



Class A Office | For Lease

# STEPHANIE

Beltway Center



# Premium exposure & accessibility

Stephanie Beltway Center is a four-building,  $\pm 131,200$  SF office project located in the Henderson submarket. Convenient, well-located master planned business park with Stephanie Street frontage, just off the I-215 Beltway, and close to Harry Reid International Airport.



**LEASE RATE**  
\$1.95 PSF, NNN



**AVAILABLE SF**  
 $\pm 1,800$  SF – Full Buildings



**AMENITIES**  
Numerous walkable retail, dining, and service



**PARKING**  
5:1,000 Ratio



## 140 BUILDING

$\pm 5,000$  RSF –  $\pm 27,600$  RSF  
Highly Functional Flex Building  
Large Parking Lot



## 150 BUILDING

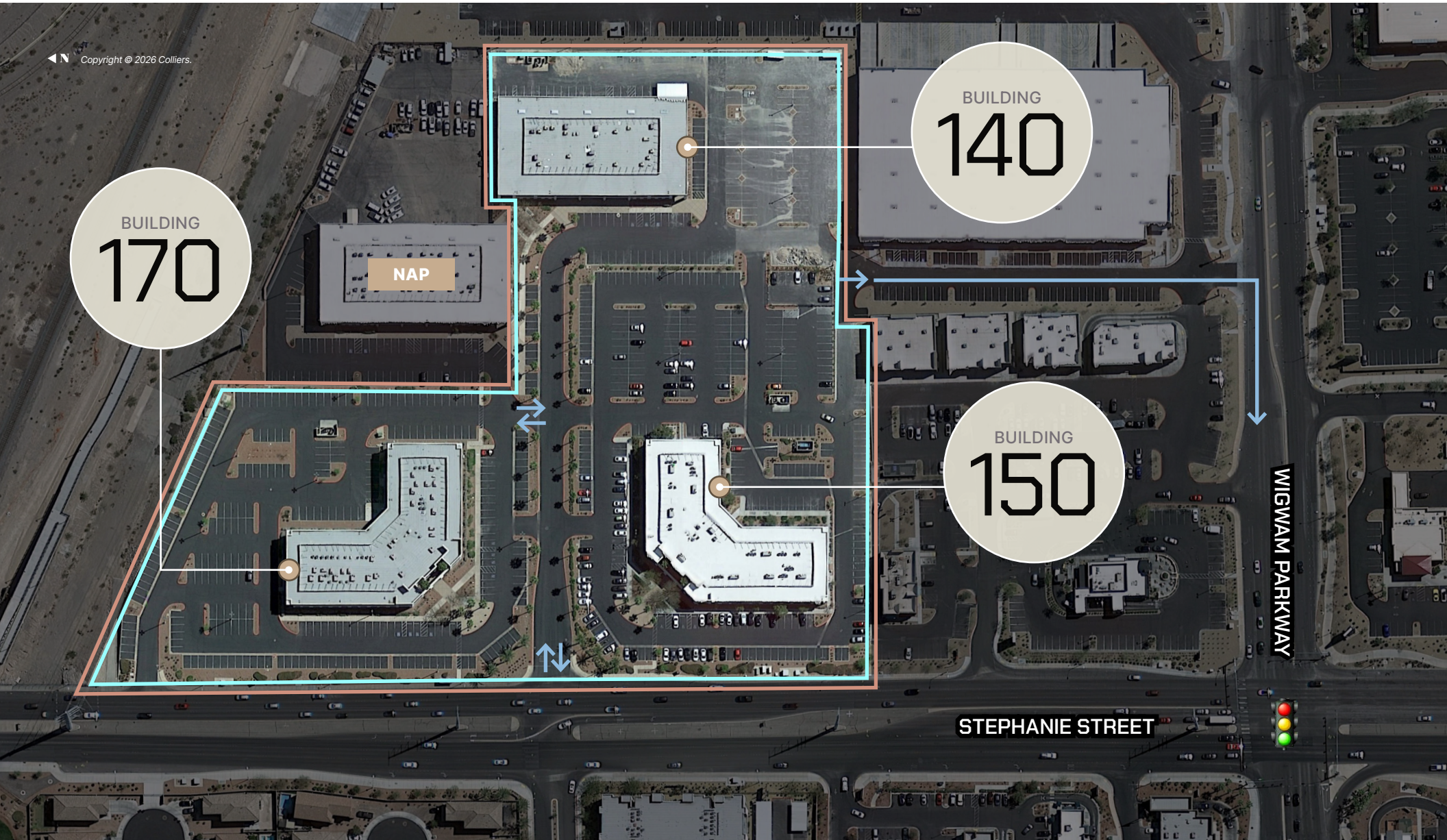
$\pm 1,800$  RSF –  $\pm 47,700$  RSF  
**Spec Suites Coming Soon!**  
2-Story Multi-Tenant Building  
Ample Frontage & Signage



