FOR LEASE

LEGACY
BUSINESS PARK
PROFESSIONAL OFFICE

1701 N Green Valley Pkwy
Henderson, NV 89074

Office / Medical
$1.95-$2.50/sf

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EXPERIENCE. SOLUTIONS. RESULTS.

SITE PLAN AND AVAILABILITY



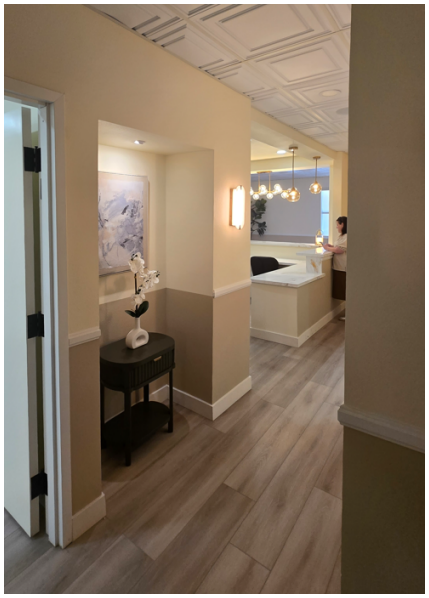
BUILDING 7
SUITE D - 2,400 RSF

BUILDING 10
SUITE C - 2,400 RSF

KW COMMERCIAL

2,400 rsf $1.95-$2.50/sf $0.46/sf cam

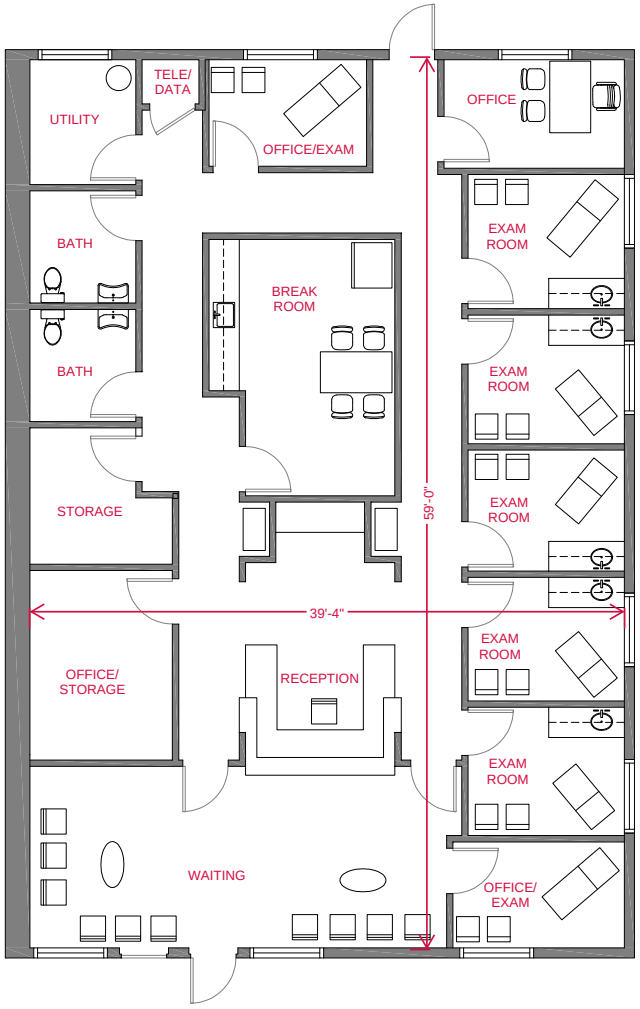








FLOOR PLAN



PROPERTY HIGHLIGHTS

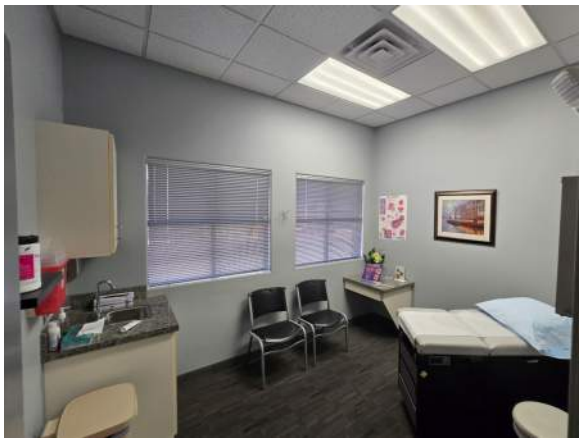
- Beautifully refinished medical end cap suite with windows on three sides
- Large, comfortable reception / waiting room area with video hookup
- 2 restrooms, break room, office space and ample secure storage
- 5 plumbed exam rooms and two flex office / exam rooms

LEGACY BUSINESS PARK - BUILDING 7 SUITE D

