



2933 SF  
Move-In Ready  
Anthem Village

**RARE SUBLEASE EXPIRES FEBRUARY 28TH, 2027**

**11540 S Eastern Ave.**  
Henderson, NV 89052

Wes Drown, CCIM

[wes@officelv.com](mailto:wes@officelv.com)

702-287-6553

11540 S Eastern Ave.

Grand Lobby East-Side Suite 130 Entrance

**RE/MAX**  
COMMERCIAL



**Lease Rate Includes Suite Power and HVAC!**

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wes@officelv.com

txt/call

702-287-6553

**11540 S Eastern Ave. OFFICE SUITE FOR SUBLEASE!**  
**HENDERSON, NV 89052**

**RE/MAX**  
**COMMERCIAL**



**Join, Medical and Professional tenants. Corporate Headquarters. 89052 is a great area for your business to locate to, with all retail amenities, and service companies within 1/4 mile, for you and your employees.**

**Call For latest info!**

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702-287-6553

11540 S Eastern Ave. In the Henderson Foothills of Anthem

Aerial





CAMPUS SETTING between Anthem and Seven Hills Master planned Communities

Very High Income Demographics at the Top of the Hill in 89052

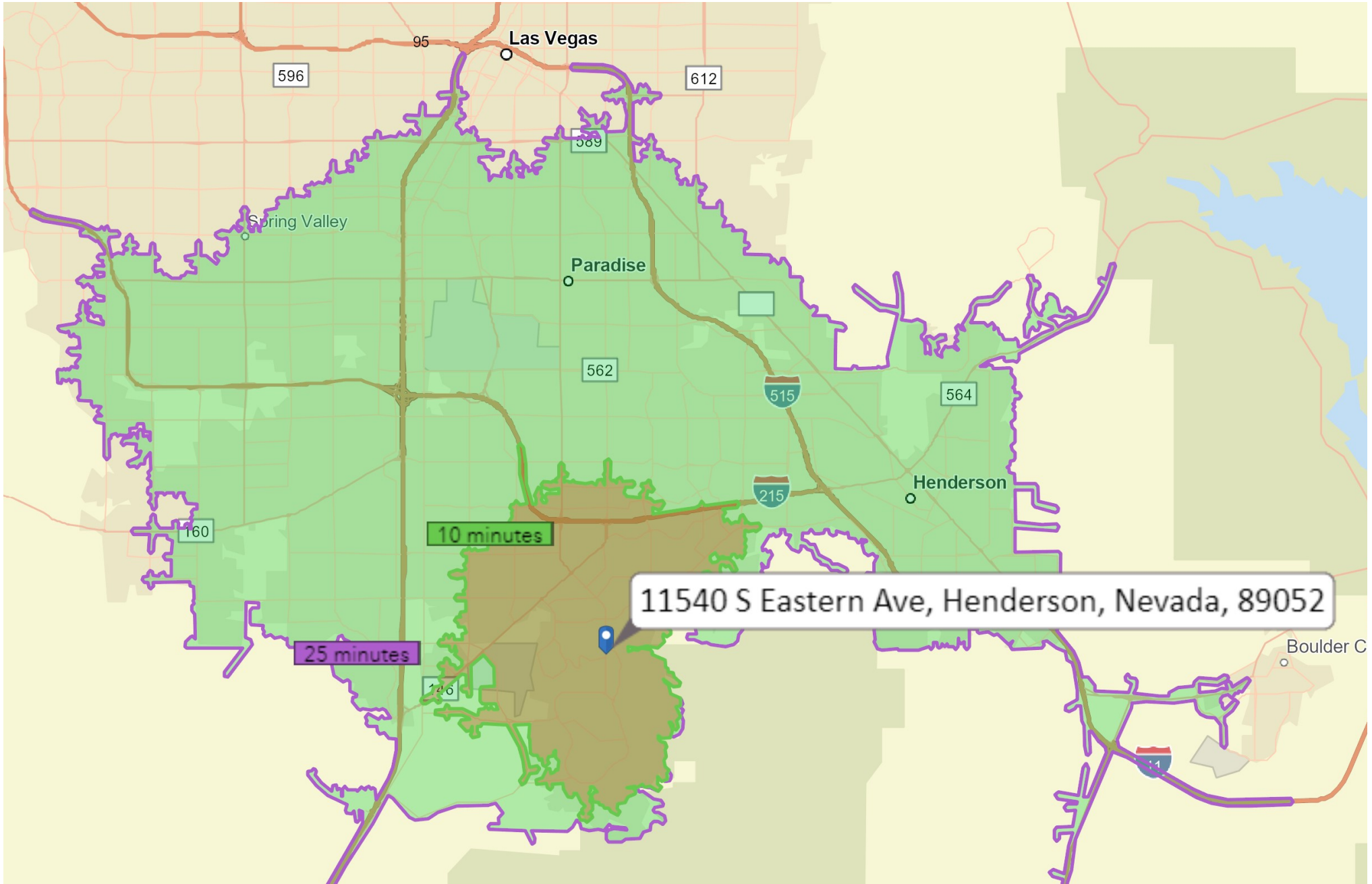
Anthem Village

Lush Campus Setting

Great Access



Within 25 minutes, you can be...