## 170 BUILDING

$\pm 1,800$  RSF –  $\pm 50,948$  RSF  
2-Story Multi-Tenant Building  
Ample Frontage & Signage







# 140

Stephanie Street



Henderson, Nevada

±5,000 RSF – ±27,600 RSF Available

BUILDING

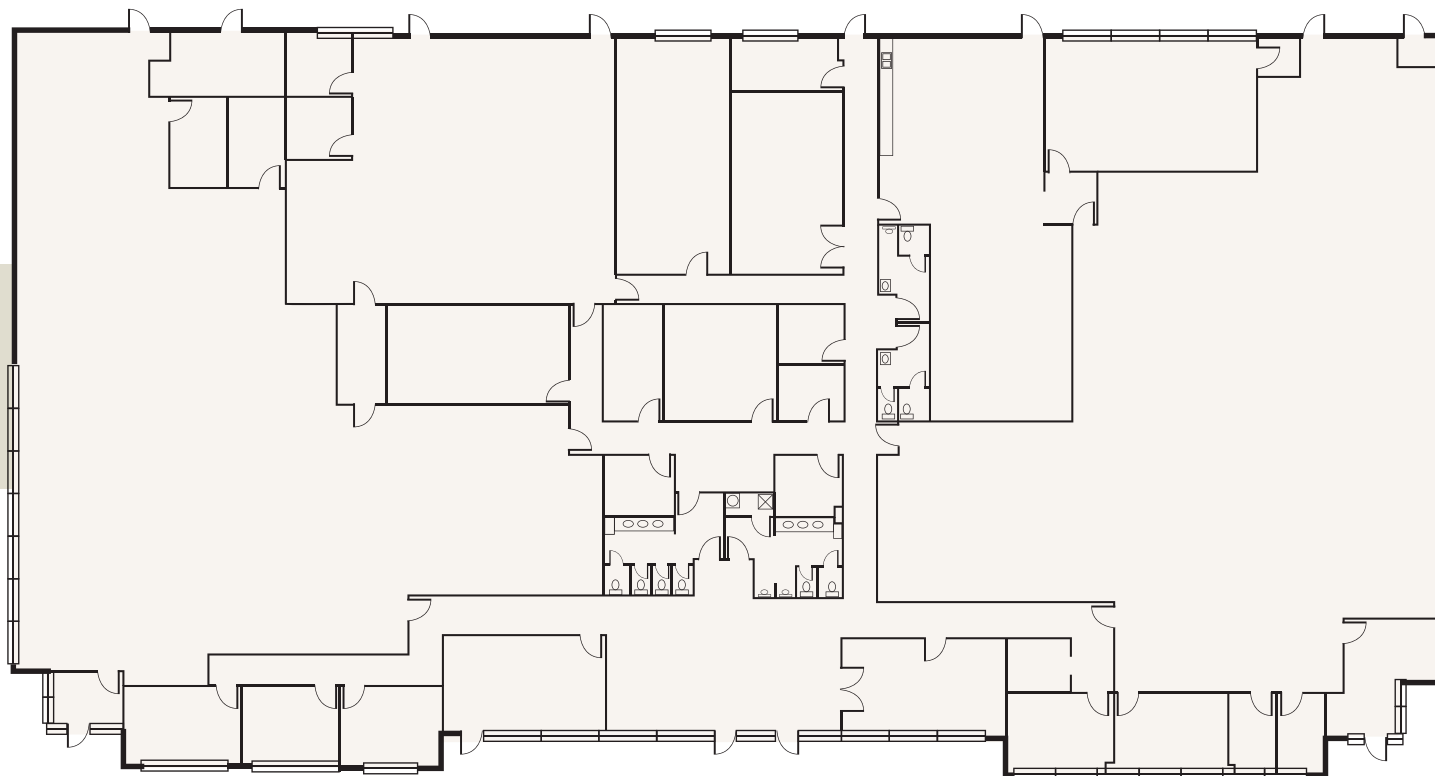
# 140

Stephanie Street | Henderson, NV



LEASE RATE

\$1.95 PSF, NNN



±27,600 SF

Open Floorplan w/ Private Offices  
Conference & Meeting Rooms  
Divisible



For illustration purposes only. Subject to change.