KW COMMERCIAL

2,400 rsf $1.95-$2.30/sf $0.61/sf cam

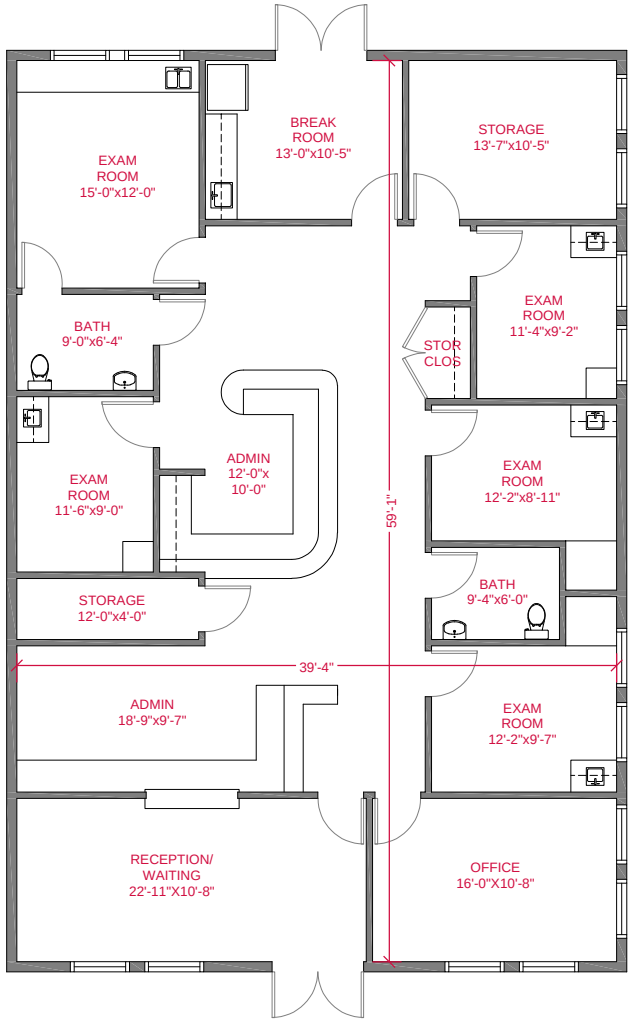








FLOOR PLAN



PROPERTY HIGHLIGHTS

- Desirable medical end cap suite with windows on three sides
- 4 plumbed exam rooms and 1 large exam / treatment
- 2 bathrooms and ample secured storage
- Open floor plan with generous waiting room amd administrative areas

LEGACY BUSINESS PARK - BUILDING 10 SUITE C

KW COMMERCIAL



Overlooking Legacy Golf Course

Location **Overview**



Major Roads

- I-215 less than 1 mile
- Signalized section-line intersection of N. Green Valley Pkwy & Wigwam Pkwy

Households

- In the heart of the established, master planned community of Green Valley
- 1 Mile: 7,400 HH
- 3 Miles: 63,000 HH
- 5 Miles: 140,000 HH

Income

- 1 Mile: $114,000
- 3 Miles: $101,000
- 5 Miles: $96,000