

SHURTLEFF BUILDING

38 S. Water Street, Suite 310, Henderson, NV 89015

AVAILABLE
For Lease

OFFICE SPACE
BUILT TO MEDICAL SPEC

SHURTLEFF
FAMILY
PRACTICE

Edward Jones

ICE CREAM

 **MDL Group**

5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Suzanne Lea
Senior Associate
Lic#: S.0196578
702.509.0555
slea@mdlgroup.com



SHURTLEFF BUILDING
38 S. Water Street, Suite 310

+ Parcel ID	179-18-611-193
+ Zoning	Downtown Mixed-Use (DMU)
+ Year Built	2011
+ Space Available	±1,000 SF
+ Cross Streets	S. Water St. & Pacific Ave.
+ Submarket	Water St. / DT Henderson

Property Details



\$2,300.00
Monthly Rate



±1,000 SF
Available Space



Water Street
Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	11,152	101,108	209,933
Ave. Household Income			
2025 Ave. Household Income	\$85,164	\$119,570	\$122,544

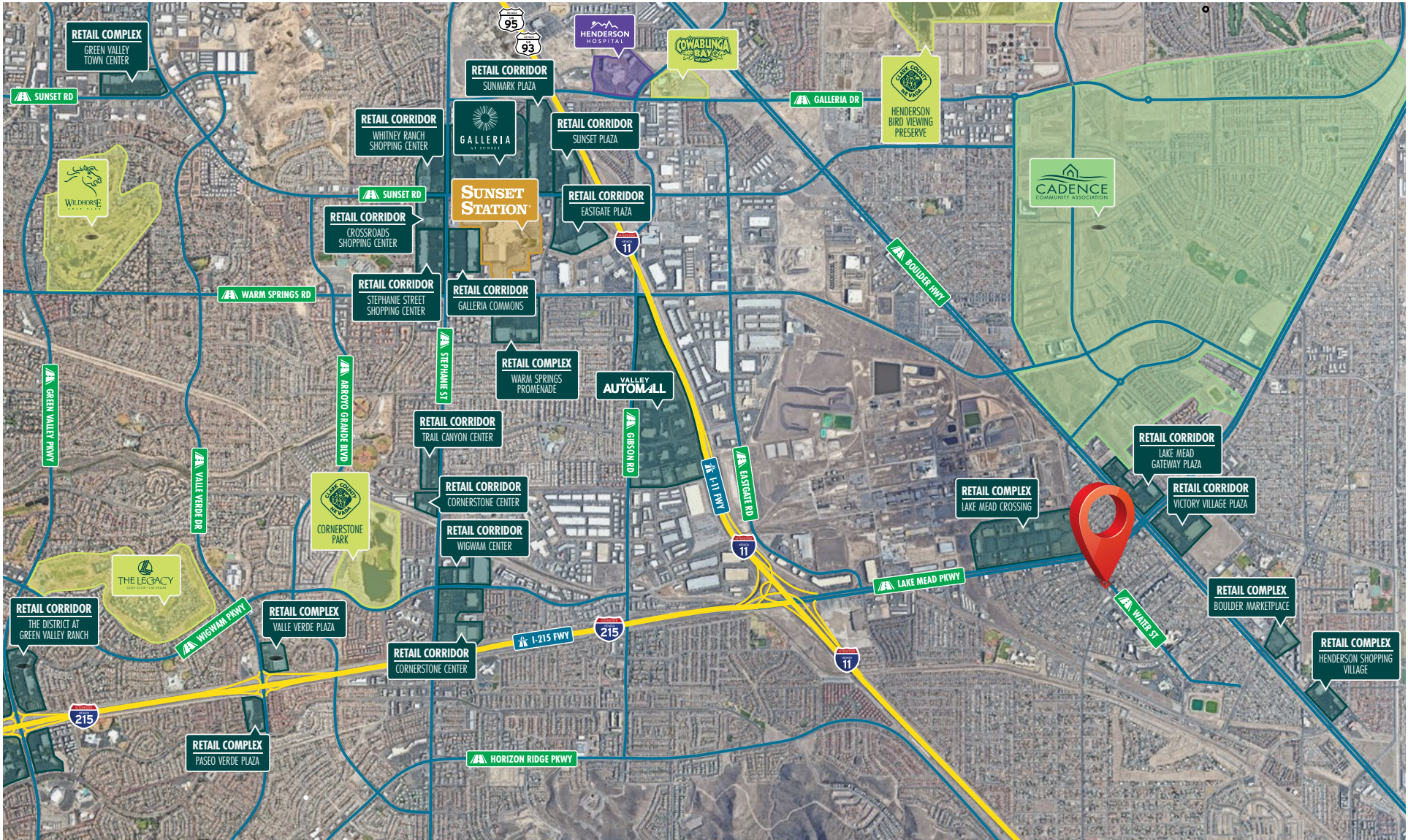
Property Highlights

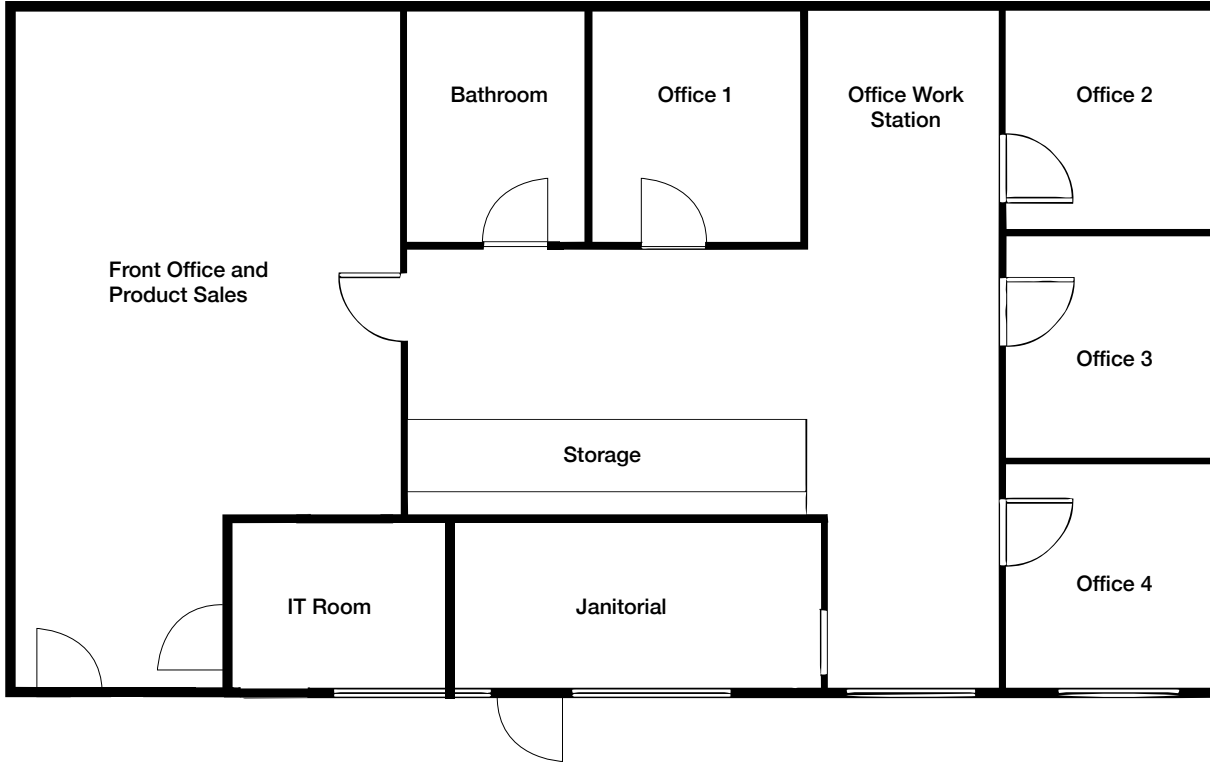
- City of Henderson municipal offices with proximity to City Hall down the street
- Situated near various city departments
- Excellent office space built to medical spec (for either traditional, creative loft, or turnkey medical use)
- Elevator-served third-floor location
- Reserved and abundant free parking
- Owner-occupied, professionally managed building
- Located in the revitalized Water Street District
- Surrounded by new residential and retail development

Property Overview

Located in the heart of Downtown Henderson's revitalized Water Street District, the Shurtleff Building offers a third-floor office suite built to medical spec within an active, practice-focused professional environment. This third-floor suite is accessible by elevator and stairwell and features a reception area with front desk and product display, three exam or treatment rooms, a private bathroom, open workspace, built-in cabinetry, and dedicated storage. Tenants may also benefit from access to an adjacent shared clean room with washer and dryer. Situated within an owner-occupied, professionally managed building, the property fosters a strong referral environment and offers ample free parking, and walkable amenities.

● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation





Lease Details



\$2,300.00

*Monthly Rate



±1,000 SF

Available Space



Water Street

Submarket

** Includes CAMs, Janitorial, and Water. Gas and Electric Metered Separately.*

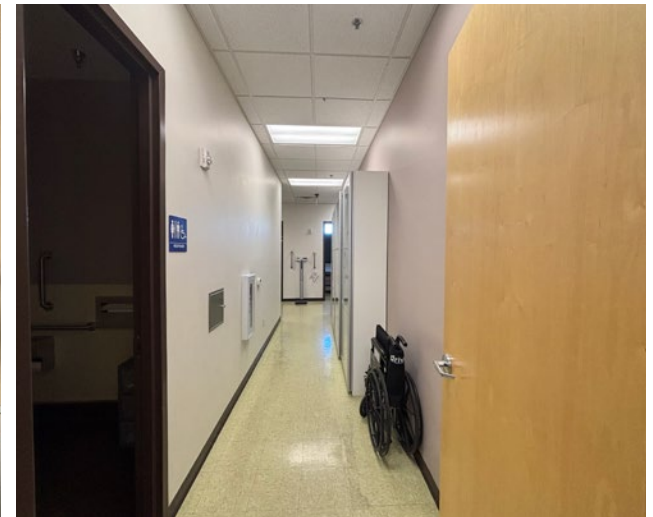
Suite Details

+ Total SF ±1,000

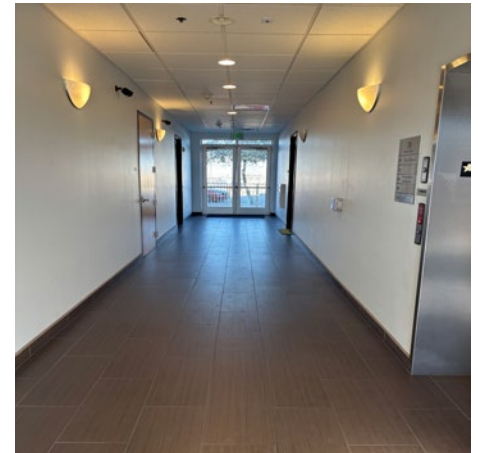
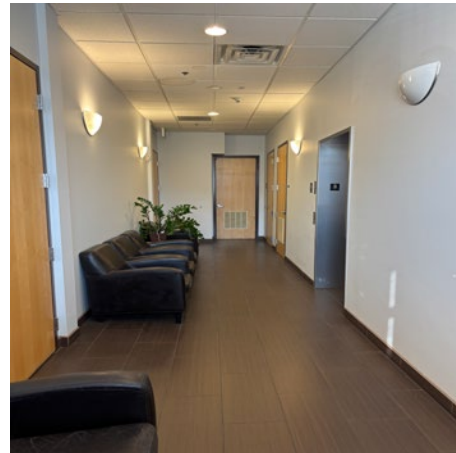
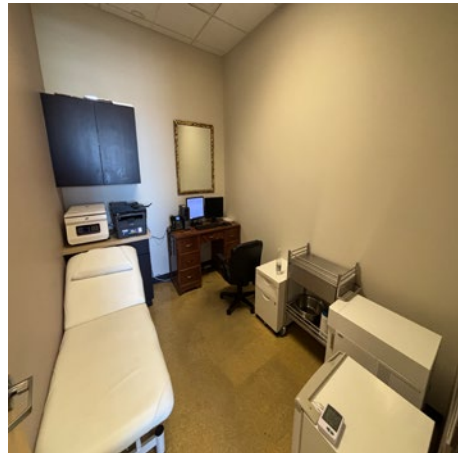
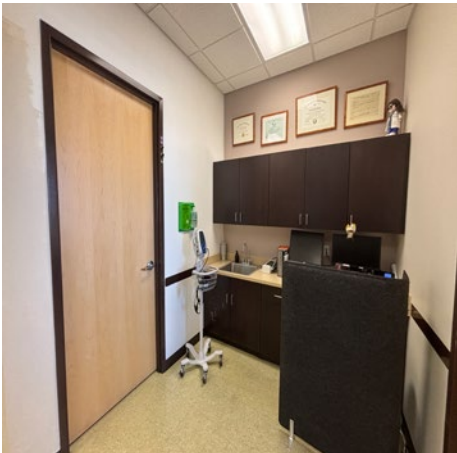
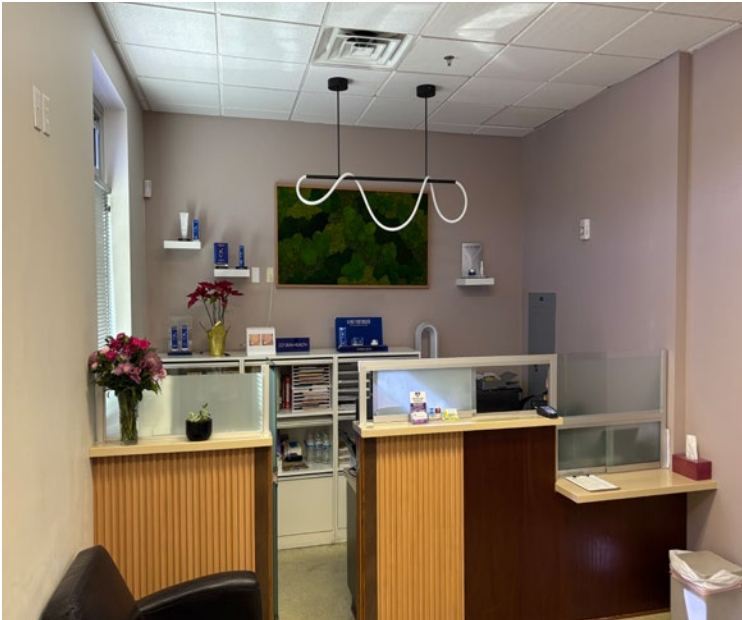
+ Availability 07/01/2026

