

1397 GALLERIA DRIVE

HENDERSON, NV 89014 | FOR LEASE



Lee & ASSOCIATES OF LAS VEGAS, LLC | NV LICENSE # B.0146492

DAVID BAUMAN, SIOR, CCIM

Principal
O (702) 490-0699
C (702) 460-7013
dbauman@lee-associates.com
License: S.0182687

NICOLE CLOVIS

Principal
O (702) 490-0699
C (702) 250-7755
nclovis@lee-associates.com
License: S.0193945

1397 GALLERIA DRIVE

HENDERSON, NV 89014



\$1.35 PSF NNN

Lease Rate



±987 - 1,878 SF

Available Square Footage

PROPERTY HIGHLIGHTS

- ±13,328 SF building
- ±987 - 1,878 SF available
- ±\$0.56 PSF/Mo. CAM
- Premium Class B office building with professional, medical and office tenant mix
- Immediate access to the US-95 and I-215 freeways
- Surrounded by complementary medical and professional services, and close proximity to Galleria at Sunset mall, retail centers and Henderson Hospital
- Suite 201: ±1,878 SF grey shell, former medical office with waiting room, reception area, three (3) wet rooms and restroom
- Suite 202: ±987 SF open space, former law office

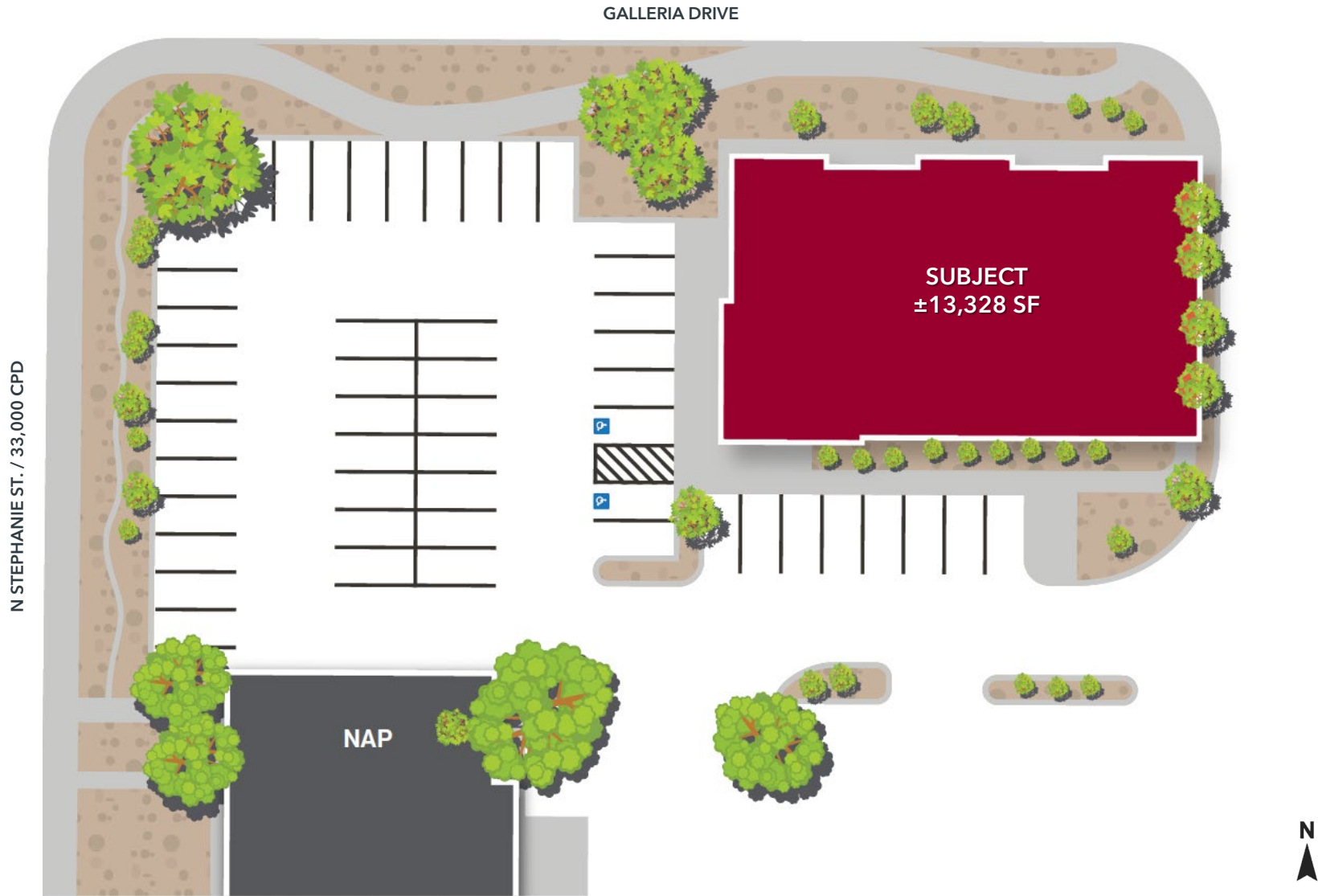


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	15,563	140,308	343,602
2024 AVERAGE HOUSEHOLD INCOME	\$84,997	\$92,181	\$99,618
2024 TOTAL HOUSEHOLDS	5,961	55,413	135,643