# 150

Stephanie Street



Henderson, Nevada

±1,800 RSF – ±47,700 RSF Available

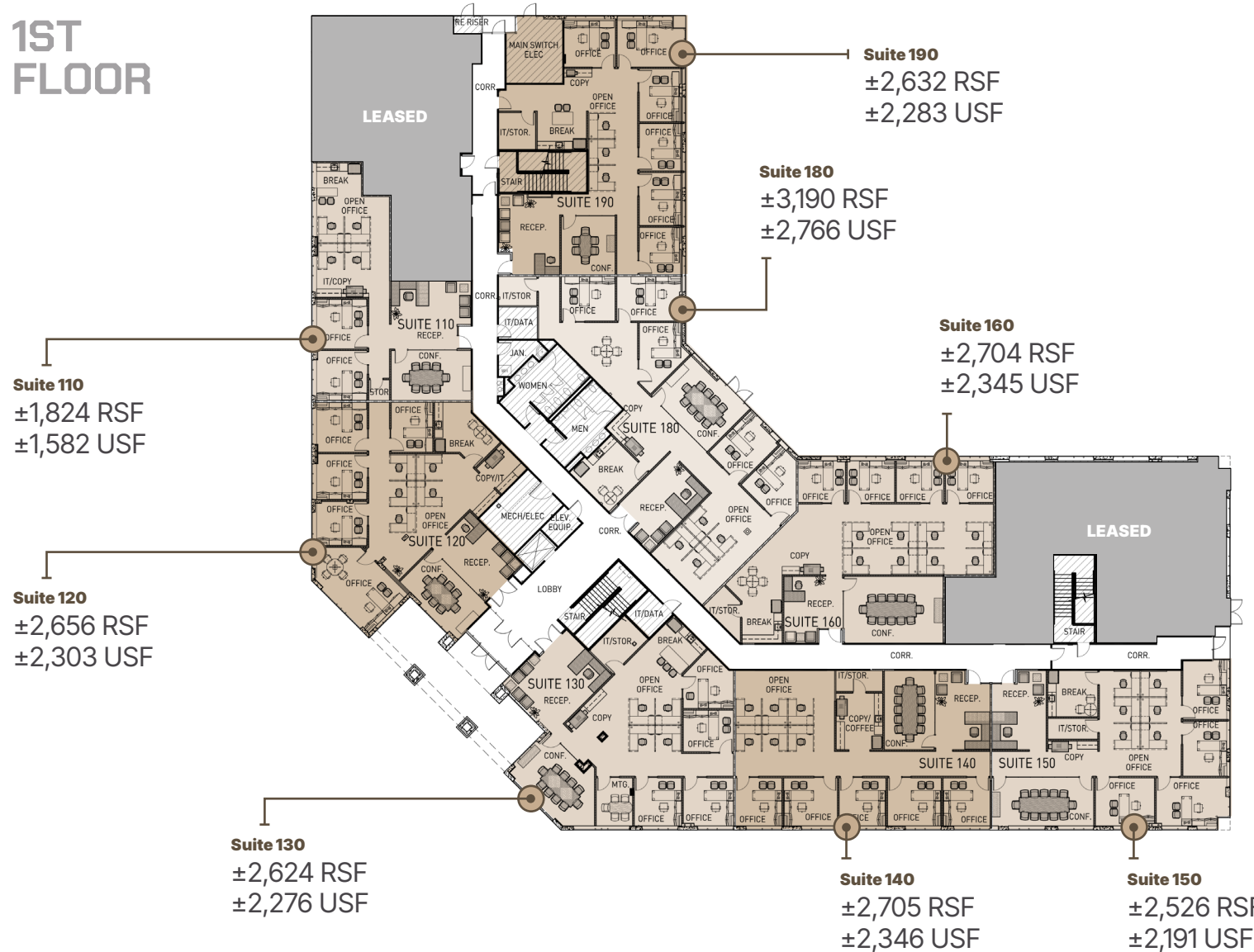
BUILDING

# 150

Stephanie Street | Henderson, NV



## 1ST FLOOR



LEASE RATE

\$1.95 PSF, NNN

**SPEC SUITES  
COMING SOON!**

Ranging from:  
±1,824 SF – ±3,190 SF

BUILDING

# 150

Stephanie Street | Henderson, NV



