong Precision Care
1489-110	14,533	Henderson Executive
1489-122	7,276	Davita Green Valley
1489-125	3,026	The Day Chiropractic

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

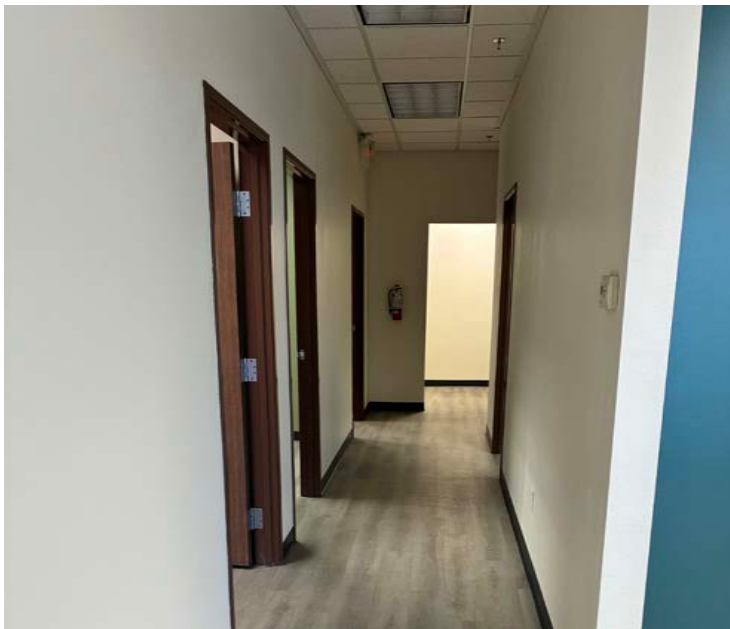
AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

1481 W Warm Springs Rd - SUITE 129 (±1,527 SF) - Asking Rate: \$1.80/SF/Mo

Ready for Occupancy



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

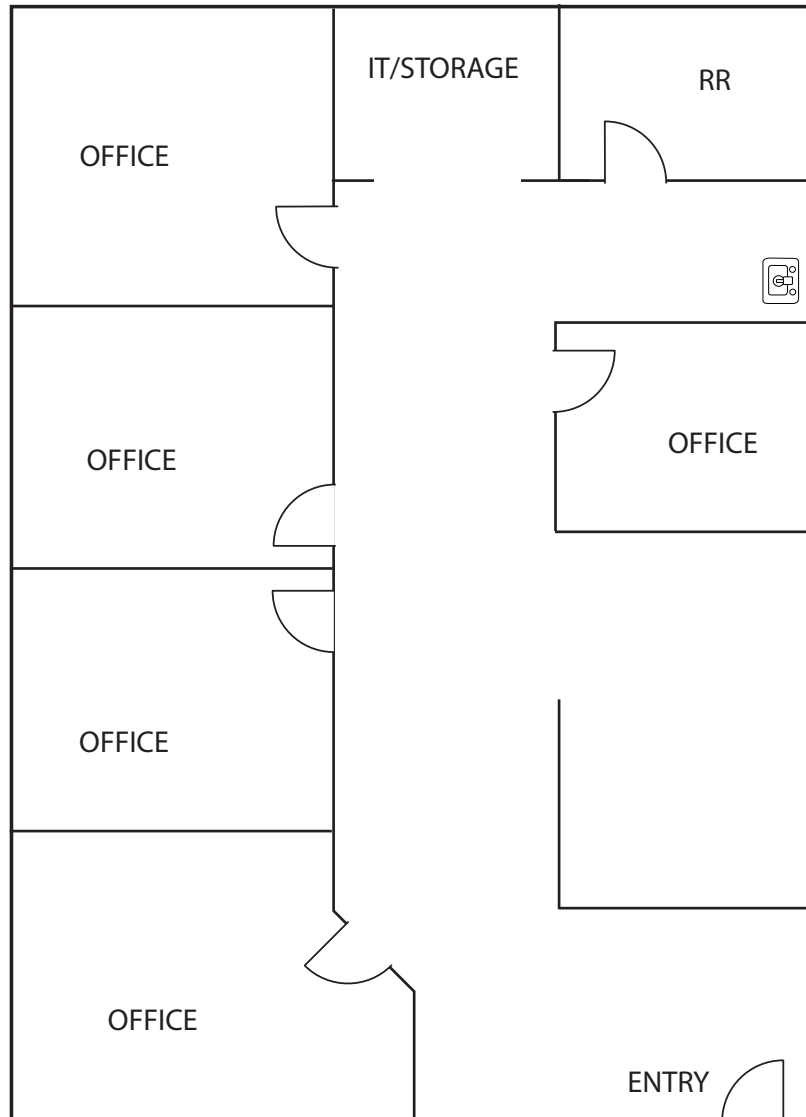
AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