1397 GALLERIA DRIVE

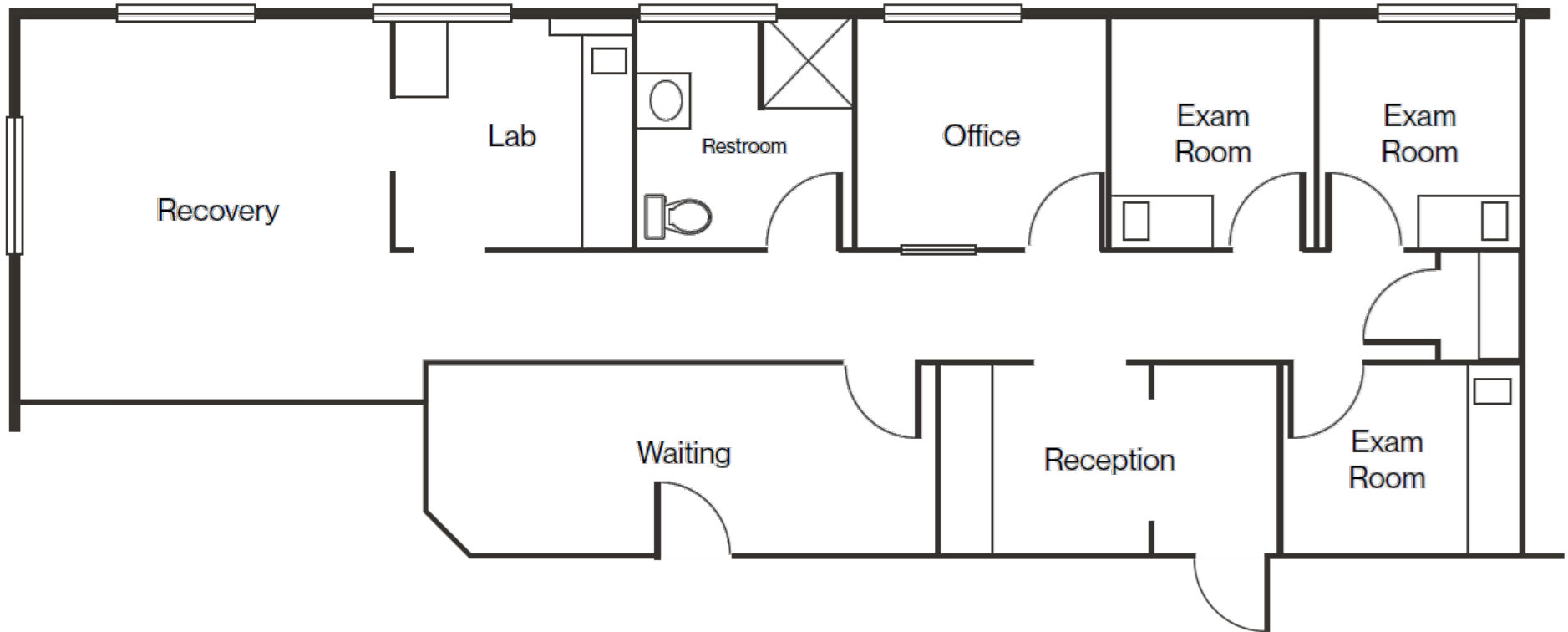
HENDERSON, NV 89014



1397 GALLERIA DRIVE

HENDERSON, NV 89014

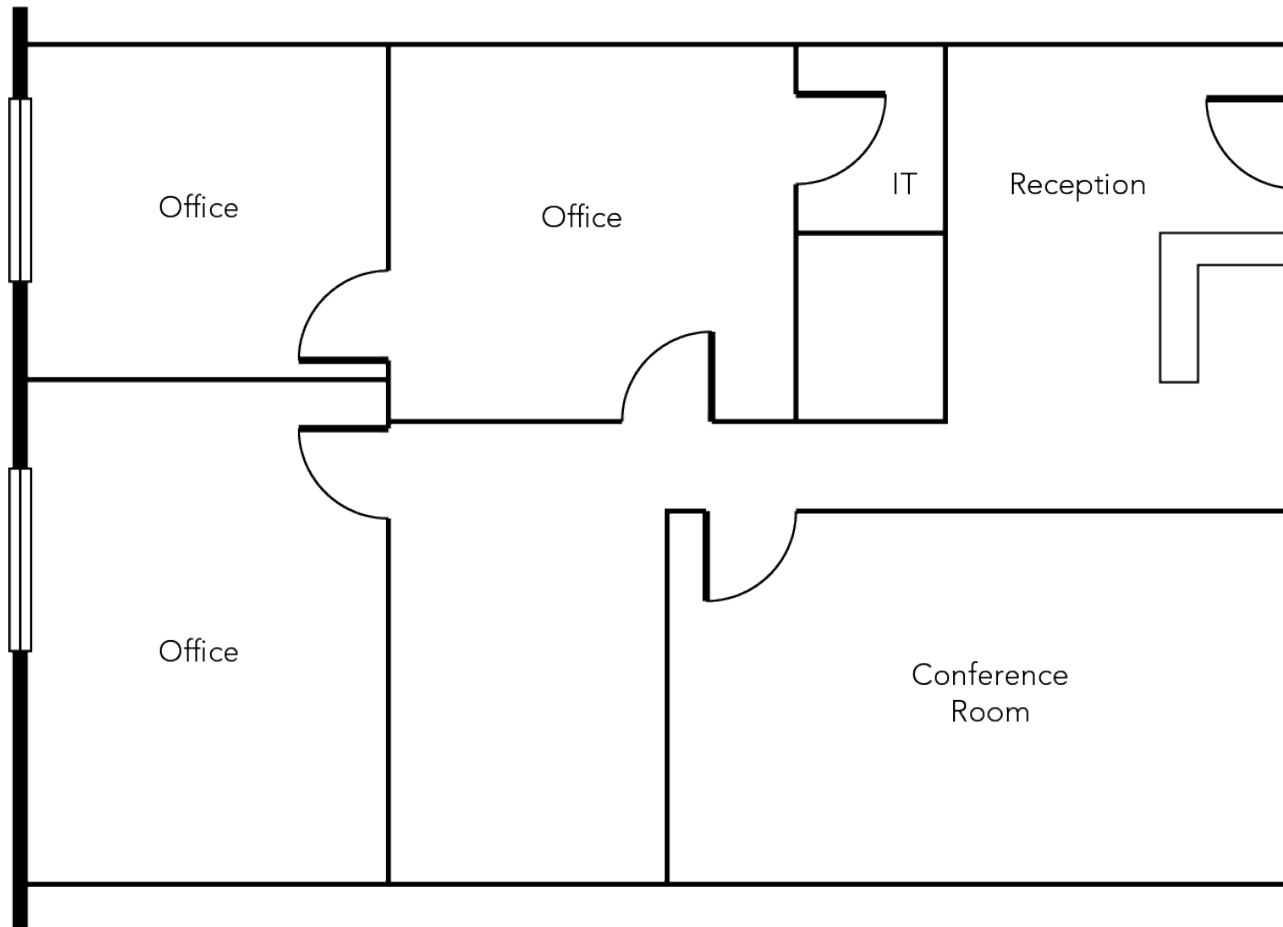
SUITE 201 | ±1,878 SF



1397 GALLERIA DRIVE

