

OFFICE SUITE FOR LEASE CROWNE PROFESSIONAL PARK

50 SOUTH STEPHANIE STREET, HENDERSON, NV 89012



FIRST FEDERAL REALTY



±2,157 SF FOR LEASE

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

PRESENTED BY:

JOSEPH DESIMONE
Developer & Broker
office: (702) 990-8660
cell: (702) 592-2211
jdesimone@desimonecompanies.com
B.28439, Nevada

RANDAL GIBSON
Sr. Vice President
office: (702) 334-7570
rgibson@desimonecompanies.com
NV# S.0031496

PATTY RYAN
Vice President
office: (702) 600-0177
pryan@desimonecompanies.com
NV# BS.0144686LLC

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



FIRST FEDERAL REALTY



The office building is located along Stephanie St. in the Crowne Professional Park at Stephanie & Paseo Verde. Built in 2008 and renovated in 2014, this building is in good condition and well-maintained. The property features nice finishes, common area bathrooms, elevator, low maintenance common area landscaping, plentiful parking with handicap spaces nearby. Fast and convenient access to the 215/ US 95, this location is in close proximity to numerous restaurants, retail, hospitals, hotels, medical and office businesses. The building boasts great visibility, sits above the 215 freeway at the Stephanie ramp, on the hill.

JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

PROPERTY SUMMARY

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



Property Summary

Available SF:	±2,157 SF
Building SF:	13,721
Lease Rate:	\$2.25
Service Type:	NNN
Lease Term:	3-5 Years
CAM	\$0.58/SF/MO
Parking/Ratio:	59/4.2
Zoning:	CO

Property Overview

- * High Image Office Building right off 215/ Stephanie St. Exit
- * Nice Interior Finishes
- * Strip view from Suite
- * Break Room
- * Popular Henderson Submarket
- * High traffic Location
- * Ample Parking

Location Overview

Easy access off the 215 & Stephanie street exit. Located on the northeast corner of Stephanie & Paseo Verde.

FOR LEASE

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



FIRST FEDERAL REALTY

FOR LEASE

Suite	Size	Rate	Term	Use	Type	Condition	Available
Suite 203	2,157 SF	\$2.25 SF/mo	3-5 years	Office	NNN Lease	Good	5/03/2026

