

Properties for Lease

1 2213 N. Green Valley Pkway, Henderson, NV 89014



Space Available	912 SF
Rental Rate	\$1.25 /SF/Mo
Spaces	1
Gross Leasable Area	7,967 SF
Property Sub-type	Strip Center
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Suite 101	912 SF	\$1.25 /SF/Mo	912 SF	912 SF	NNN	5/1/2011	

Property Description

EFFECTIVE RATE \$0.85-1.25/SF*****Green Valley 2 story building located in grocery anchored center fronting Green Valley Parkway at intersection of Green Valley Parkway and Warm Springs Road. Anchored tenants include Food4Less, McDonalds, Wells Fargo, Starbucks and among other onsite retail shops and restaurants. Building current has marketing company, dentist and tutoring office.

2 4000 S. Eastern Ave, Las Vegas, NV 89119



Space Available	1,078 - 2,959 SF
Rental Rate	\$1 /SF/Mo
Spaces	7
Building Size	44,489 SF
Property Sub-type	Office Building
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Floor 1 Suite 120	1,814 SF	\$1 /SF/Mo	1,814 SF	1,814 SF	Full Service	2/1/2011	
Floor 1 Suite 120	1,814 SF	\$1 /SF/Mo	1,814 SF	1,814 SF	Full Service	2/1/2011	
Floor 2 Suite 220	1,502 SF	\$1 /SF/Mo	1,502 SF	1,502 SF	Full Service		
Floor 3 Suite 310	2,497 SF	\$1 /SF/Mo	2,497 SF	2,497 SF	Full Service	2/1/2011	
Floor 3 Suite 330	1,078 SF	\$1 /SF/Mo	1,078 SF	1,078 SF	Full Service	2/1/2011	
Floor 1 Suite 150	2,959 SF	\$1 /SF/Mo	2,959 SF	2,959 SF	Full Service	2/1/2011	
Floor 3 Suite 350	2,708 SF	\$1 /SF/Mo	2,708 SF	2,708 SF	Full Service	2/1/2011	

Property Description

Located in a three-story Class A building with 24 hour access to building, on-site security, janitorial services, and a covered parking garage. Air conditioning and ALL utilities are included. FREE RENT and \$1.00/SF leasing to eligible tenants!



Space Available 1,051 - 2,184 SF
 Rental Rate \$1.80 /SF/Mo
 Spaces 2
 Building Size 59,943 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Suite 260/2nd Floor	1,051 SF	\$1.80 /SF/Mo	1,051 SF	1,051 SF	Modified Gross	12/1/2010	
Suite 380/3rd Floor	2,184 SF	\$1.80 /SF/Mo	2,184 SF	2,184 SF	Modified Gross	2/1/2011	Turn-Key office! We offer flexibility to upsize/downsize, a modified gross lease with flexible terms, on-site mgmt, leasing, & 24hr security. Our building includes dramatic architecture, elegant landscaping, professional lighting, and 2 level garage.

Property Description

\$1.80-2.05/SF/month MG. Three story Class "A" building conveniently located in the high traffic area of Eastern Avenue & I-215 (ideal for name-branding your business.) We offer flexibility to upsize / downsize. We also offer a Modified Gross Lease with flexible terms, on-site management, leasing, & 24hr security. Our office building includes dramatic architecture, elegant landscaping, professional lighting, and a two-level parking garage. Retail services and restaurants including Starbucks, Yogurtland, Pho Saigon 8, Wild Orchid Nails, Las Vegas Nutrition, Body Heat Tanning, Sunrise Café, Teriyaki Boy, and the Las Vegas Athletic Club.



Space Available 1,170 - 2,620 SF
 Rental Rate \$1.40 /SF/Mo
 Spaces 2
 Building Size 7,991 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
511 7th Street	1,170 SF	\$1.40 /SF/Mo		1,170 SF	Modified Net	8/1/2010	Office conversion from a historic downtown bungalow. Full kitchen and one bathroom. Good parking in rear on 7th and Bonneville. Perfect for law firm, accounting firm, insurance, real estate, or other professional office use.
531 7th Street	2,620 SF	\$1.40 /SF/Mo		2,620 SF	Modified Net	8/1/2010	Office conversion from a historic downtown bungalow. Kitchen and two bathrooms. Good parking in rear on 7th and Bonneville. Perfect for law firm, accounting firm, insurance, real estate, or other professional office use.

Property Description

Four free standing office buildings converted from historic downtown bungalows. Very nice appearance from the 7th Street with good parking in the rear. All four buildings share rear sidewalk and parking with nice common areas. Outside storage on some buildings.