



# 871 Coronado Center Dr.

Henderson, NV 89052



# PROPERTY OVERVIEW

871 Coronado Center Dr. is located at the corner of the highly trafficked cross streets of St. Rose Pkwy. and S. Eastern Ave. Tenants enjoy expedient access to both the I-215 Beltway and I-15 Freeway and is located in the South Submarket just minutes away from The Las Vegas Strip and Harry Reid International Airport. This professional office building has many nearby amenities such as Starbucks, Trader Joe's, Five Guys, Buffalo Wild Wings, Jersey Mike's Subs, Subway, Smith's, Cult Fitness, and ARCO gas station.

## HIGHLIGHTS



Building SF: 51,513 SF



Submarket: South



Parking Ratio: 5.5:1000



Year Built: 2002



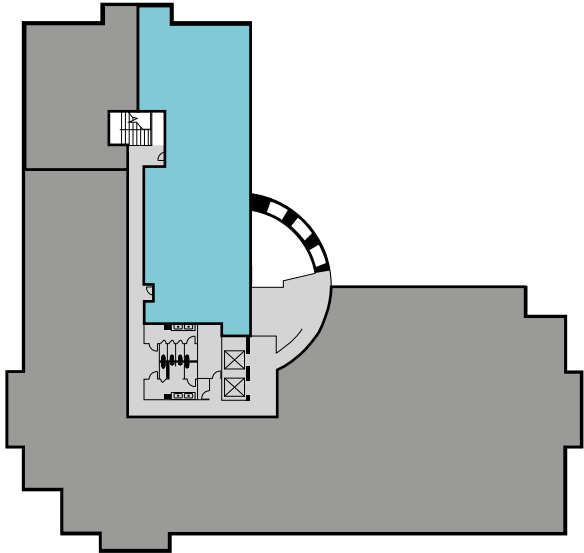
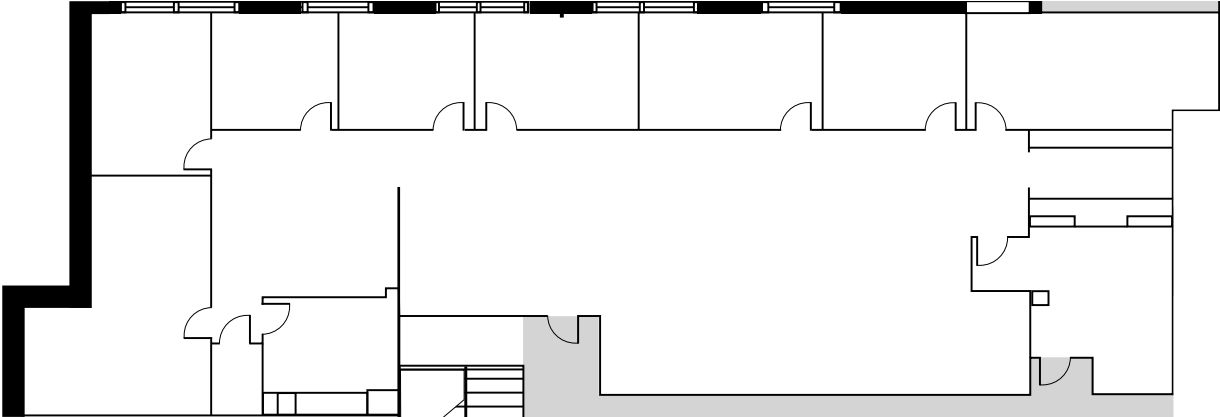
Rate: \$2.05 NNN / \$0.57 CAM