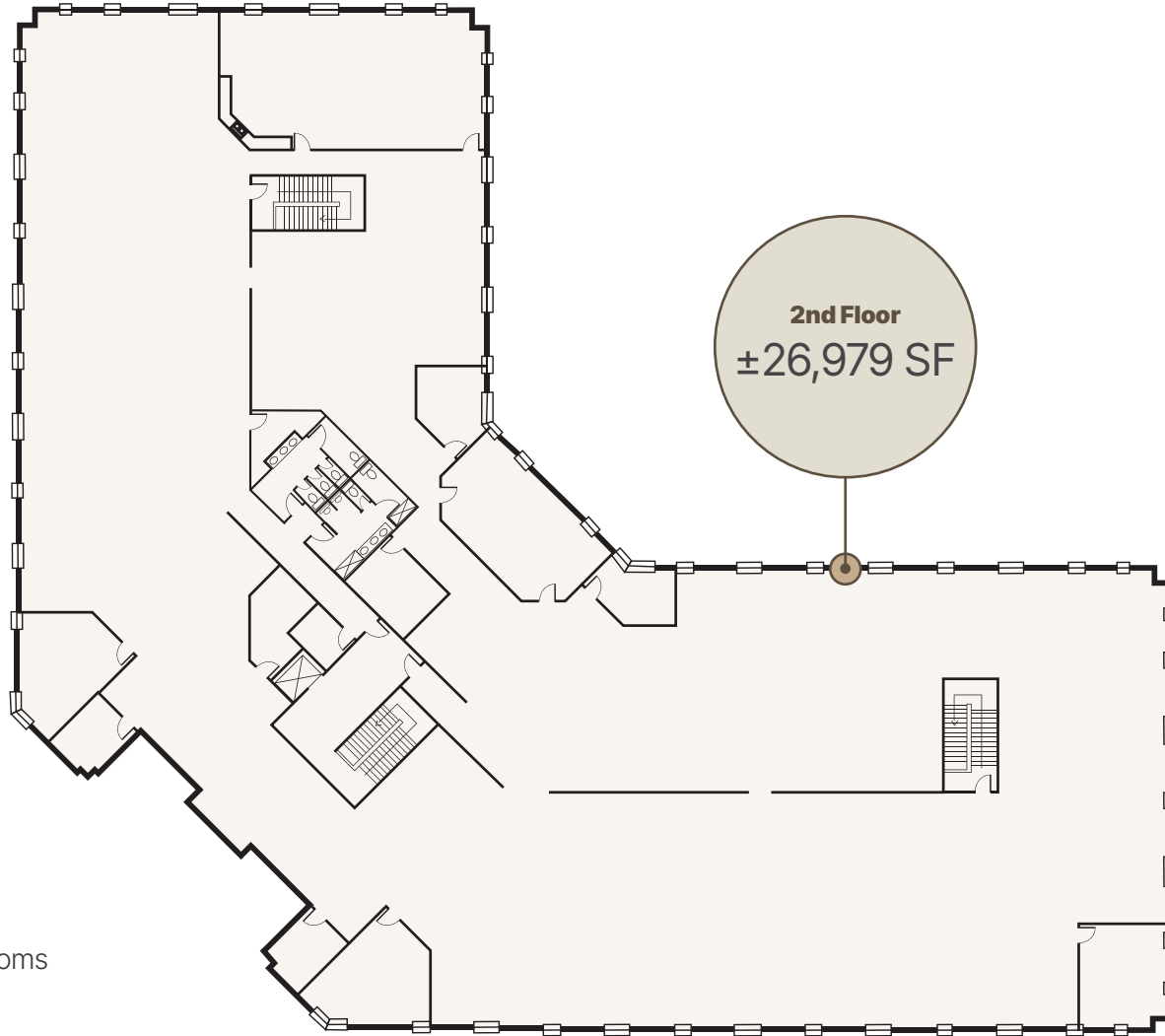
2ND  
FLOOR



LEASE RATE

\$1.95 PSF, NNN

2nd Floor  
±26,979 SF



### Available

Open Floorplan  
Conference & Meeting Rooms  
Large Breakroom  
Divisible

*For illustration purposes only. Subject to change.*



BUILDING **150**

Henderson, Nevada



LOBBY



# 170

Stephanie Street



Henderson, Nevada

±1,800 RSF – ±50,948 RSF Available

BUILDING

# 170

Stephanie Street | Henderson, NV

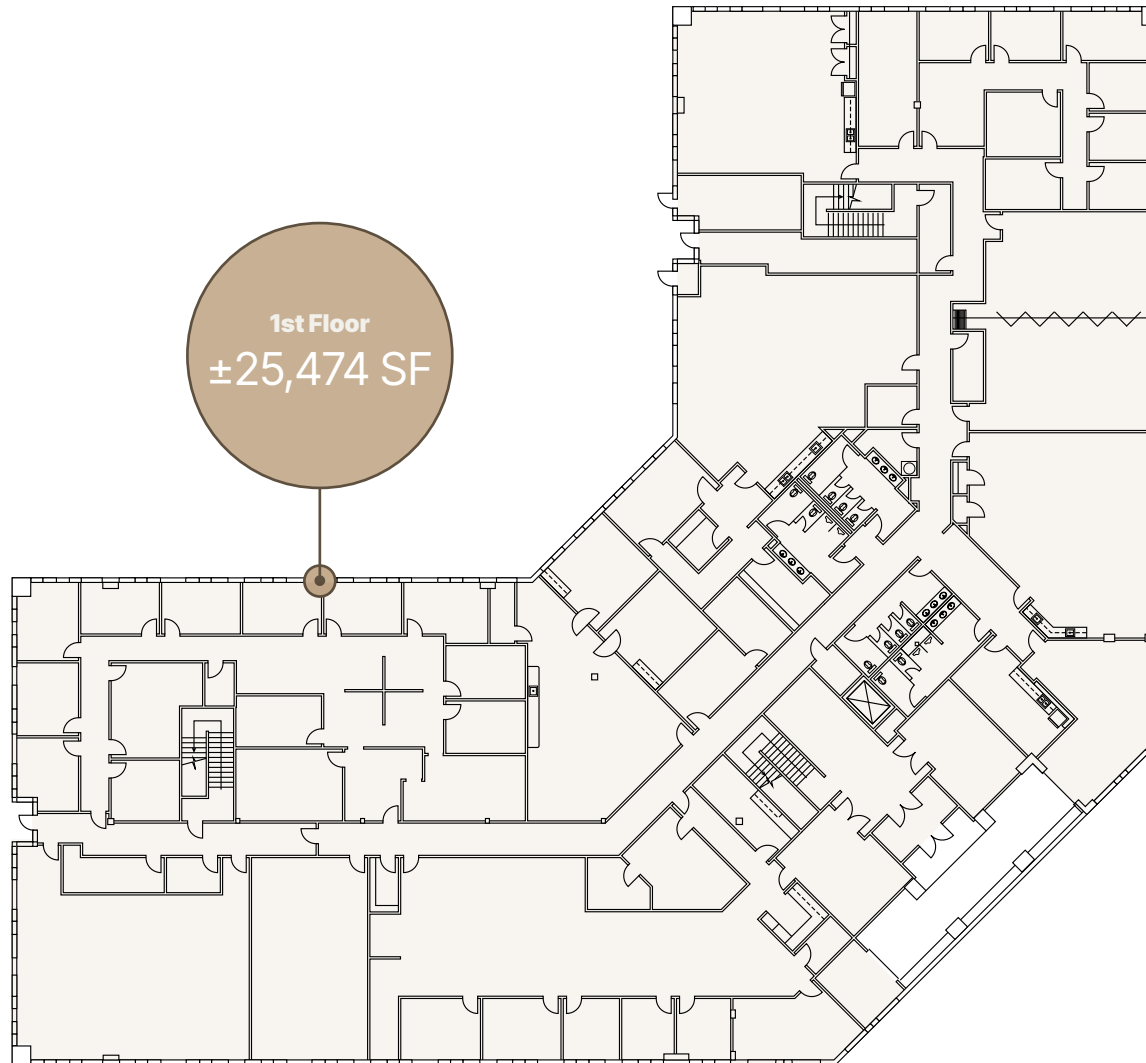


## 1ST FLOOR

### Available

Open Floorplan  
Conference & Meeting Rooms  
Large Breakroom  
Divisible

1st Floor  
±25,474 SF



**LEASE RATE**  
\$1.95 PSF, NNN

For illustration purposes only. Subject to change.