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Property Photos



Property Photos



Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. 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 over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

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

City of Henderson




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.

Quick Facts

 **331,415**
Population as of 2022

 **2,984**
Pop. Density (Per Sq. Mi.)

Source: www.wikipedia.com

Source: www.hendersonnow.com

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.

Market Overview

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Service you deserve. People you trust.



5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Nevada Tax Advantages

NEVADA

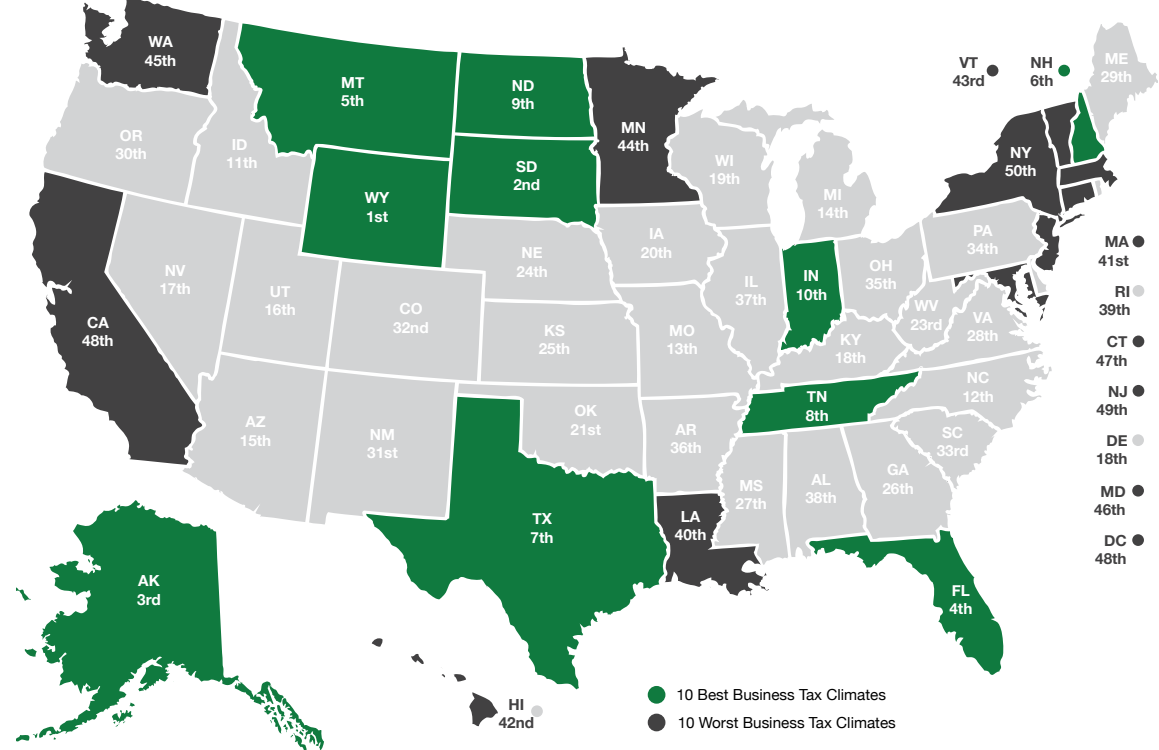
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking 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

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation’s 2025 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



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.

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)