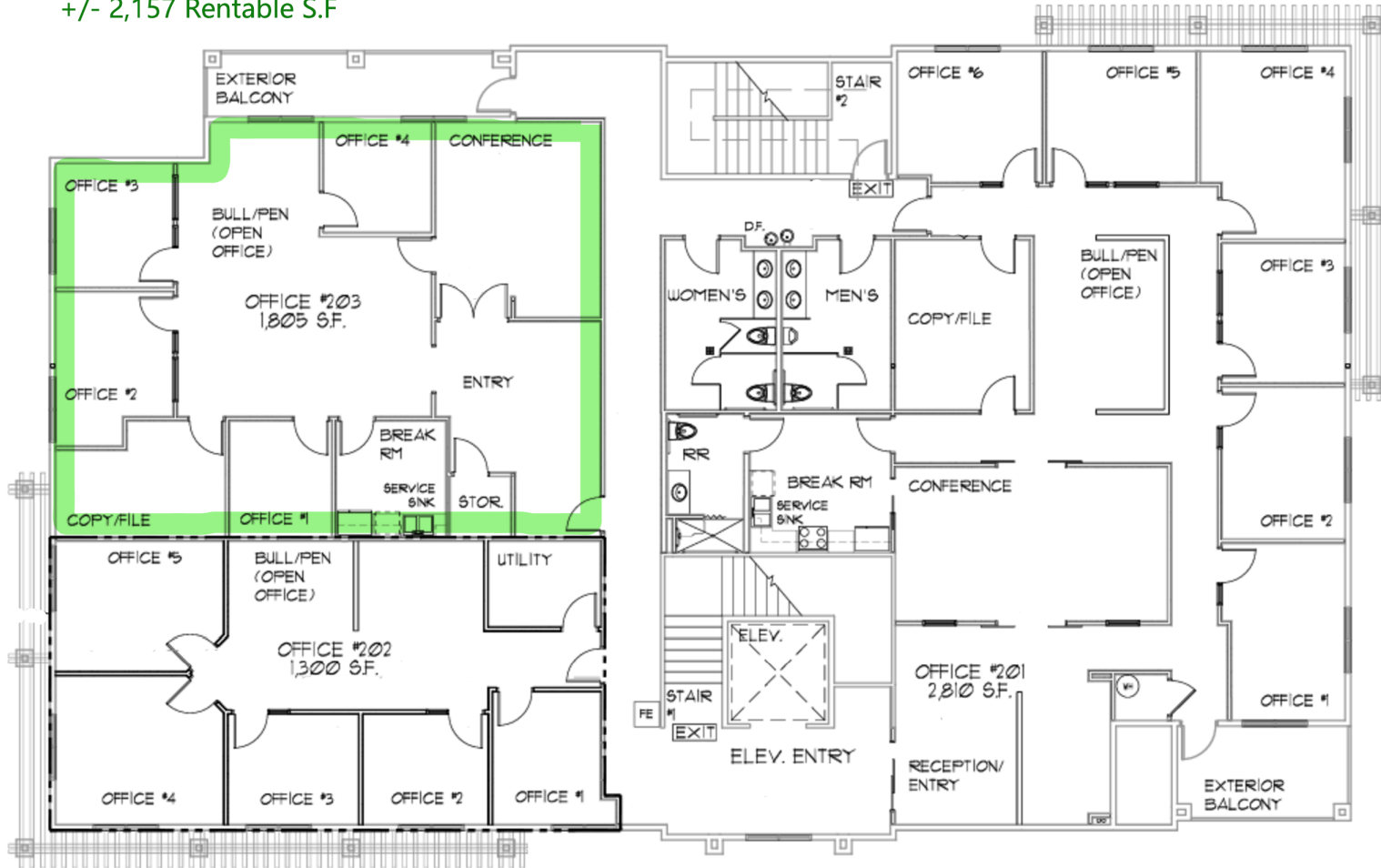
FLOOR PLAN

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



FIRST FEDERAL REALTY

Suite 203
+/- 1,805 Usable S.F.
+/- 2,157 Rentable S.F.