# BUILDING 170

Stephanie Street | Henderson, NV

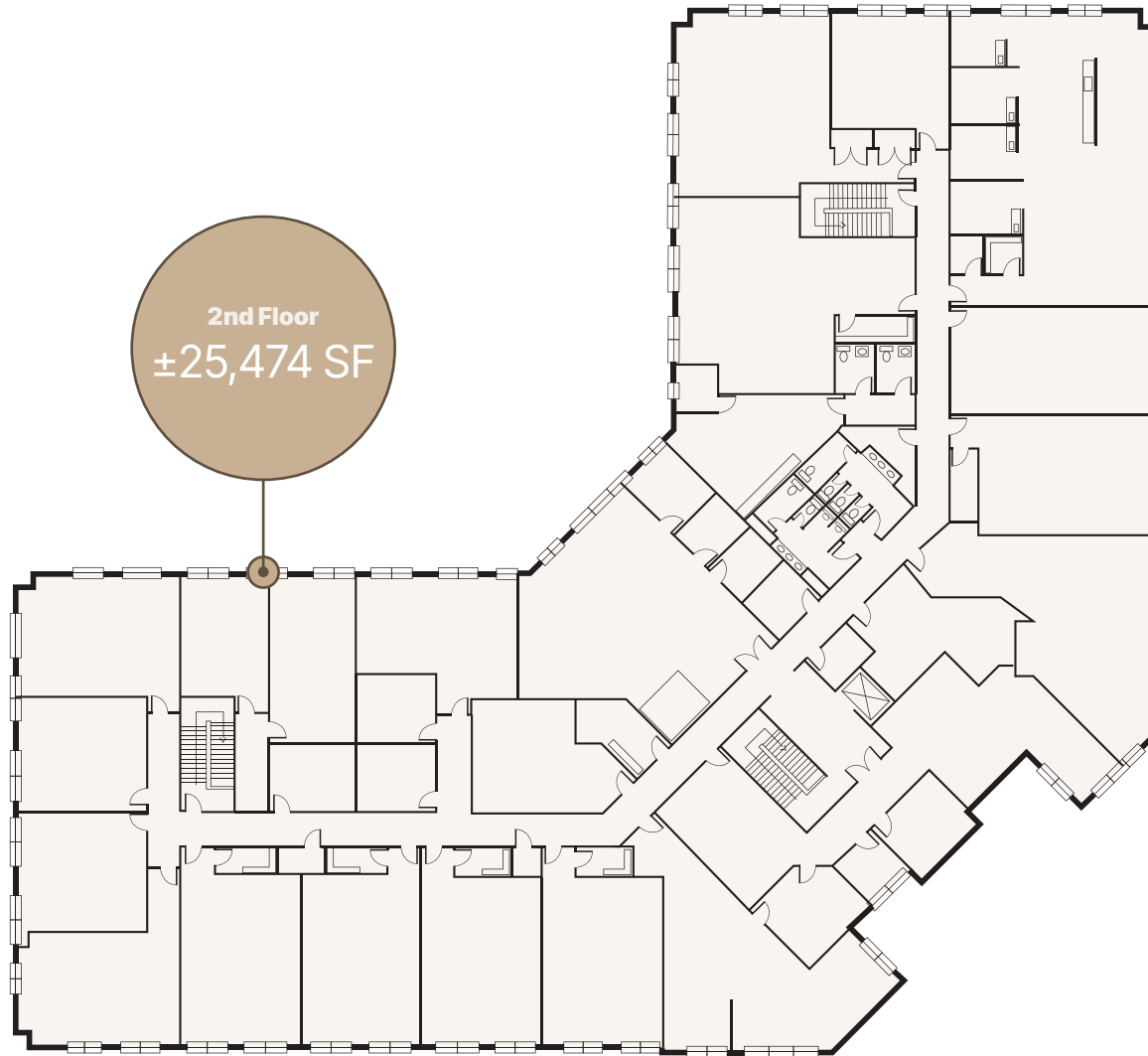


## 2ND FLOOR

### Available

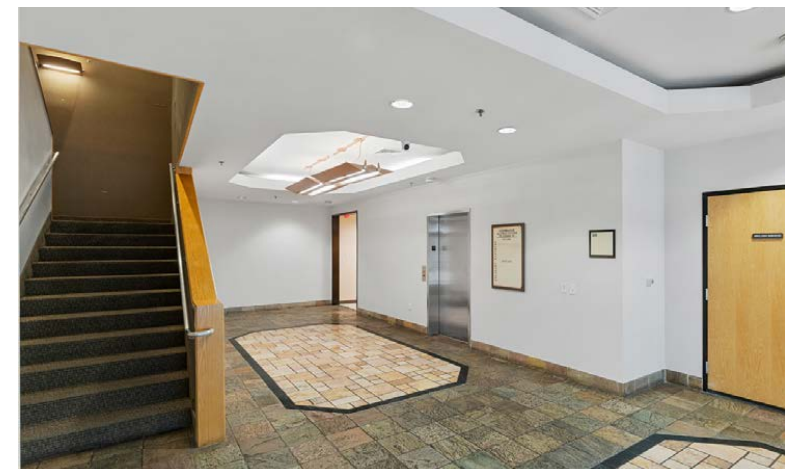
Open Floorplan  
Conference & Meeting Rooms  
Large Breakroom  
Divisible

2nd Floor  
±25,474 SF



**LEASE RATE**  
\$1.95 PSF, NNN

For illustration purposes only. Subject to change.



