

FOR LEASE

GREEN VALLEY CIVIC CENTER

2501-2651 N. Green Valley Parkway
Henderson, NV 89014



Pete Janemark, CCIM

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NV #S.76731



All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	106,920 SF
AVAILABLE SF:	1,133 - 10,795 SF
LOT SIZE:	5.96 Acres
ZONING:	CC
APN:	178-06-512-001, 002, 003, 004 and 178-06- 510-003

PROPERTY OVERVIEW

Green Valley Professional Center is conveniently located single story office complex located at the intersection of Green Valley Parkway and Sunset Road in Henderson. The grounds are open and spacious with upgraded landscaping and break areas. The area offers substantial shopping, services and eateries in all direction, many within walking distance. The property is flanked by the Green Valley Library, and the intersection is served by two major bus routes.

PROPERTY HIGHLIGHTS

- Signalized entrance
- Ample dedicated parking
- Ample shopping and services
- Central Location

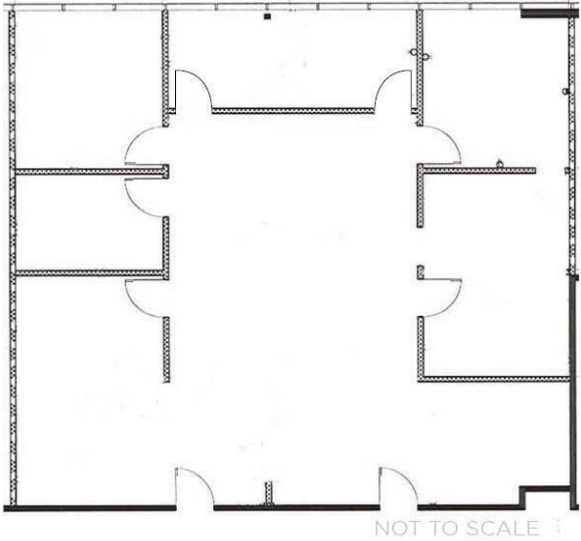
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2551 GREEN VALLEY PARKWAY - SUITE 410 - ±2,034 SF



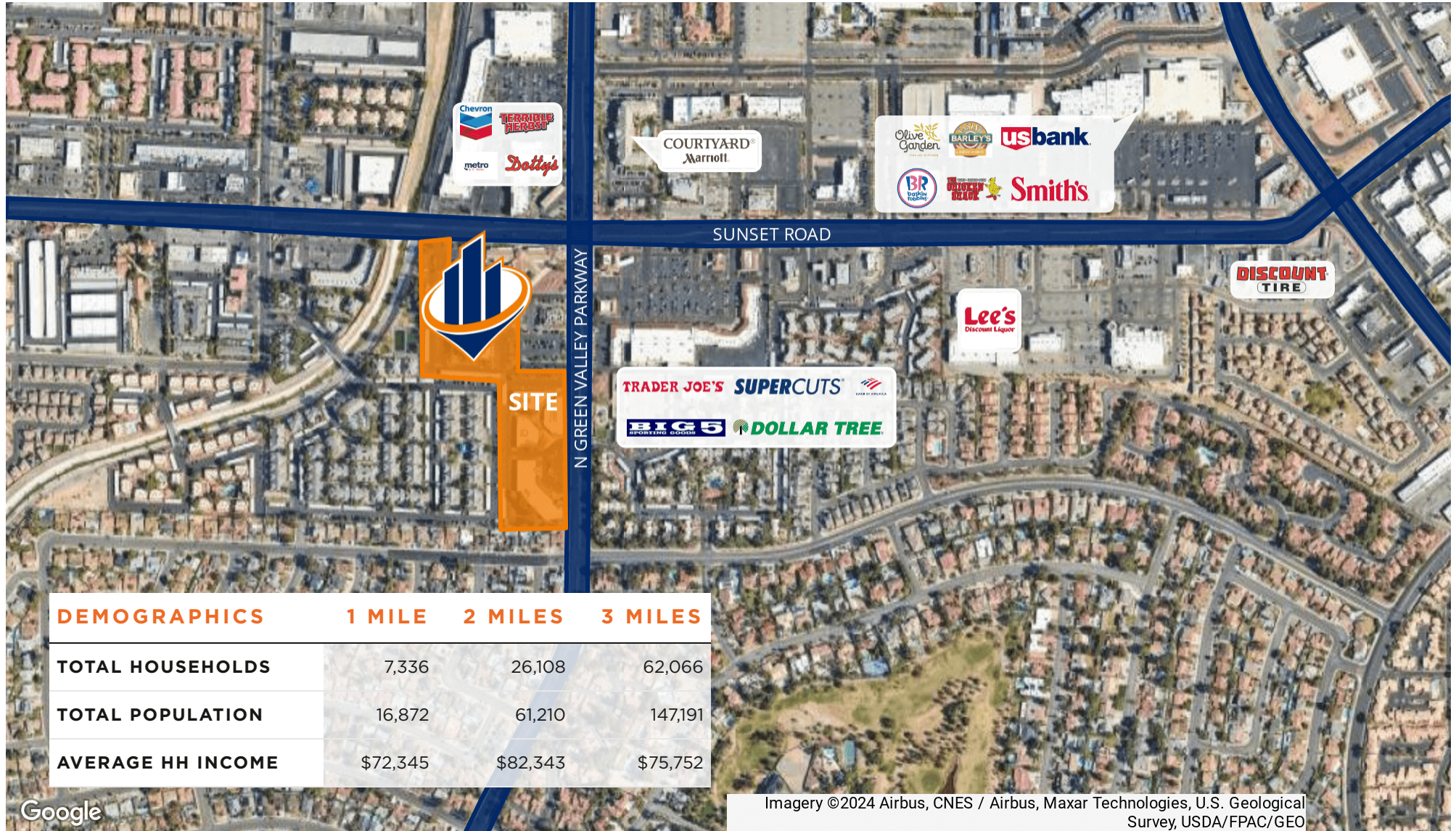
SUITE DESCRIPTION

This spacious and bright suite features a large open work area, 6 offices with windows, and a conference room.



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RETAILER MAP



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,336	26,108	62,066
TOTAL POPULATION	16,872	61,210	147,191
AVERAGE HH INCOME	\$72,345	\$82,343	\$75,752

Google

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