

Water Street Office

303 S Water St, Henderson, NV 89015

 **Ohana** Presented By:
REALTY GROUP Ohana Realty Group



Water Street Office

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Property Details

303 Water Street is positioned in the historic Water Street District of downtown Henderson, NV, which is part of the Las Vegas metropolitan statistical area. Henderson is the 2nd most populous city in Nevada. The Water Street District includes the City of Henderson government buildings, City Hall and Licensing and Planning departments, Justice Courts, the NHL Vegas Silver Knights ice skating center, as well as a host of local downtown shops and breweries. The property also enjoys close proximity to US 93/95 Freeway as well as access to the CC 215 Beltway.

Ideal for an Executive Office, Large Legal Office for Attorneys, Real Estate Office, Engineering and Architectural and other uses that can utilize the central location of being close to the Courts and Governmental agencies of Henderson.

Unit 125 has a great build out for a Cafe, Bakery, or Boba/Coffee shop. It has a small hood but no grease trap.

Unit 145B would be great for someone looking for a classroom space. Uses can vary from martial arts, yoga, etc. Previously approved for special use.

Price: \$17.40 - \$24.00 /SF/YR

- Prominent location in Water Street District
- Close to the City of Henderson Government District
- Block away from the NHL ice rink

View the full listing here: <https://www.loopnet.com/Listing/303-S-Water-St-Henderson-NV/26924537/>

Rental Rate:	\$17.40 - \$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area	30,673 SF
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Year Built:	2006
Cross Streets:	Basic Rd
Walk Score ®:	83 (Very Walkable)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	\$2.00 /SF/MO

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Listing spaces

1st Floor Ste 125

Space Available:	2,195 SF
Rental Rate:	\$24.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Restaurants And Cafes
Space Type:	Relet
Space Use:	Retail
Lease Term:	2 - 10 Years

Unit is a previous Deli and coffee cafe house. Ideal for a juice bar, smoothie, coffee cafe boba tea with deli or light cooking. 4 foot small hood designed for a small pizza oven, Quiznos style oven. 3 floor drains, Counters and workstations. Fireplace lounge area for customer seating. Unit fronts Water St. at the corner of Basic Rd and Water, By Henderson City Hall and Justice Hall. High street visibility for great signage exposure. There is also a courtyard area for additional tables etc.

1st Floor Ste 145B

Space Available:	2,480 SF
Rental Rate:	\$17.40 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Government Facility
Space Type:	Relet
Space Use:	Office
Lease Term:	2 - 7 Years

Previous School Classrooms. One space was for Computer classes and the other room was for general education. Men's and Women's multi-stall restrooms. Lobby area with a filtered water fountain

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Masterpiece Cuisine	-	
Nevada State High School	-	
Regus Executive Suites	-	
Silver State Schools Credit Union	-	November 2029

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Location



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Property Photos



Primary Photo



Other

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Property Photos



Unit 145B front



Building Photo

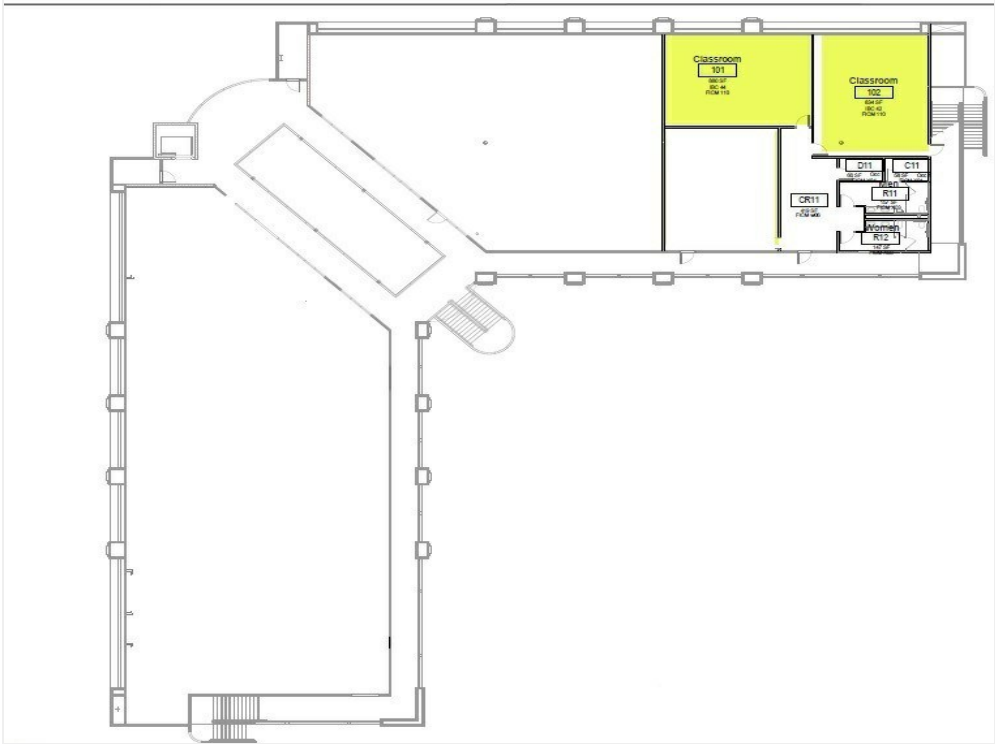
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Property Photos