FLOOR PLAN

1481 W Warm Springs Rd - SUITE 129 (1,527 SF)



Floor Plan is not to exact scale. It is intended for general information purposes only.
Floor plan, dimensions and partitions shown are approximate and subject to verification.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

1481 W Warm Springs Rd - SUITE 134 (±1,179 SF) - Asking Rate: \$1.80/SF/Mo

Move-In Ready



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

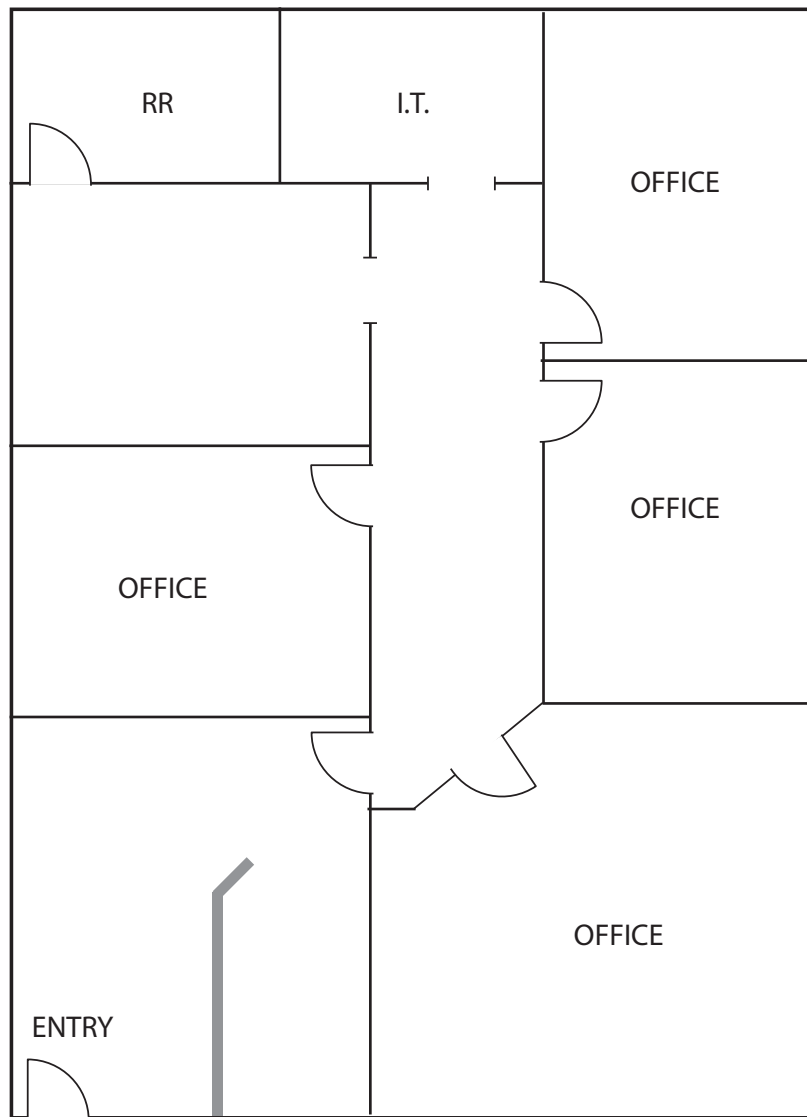
AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

FLOOR PLAN

1481 W Warm Springs Rd - SUITE 134 (1,179 SF)



Floor Plan is not to exact scale. It is intended for general information purposes only.
Floor plan, dimensions and partitions shown are approximate and subject to verification.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