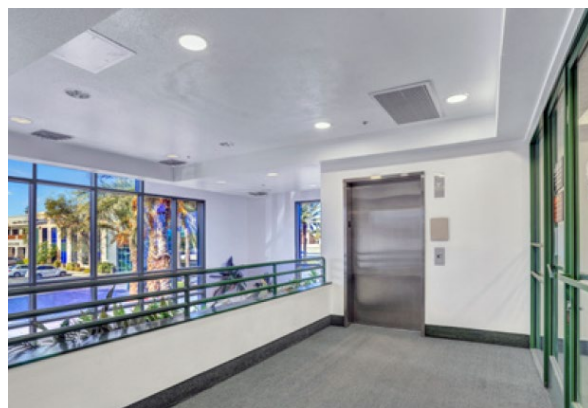
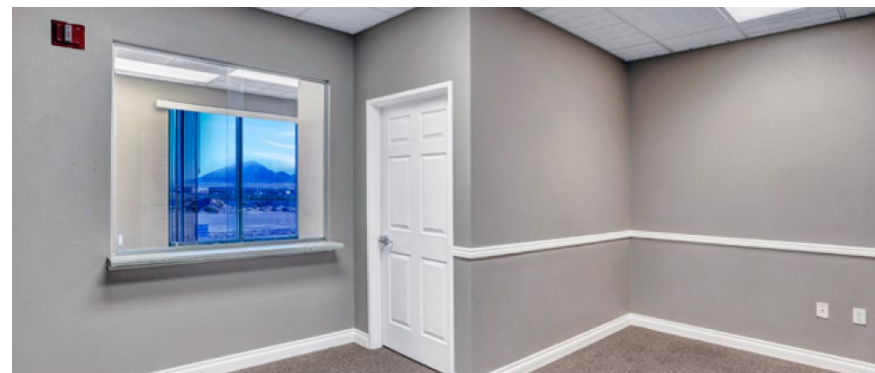
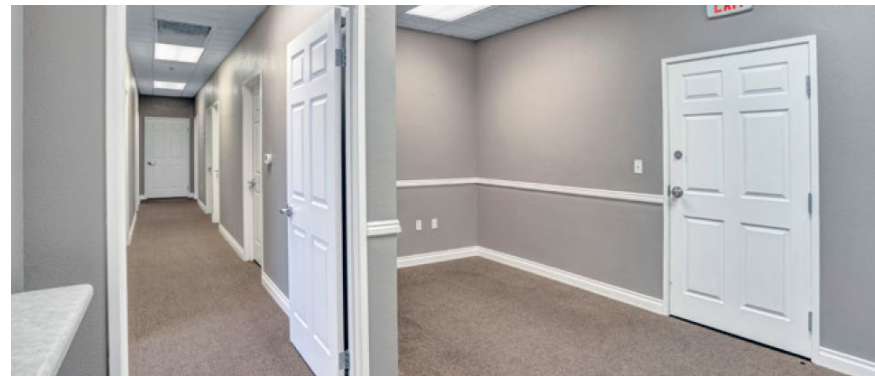
HENDERSON, NV 89014

SUITE 202 | ±987 SF



1397 GALLERIA DRIVE

HENDERSON, NV 89014





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

nclovis@lee-associates.com

License: S.0193945



LEE & ASSOCIATES OF LAS VEGAS | B.0146492 | 8311 W SUSNET ROAD, SUITE 120, LAS VEGAS, NV 89113

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein