

309 W LAKE MEAD PKY

HENDERSON, NV

OFFICE SPACE AVAILABLE

LISTING DETAILS



RENTAL RATE:

\$1.75 /SF/Mo



SIZE:

± 650 SF & 2,880 SF

PROPERTY INFORMATION

Building Type Office

Building Height 2 Stories

Building Size 8,792 SF

Year Built 1990

Parking 22 Surface Parking Spaces

Located in the heart of Downtown Henderson, 309 W. Lake Mead Parkway offers excellent visibility along one of the city's primary commercial corridors, just minutes from the revitalized Water Street District. The property provides convenient access to I-11, US-95/515, and the 215 Beltway, making it an ideal location for retail, restaurant, medical, or professional office users. Surrounded by a growing mix of residential, dining, entertainment, and commercial developments, the property offers exceptional exposure in one of Southern Nevada's most dynamic and rapidly expanding submarkets.

DEREK BELANUS

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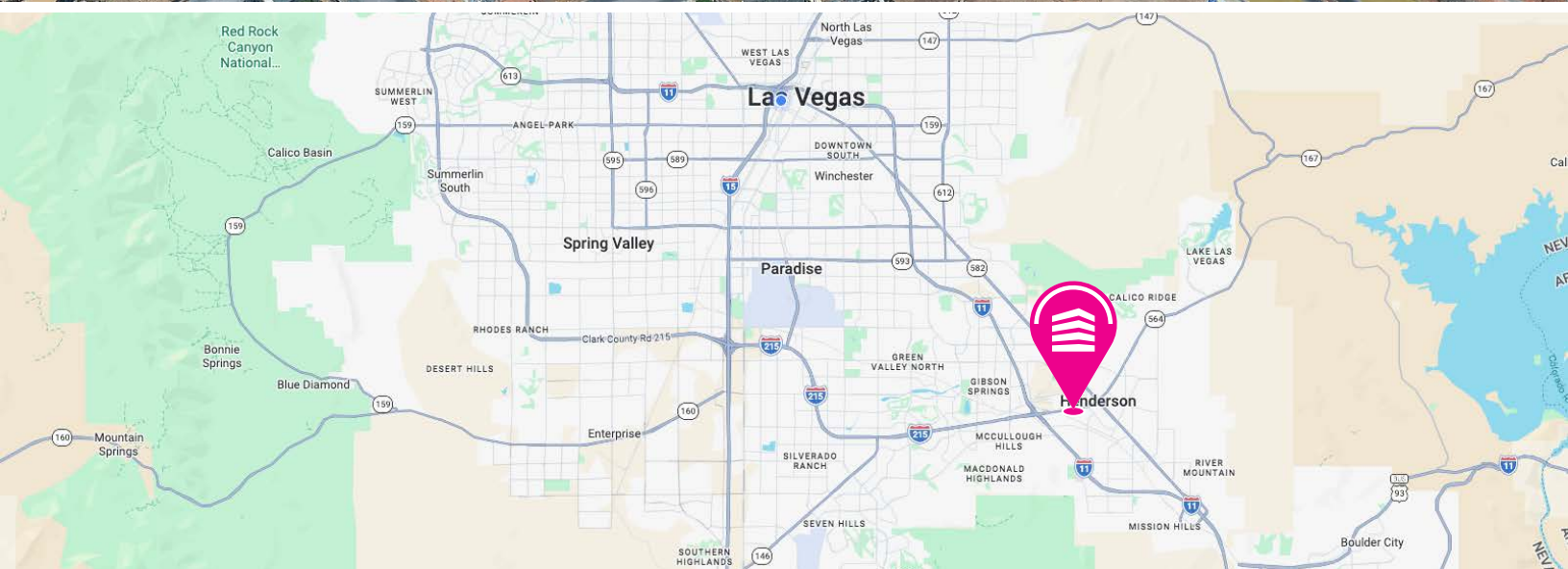
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PROPERTY HIGHLIGHTS

- Prime downtown Henderson location along W. Lake Mead Parkway
- Excellent visibility and frontage on one of Henderson's primary commercial corridors
- Convenient access to US-95/515, I-11, and the Las Vegas Beltway
- Located within the rapidly expanding Water Street District
- Surrounded by new residential, mixed-use, retail, restaurant, and entertainment developments
- Strong daytime population supported by nearby government offices, medical providers, and established businesses
- High traffic counts providing exceptional exposure to passing motorists
- Monument signage opportunities available
- Ample on-site parking for customers and employees
- Attractive storefront with prominent street presence
- Walking distance to Water Street restaurants, breweries, coffee shops, and community events
- Minutes from Lifeguard Arena, The Pass Casino, America First Center, and Downtown Henderson
- Located in one of Southern Nevada's fastest-growing and most affluent trade areas
- Strong demographics with continued residential and commercial growth
- Ideal for professional office, medical, retail, fitness, salon, showroom, educational, or specialty service users

LOCATION HIGHLIGHTS

- Situated in the heart of Historic Downtown Henderson
- Immediate access to the revitalized Water Street District
- Less than 10 minutes from the I-215 Beltway and Harry Reid International Airport
- Nearby national retailers, restaurants, and local businesses
- Excellent accessibility from all areas of Henderson and the Las Vegas Valley
- Strong pedestrian activity generated by year-round community events and festivals
- Located in a business-friendly municipality with continued public and private investment

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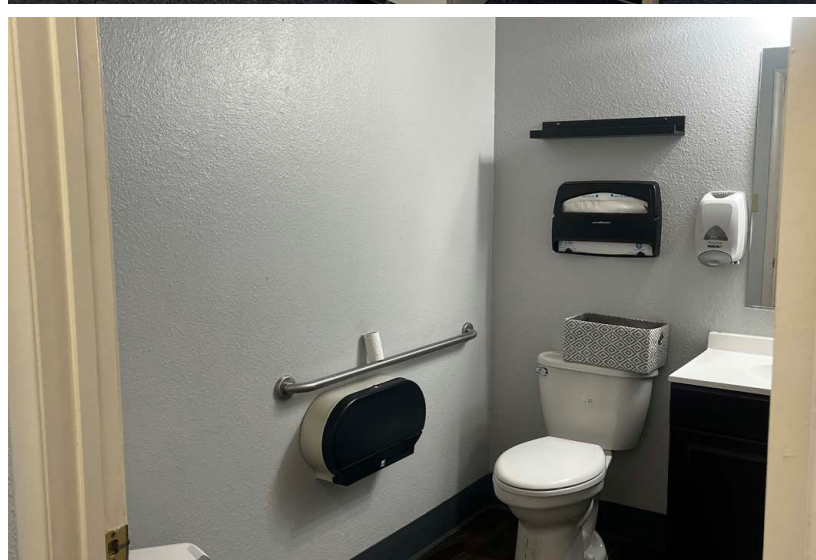
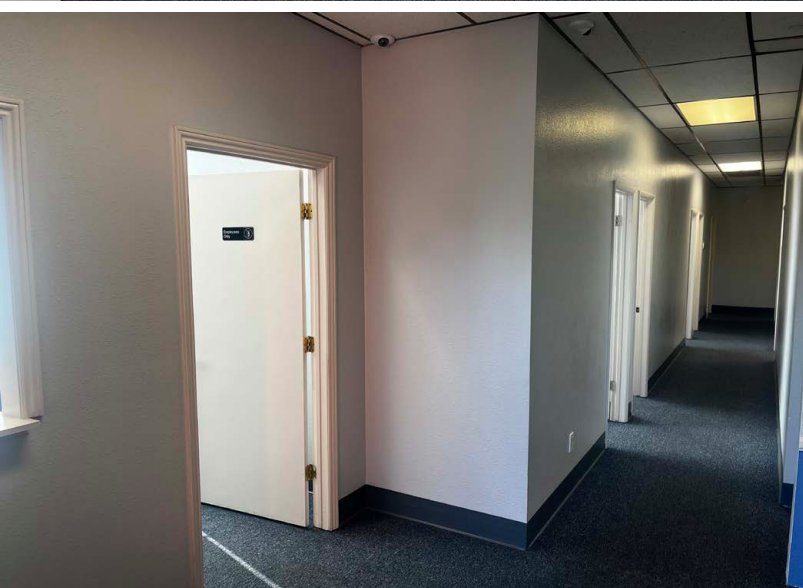
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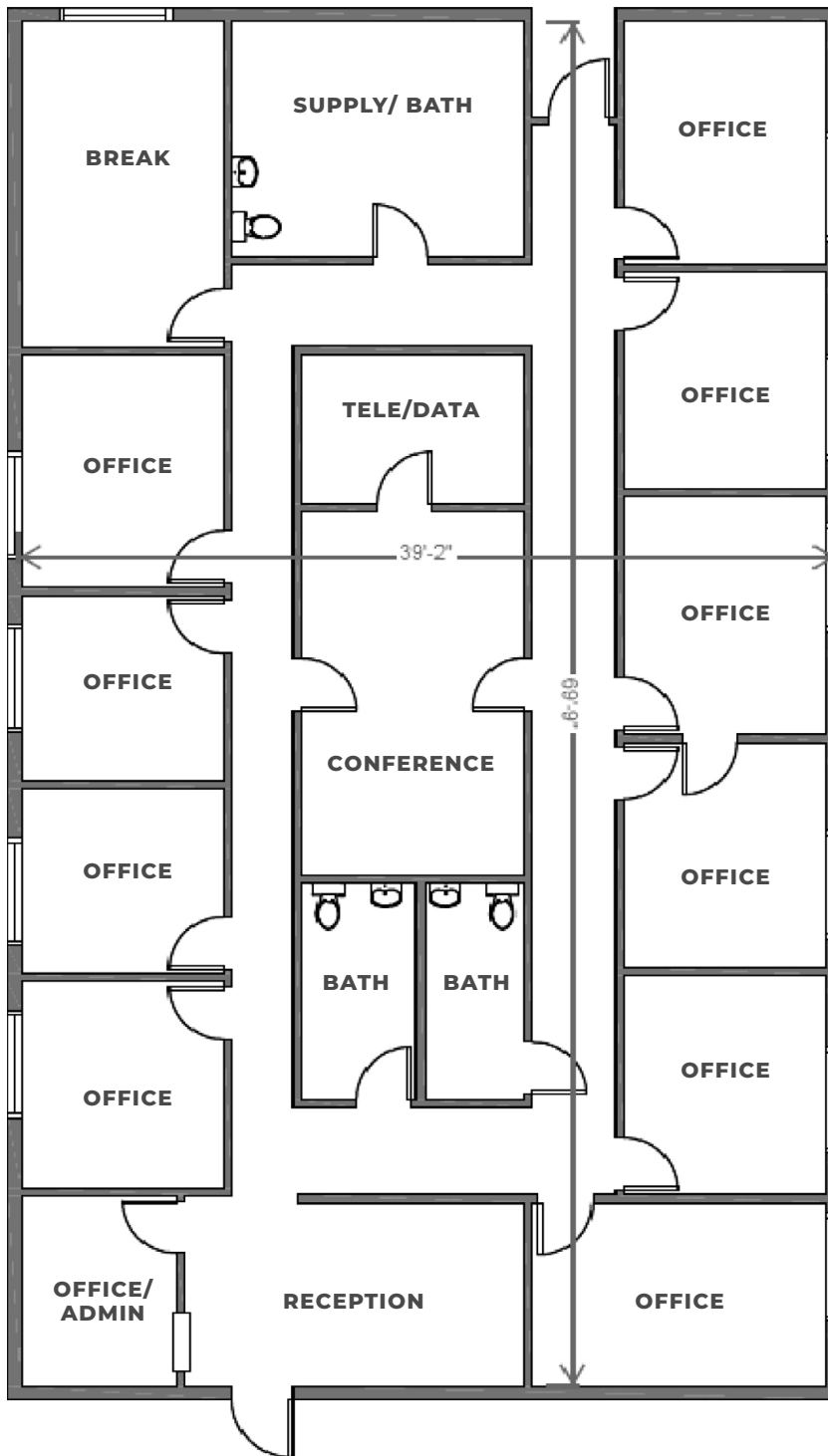
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FLOOR PLAN SUITE #100