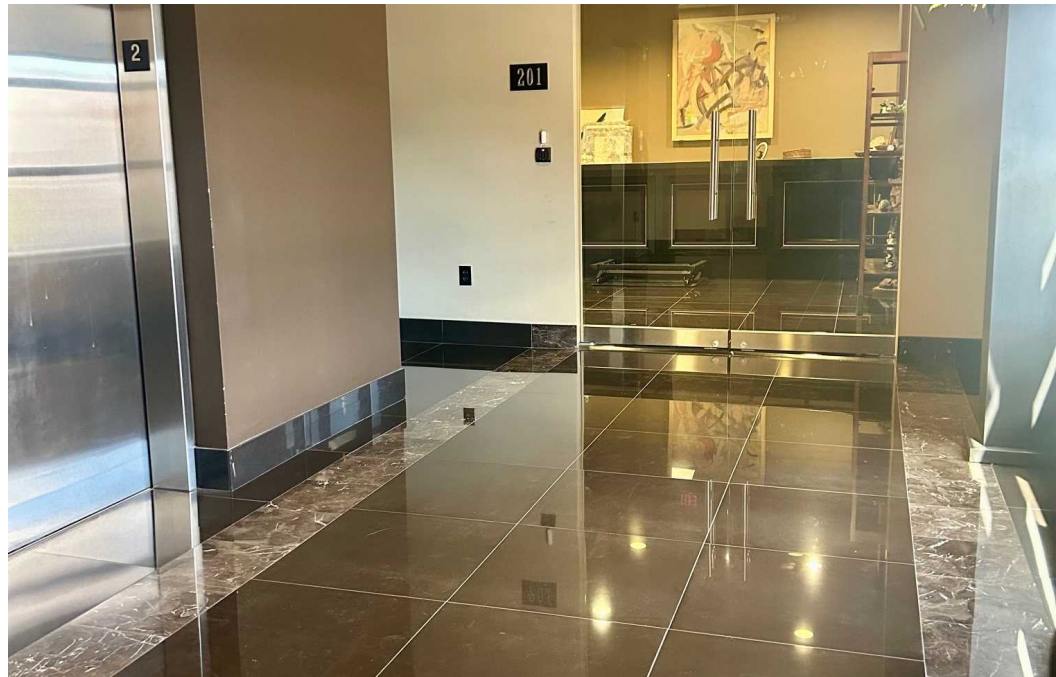
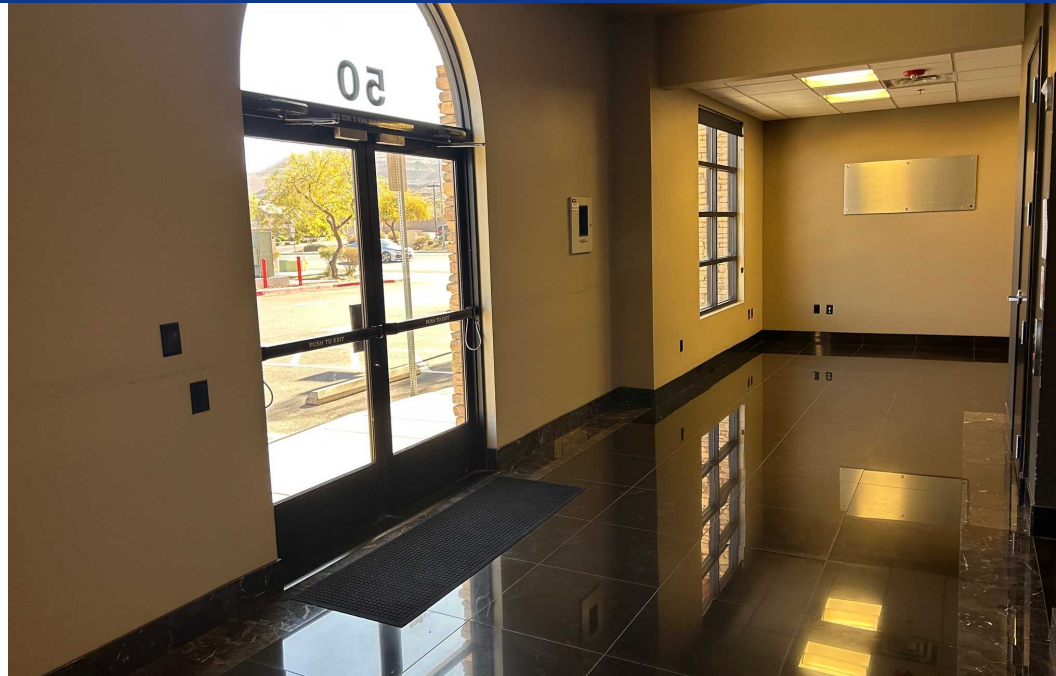
50 S. Stephanie St. - 2nd Floor