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txt/call

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11540 S Eastern Ave. Suite 130 2933 SF Partially Furnished AVAILABLE



Conference room  
6-Offices on Glass  
Open Collaboration area



Bright Lobbies on  
East and west  
entrances

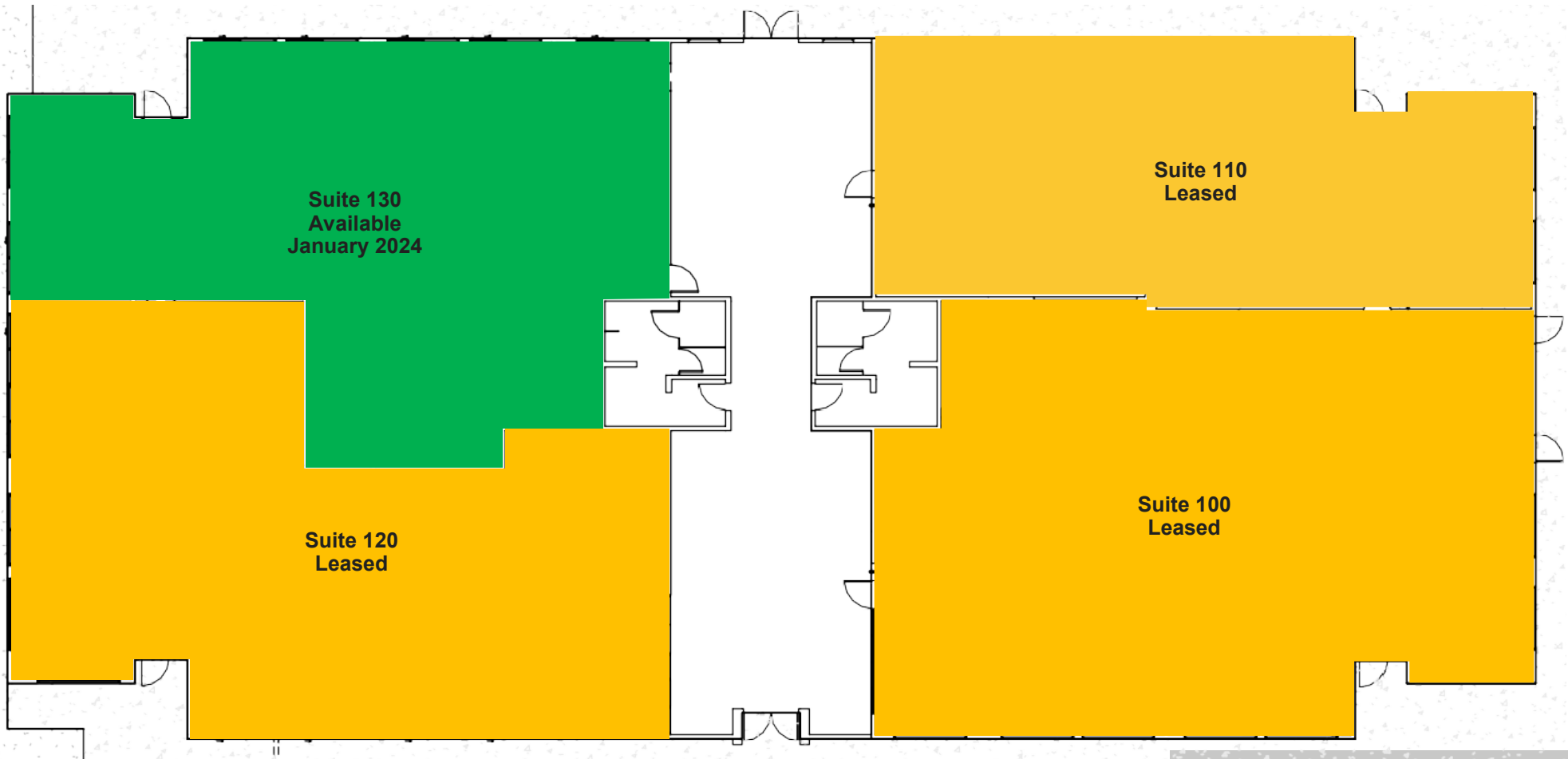


Tons of Light  
Large Breakroom  
2 Storage rooms



2 entrances  
Common Area  
Bathrooms





Suite Number	Rentable SF	Status
Suite 100	3,668	Leased
Suite 110	2,345	Leased
Suite 120	3,177	Leased
Suite 130	2,933	Available January 2024

Move in Ready!  
 Professional  
 Modern Office space  
 Lush Tranquil setting  
 Easy Access

**Schedule a private tour.**

11540 S Eastern Ave.

SUITE 130

CORNER SUITE

2,933 RSF