SPACE HIGHLIGHTS

- 2,880 SF, 1st floor suite with easy access
- Reception with lobby area
- Ten (10) private, perimeter offices with windows
- Large center conference room
- Two (2) restrooms & large break room
- Ample, on-site parking
- Perfect for another medical or professional use
- Zoning Downtown Mixed-Use (Henderson)

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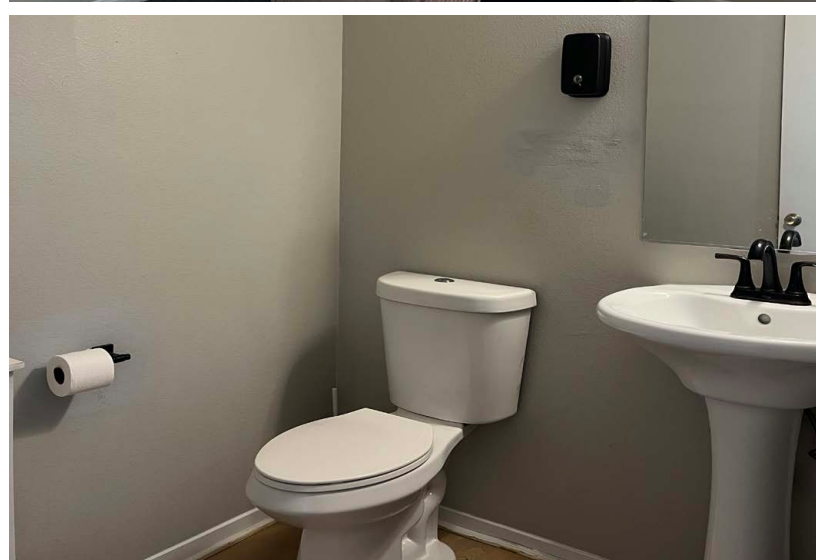
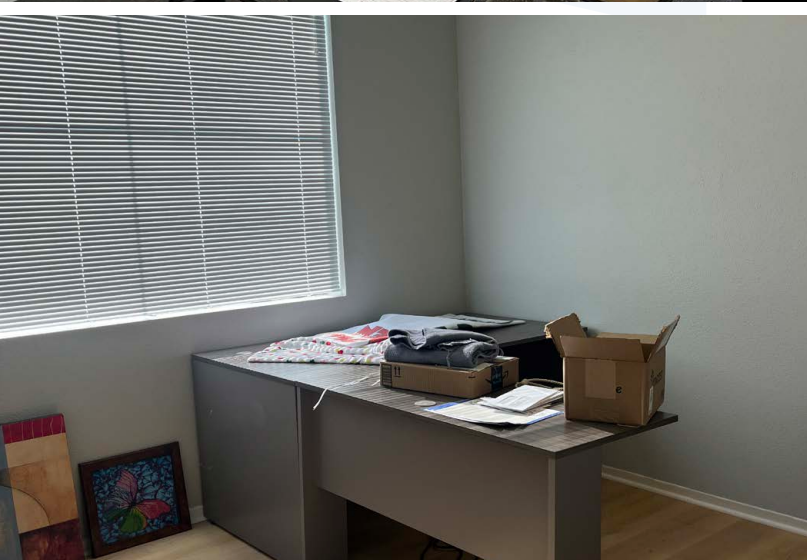
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SUITE 200



