

FOR LEASE



LEGACY

BUSINESS PARK

PROFESSIONAL OFFICE

1701 N Green Valley Pkwy
Henderson, NV 89074

Office / Medical
\$2.05-\$2.75/sf

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EXPERIENCE. SOLUTIONS. RESULTS.

SITE PLAN AND AVAILABILITY



BUILDING 7
SUITE D - 2,400 RSF

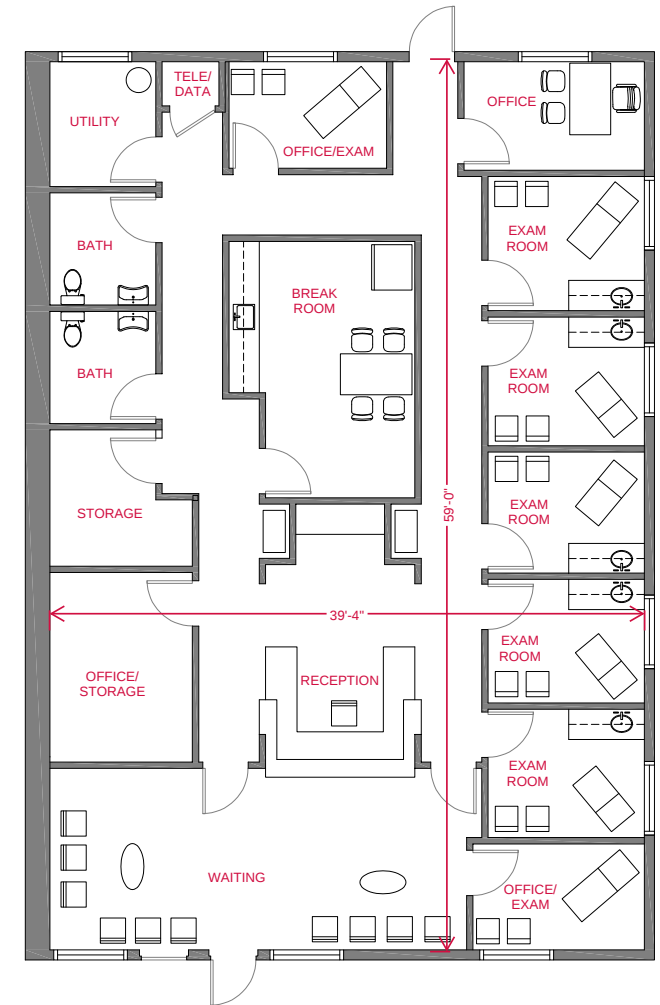
BUILDING 10
SUITE C - 2,400 RSF



2,400 rsf \$2.75/sf \$0.46 cam



FLOOR PLAN



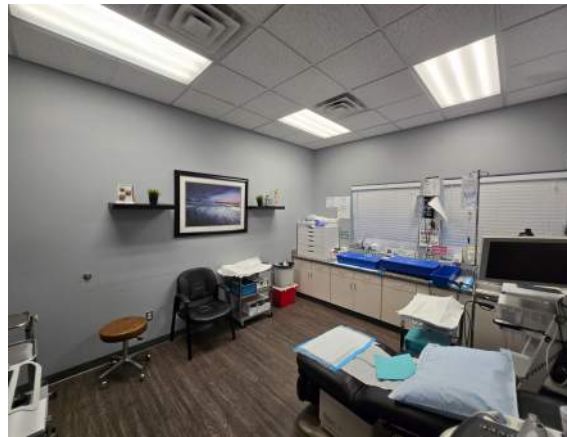
PROPERTY HIGHLIGHTS

- Beautifully refinished medical end cap suite with windows on three sides
- Large, comfortable reception / waiting room area with video hookup
- 2 restrooms, break room, office space and ample secure storage
- 5 plumbed exam rooms and two flex office / exam rooms

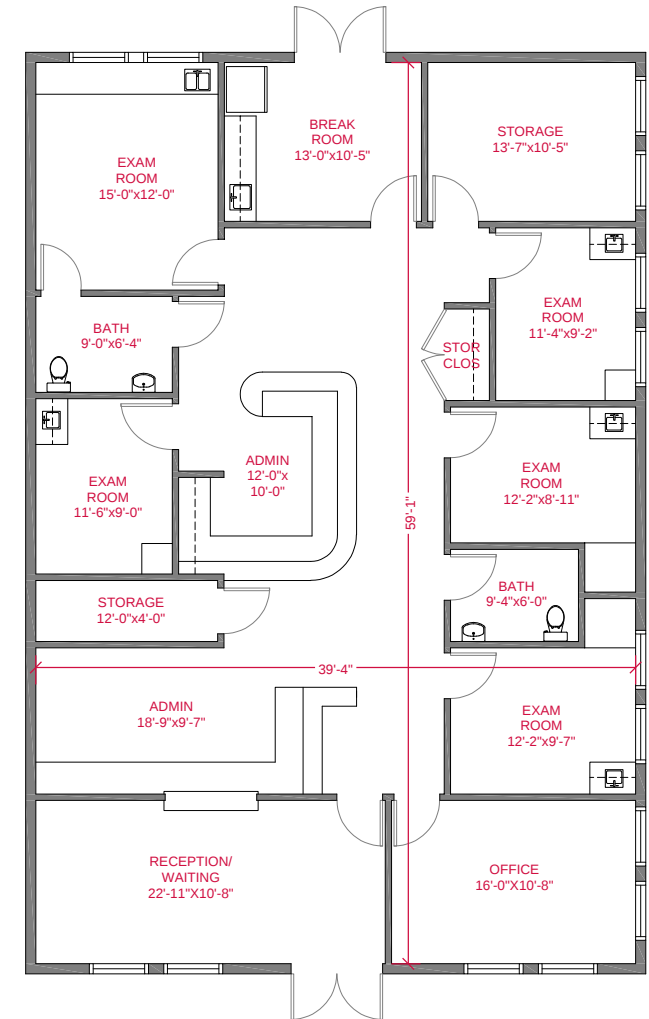
LEGACY BUSINESS PARK - BUILDING 7 SUITE D



2,400 rsf \$2.05-\$2.30/sf \$0.61 cam



FLOOR PLAN



PROPERTY HIGHLIGHTS

- Desirable medical end cap suite with windows on three sides
- 4 plumbed exam rooms and 1 large exam / treatment
- 2 bathrooms and ample secured storage
- Open floor plan with generous waiting room and administrative areas

LEGACY BUSINESS PARK - BUILDING 10 SUITE C





Overlooking Legacy Golf Course



Location Overview



Green Valley ~
Corporate Center South



THE DISTRICT
at Green Valley Ranch



Major Roads

- I-215 less than 1 mile
- Signalized section-line intersection of N. Green Valley Pkwy. & Warm Springs Road



Households

- In the heart of the established, master planned community of Green Valley
- 1 Mile: 7,400 HH
- 3 Miles: 63,000 HH
- 5 Miles: 140,000 HH



Income

- 1 Mile: \$114,000
- 3 Miles: \$101,000
- 5 Miles: \$96,000