PROPERTY PHOTOS | SUITE 203

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



FIRST FEDERAL REALTY



JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

PROPERTY PHOTOS | SUITE 203

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



FIRST FEDERAL REALTY



JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com


RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com


PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com


BUSINESS MAP

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012




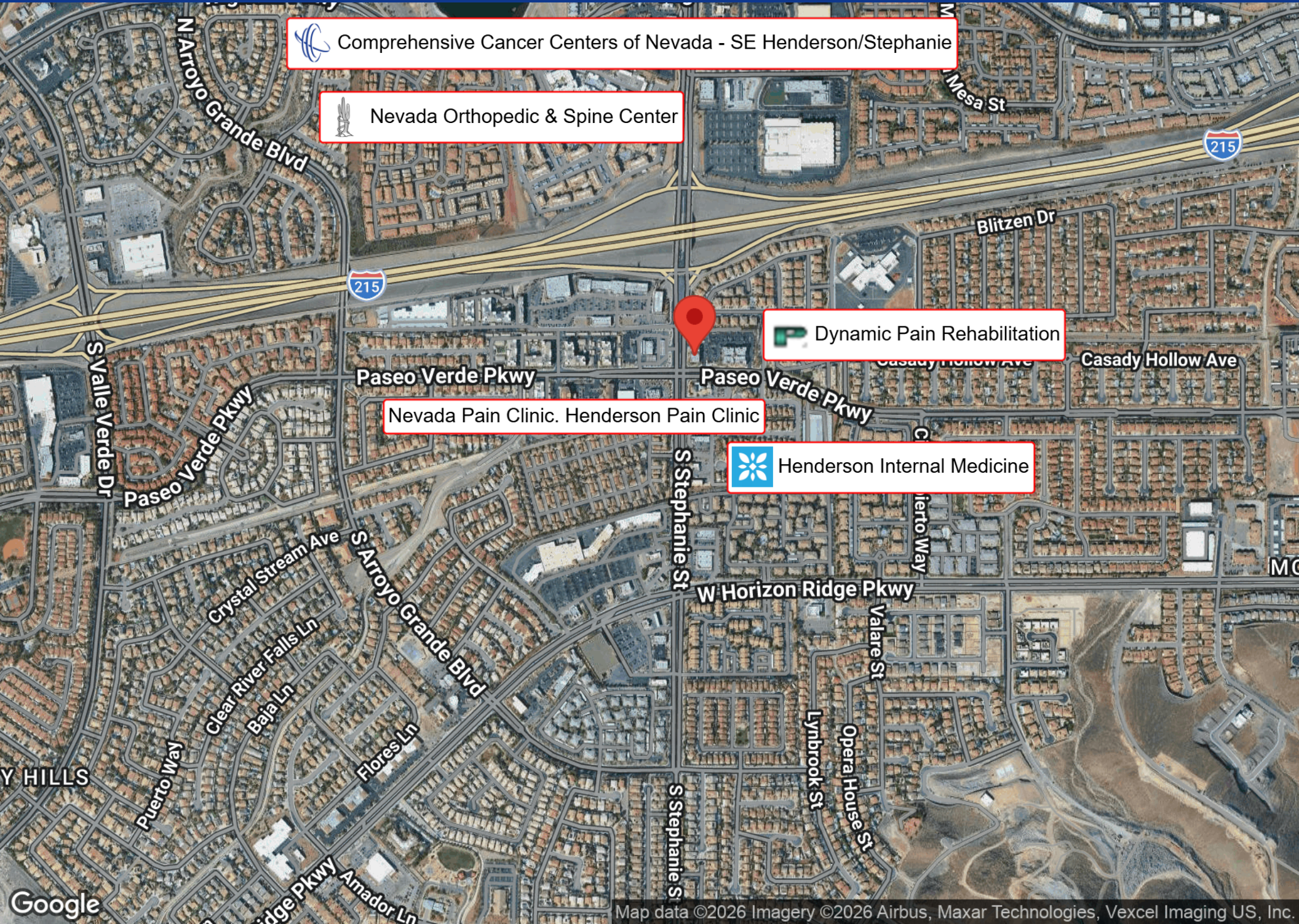
 Comprehensive Cancer Centers of Nevada - SE Henderson/Stephanie