Other

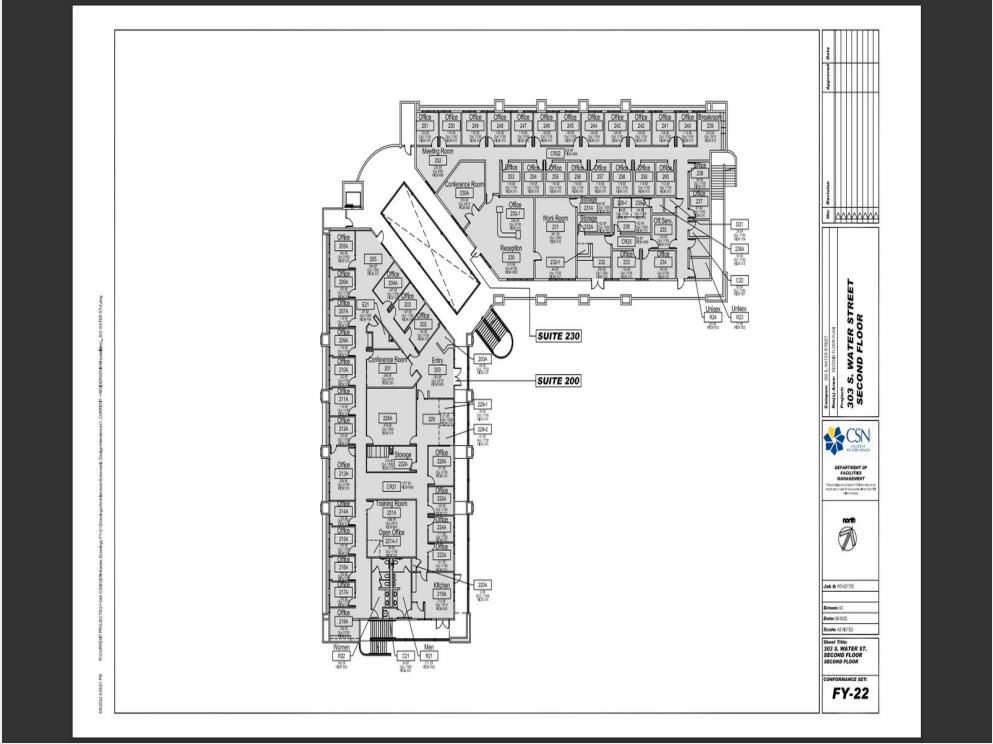


Floor plan unit 145B

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Property Photos



Floor plan unit 200 and #230



Aerial

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Property Photos



Building Photo



Building Photo

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Property Photos



Lobby (Unit 145B)



Classroom 101 (Unit 145B)

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Classroom 101 (Unit 145B)



Classroom 102 (Unit 145B)

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Property Photos



Classroom 102 (Unit 145B)



Men's Bathroom (Unit 145B)

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Women's Bathroom (Unit 145B)



Water fountain (Unit 145B)

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