Suites In Excellent Condition

# SUITE 210

4,896 RSF



### SUITE 210 DESCRIPTION:

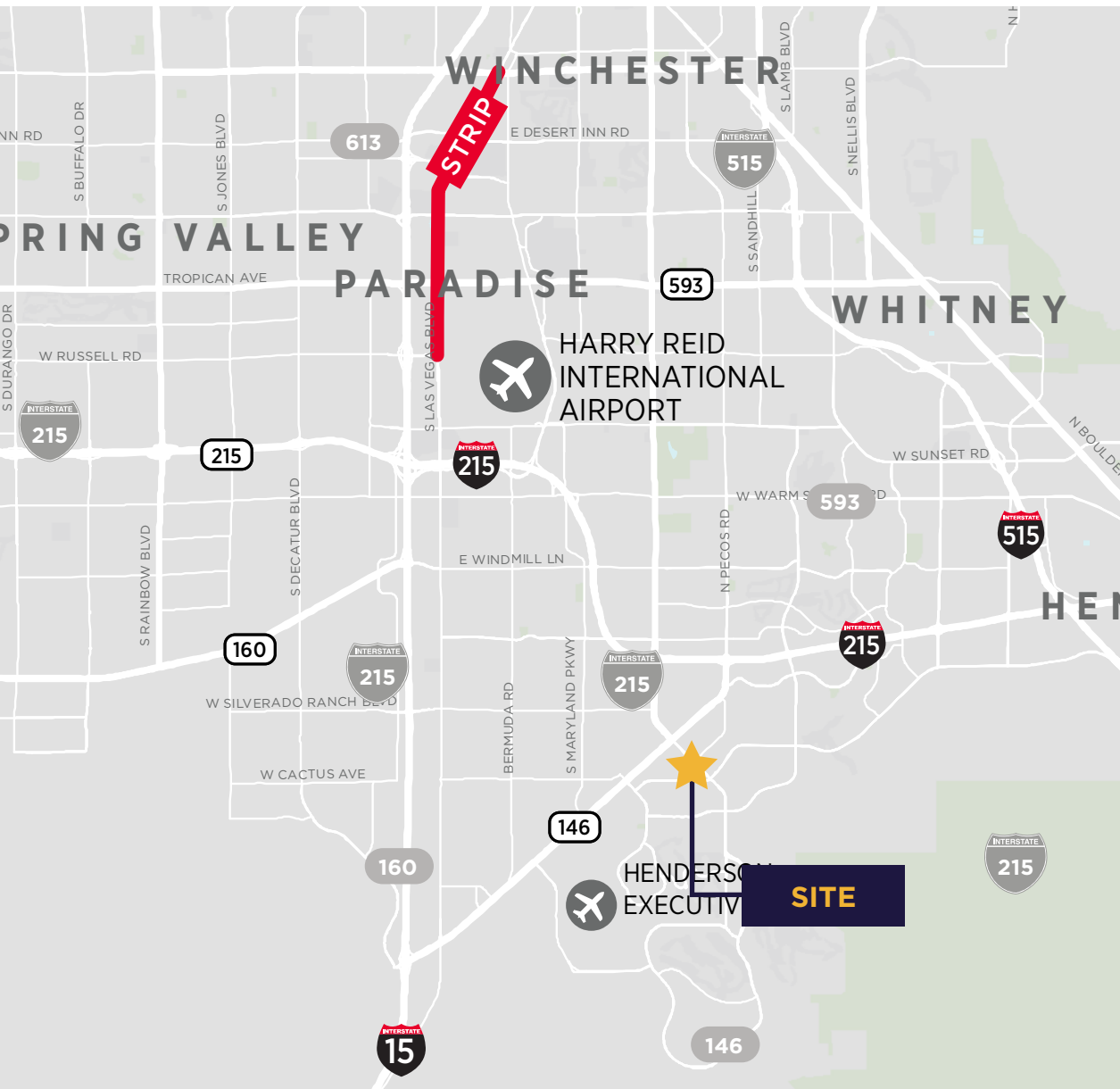
- Reception
- Conference Room
- 1 Executive Office
- 6 Private Offices
- Break Room
- Open Bullpen Area

# SUITE 210

## PHOTOS



# AREA AMENITIES



## FOOD & BEVERAGE

Mins. away from many food & beverage options



## DRIVING EFFICIENCY

Expedient access to the I-215 and I-15 freeways



## HARRY REID INTL AIRPORT

Located approx. 12 mins away



## LAS VEGAS STRIP

Located approx. 20 mins away



## NEARBY AMENITIES

Banks and convenient shopping nearby



# CONTACT

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