 Nevada Orthopedic & Spine Center

 Dynamic Pain Rehabilitation

Nevada Pain Clinic. Henderson Pain Clinic

 Henderson Internal Medicine

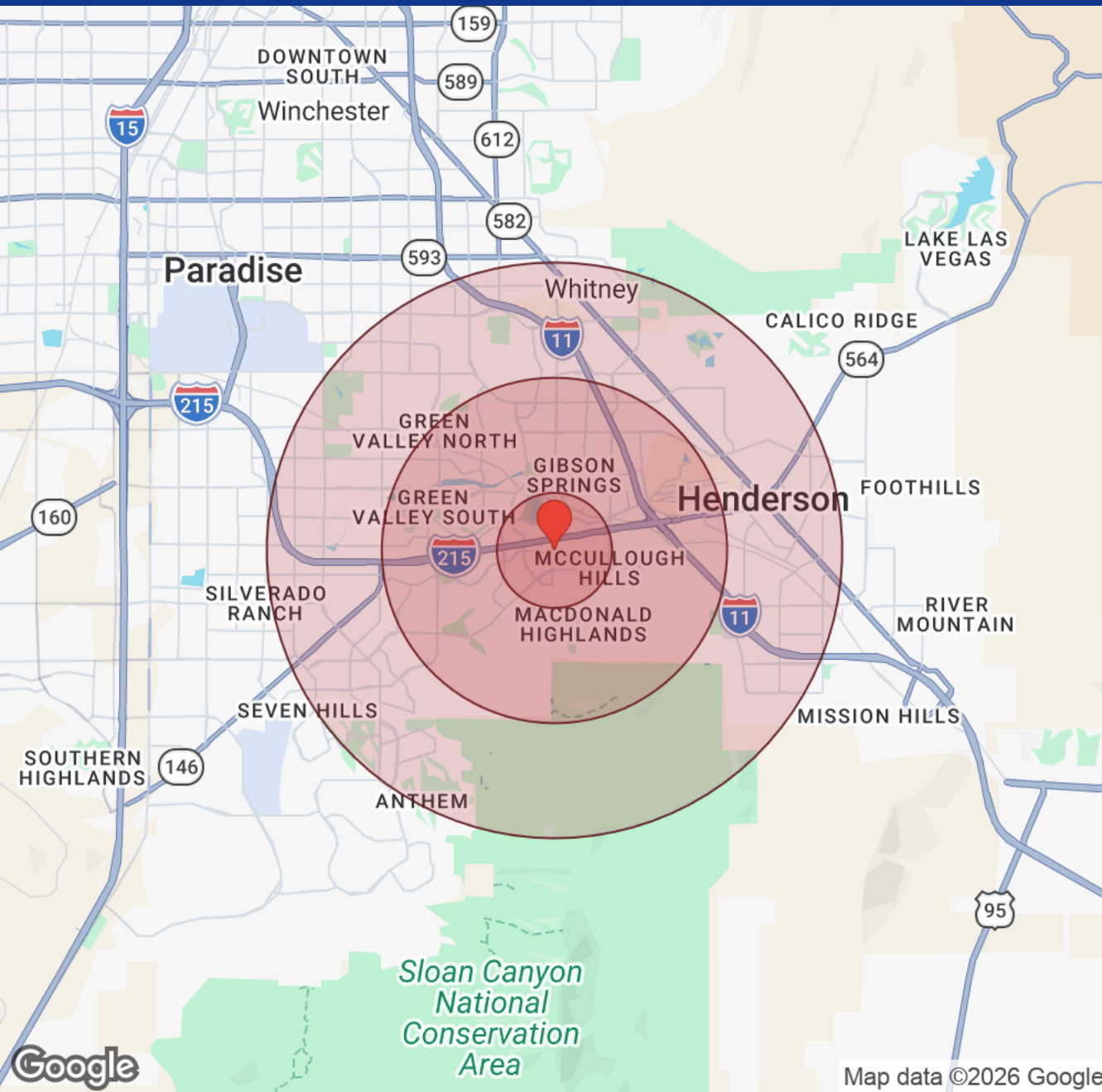


DEMOGRAPHICS

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



FIRST FEDERAL REALTY



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,580	52,272	148,756
Female	9,970	54,256	154,105
Total Population	19,550	106,528	302,861

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	9,777	55,522	143,647
Black	1,969	8,799	29,892
Am In/AK Nat	49	277	878
Hawaiian	104	554	2,059
Hispanic	4,104	23,596	76,200
Asian	2,479	12,315	34,829
Multiracial	1,024	5,241	14,628
Other	45	234	727

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,216	47,925	131,486
Occupied	8,527	44,765	123,300
Owner Occupied	3,503	25,116	67,274
Renter Occupied	5,024	19,649	56,026
Vacant	689	3,159	8,186

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,275	16,658	49,471
Ages 15 - 24	2,053	11,031	33,829
Ages 25 - 54	8,470	42,286	124,175
Ages 55 - 64	2,358	14,115	38,983
Ages 65+	3,392	22,437	56,404

Income	1 Mile	3 Miles	5 Miles
Median	\$88,969	\$92,538	\$87,770
Under \$15k	665	2,812	8,653
\$15k - \$25k	302	1,972	6,078
\$25k - \$35k	490	2,332	7,483
\$35k - \$50k	748	3,775	11,367
\$50k - \$75k	1,180	6,675	19,015
\$75k - \$100k	1,573	6,865	17,725
\$100k - \$150k	1,450	7,740	23,066
\$150k - \$200k	1,127	5,597	13,420
Over \$200k	991	6,997	16,494

Map data ©2026 Google

JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

DISCLAIMER

Crowne Professional Park
50 South Stephanie Street | Henderson, NV 89012



All materials and information received or derived from First Federal Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither First Federal Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. First Federal Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. First Federal Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. First Federal Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by First Federal Realty in compliance with all applicable fair housing and equal opportunity laws.