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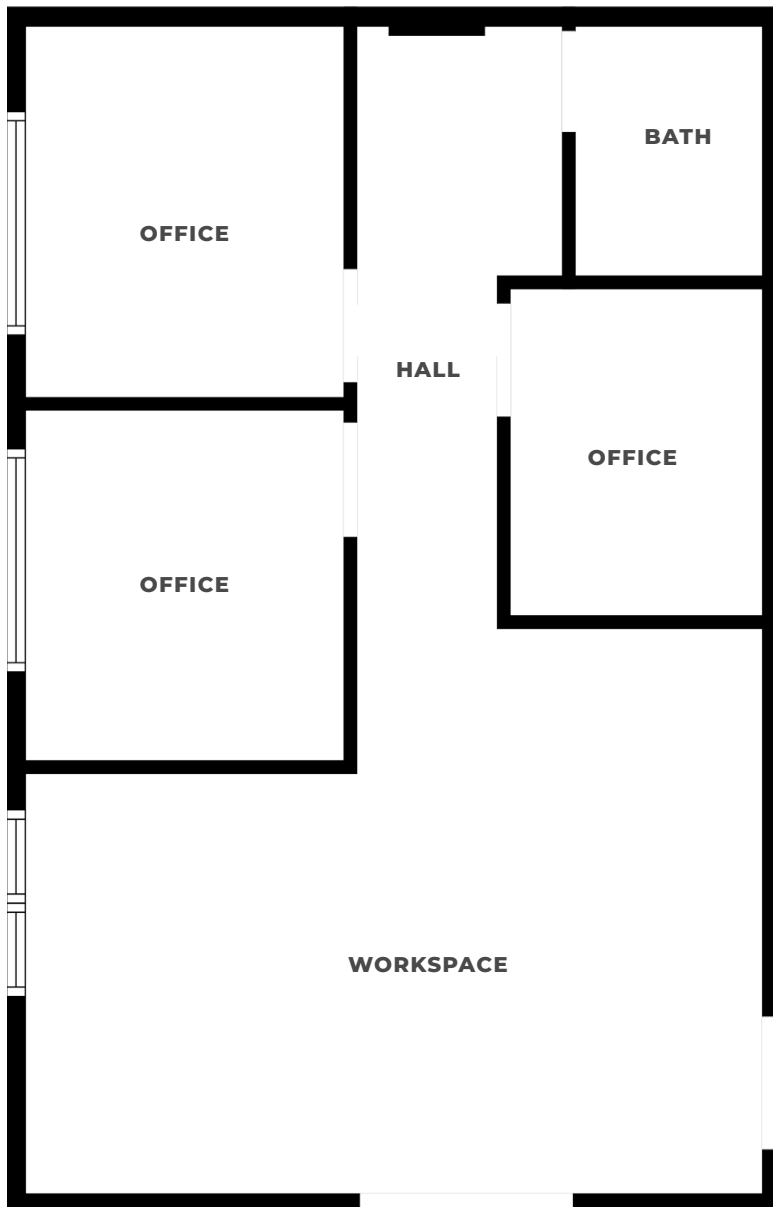
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 FLOOR PLAN
SUITE #200



SPACE HIGHLIGHTS

- Fits 4 - 10 People
- 1 Workstation
- Functional office layout with 3 private offices
- Perimeter windows providing natural light
- Large open workspace suitable for cubicles
- Mostly Open Floor Plan Layout
- 3 Private Offices
- Space is in Excellent Condition
- Private restroom within the suite
- Flexible layout allowing a mix of private offices

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