1485 W Warm Springs Rd - SUITE 103 (±2,288 SF) - Asking Rate: \$2.10/SF/Mo

Turnkey Medical Space



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

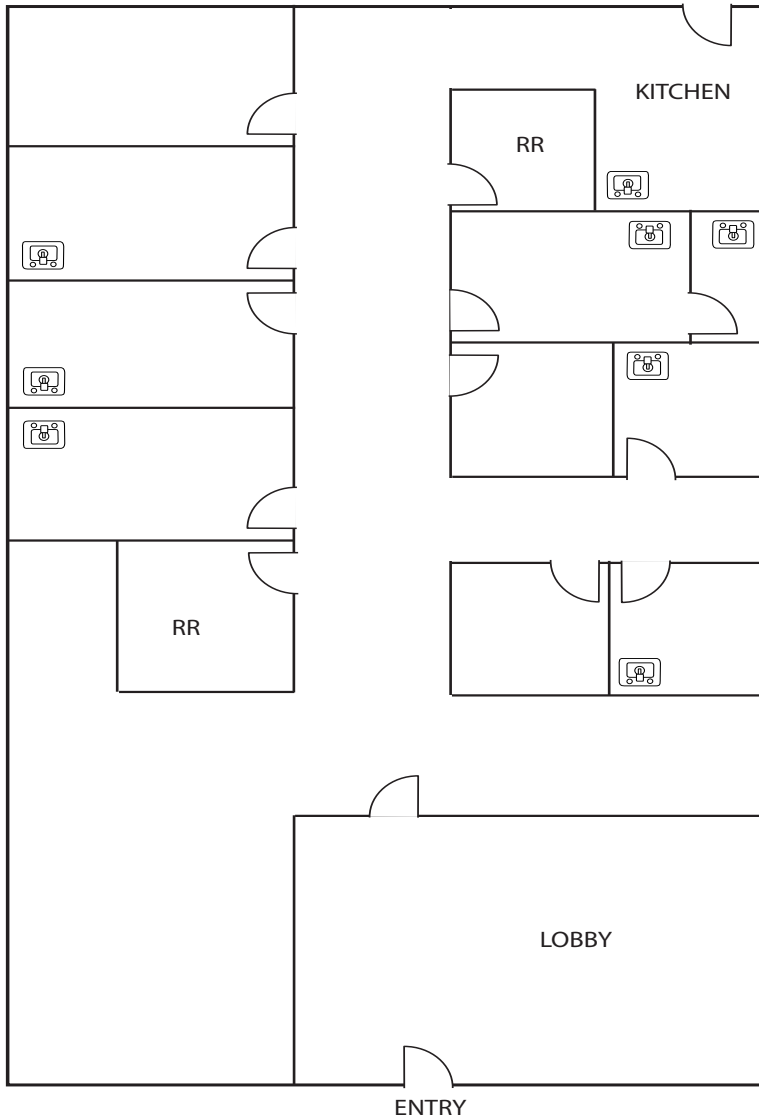
AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

FLOOR PLAN

1485 W Warm Springs Rd - SUITE 103 (2,288 SF)



Floor Plan is not to exact scale. It is intended for general information purposes only.
Floor plan, dimensions and partitions shown are approximate and subject to verification.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

1485 W Warm Springs Rd - SUITE 106 (±2,000 SF) - Asking Rate: \$2.10/SF/Mo

Great Showroom Space



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

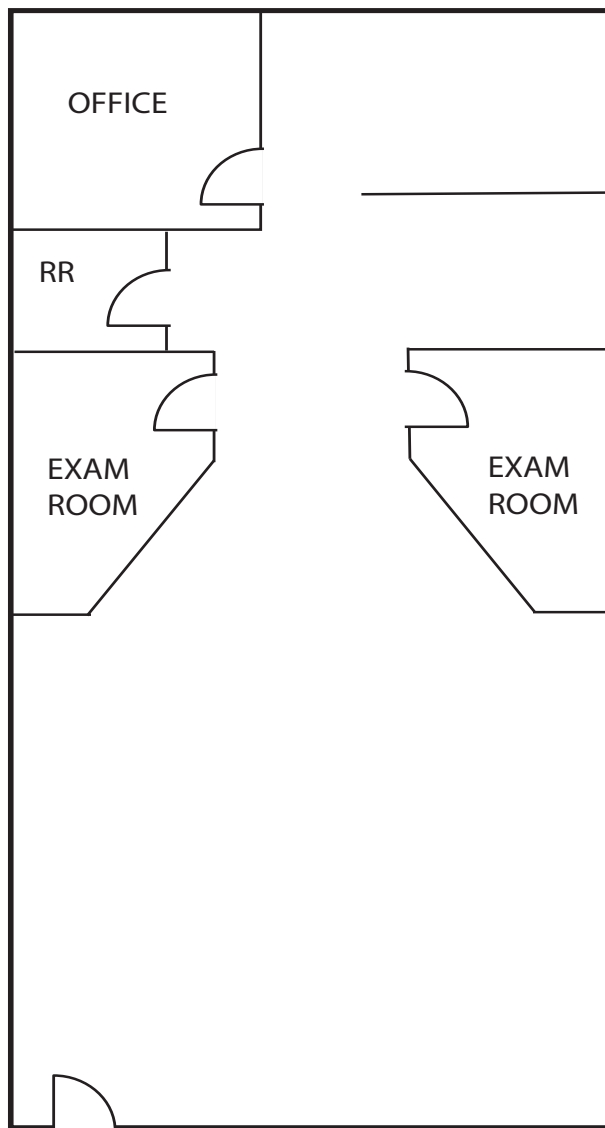
AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

FLOOR PLAN

1485 W Warm Springs Rd - SUITE 106 (2,000 SF)



Floor Plan is not to exact scale. It is intended for general information purposes only.
Floor plan, dimensions and partitions shown are approximate and subject to verification.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

1485 W Warm Springs Rd - SUITE 108 (±1,981 SF) - Asking Rate: \$1.80/SF/Mo

Ready for Buildout



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

1481 W Warm Springs Rd - SUITE 143 (±1,915 SF) - Asking Rate: \$1.80/SF/Mo

Customizable Space



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE
Lease Rate: \$1.80-\$2.10/SF/Mo MG

AUGUSTA PARK

PARK-LIKE SETTING OFFICE COMPLEX

1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com