BUILDING **170**

Henderson, Nevada

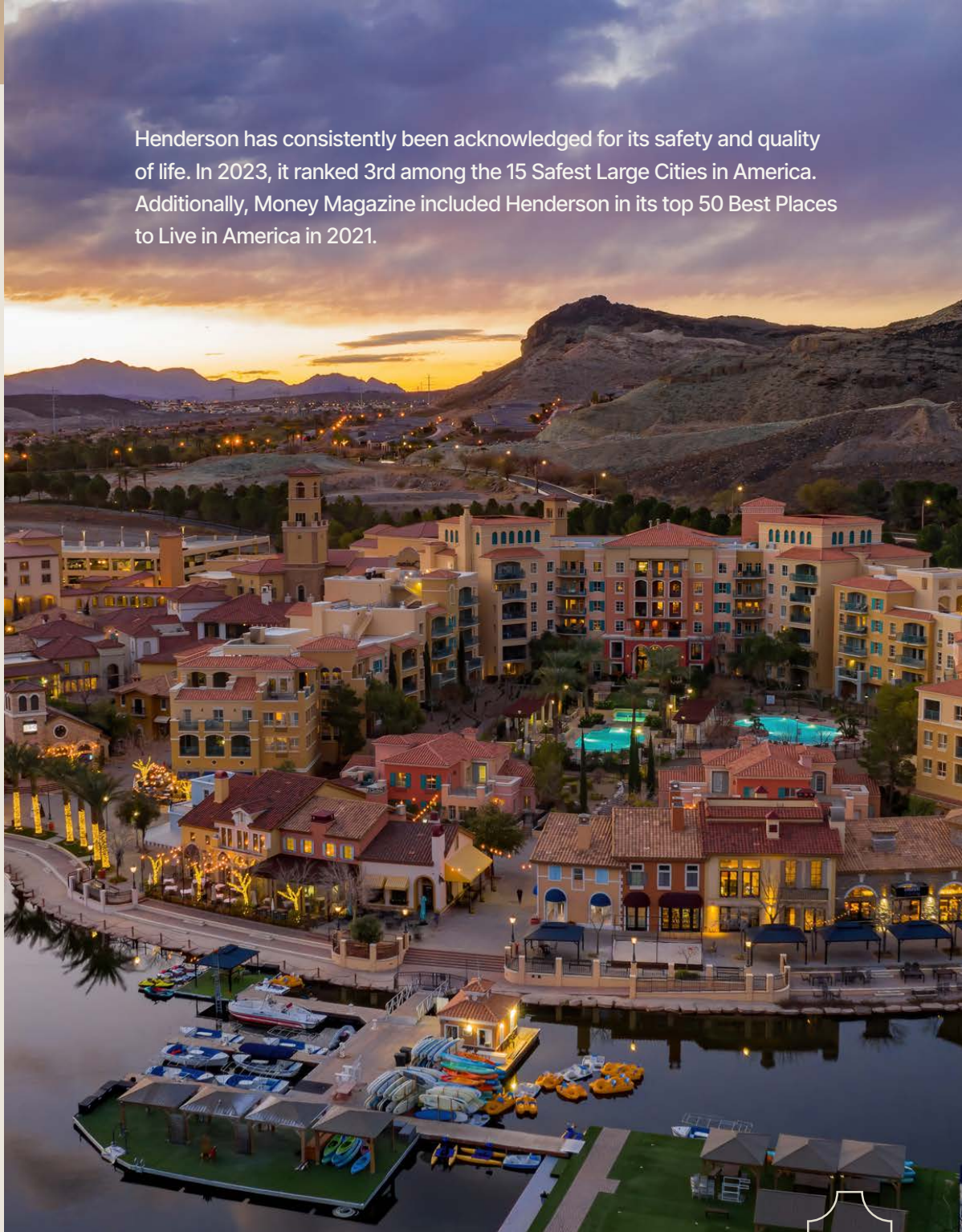
**LOBBY**



# A Glimpse at Henderson

Henderson, Nevada, is the state's second-largest city, home to over 359,059 residents. Recognized for its exceptional quality of life, Henderson has been named one of the best places to live in the U.S. by Money Magazine and ranked among the safest cities in America. The city boasts a thriving economy, strong job market, and diverse housing options, from master-planned communities to urban living spaces. With more than 70 parks, extensive trail systems, premier shopping and dining destinations, and top-rated schools, Henderson offers a balanced lifestyle for families, professionals, and retirees alike. The city continues to grow with strategic commercial and residential developments, including revitalization efforts in the Water Street District and expansion in West Henderson. As a hub for business, innovation, and outdoor recreation, Henderson remains a premier destination to live, work, and play in Southern Nevada.

Henderson has consistently been acknowledged for its safety and quality of life. In 2023, it ranked 3rd among the 15 Safest Large Cities in America. Additionally, Money Magazine included Henderson in its top 50 Best Places to Live in America in 2021.



# HENDERSON



The city of Henderson was named one of the country's best places to live by money magazine in 2012, 2008, and 2006, and the #3 safest city in America amongst 297 others according to MoneyGeek.com.



**Ranked Top 10  
In The Nation**

### **NEW RETAIL ADDED**

Smith's Marketplace opened in 2021 in Cadence. The store spans  $\pm$  125,000 SF and added 230 jobs to the area. The Smith's Marketplace is the second Nevada Marketplace store and includes a fuel station. Nine retailers will occupy a 16-acre space located near Smith's Marketplace. Planned businesses include Starbucks, Domino's, Jersey Mike's, Teriyaki Madness, Wells Fargo, Providence Dental and UPS.

### **LAKE LAS VEGAS**

Lake Las Vegas is a spectacular residential and resort destination situated on a privately-owned 320-acre lake, home to 11,000 rooms at picturesque luxury resorts, each just minutes away from on-the-water fun, championship golf courses, fantastic dining, and more.

### **CADENCE MASTER-PLANNED COMMUNITY**

Cadence is a 2,200-acre master-planned community in Henderson, kicked off 2022 ranking in the top 10 best-selling master-planned communities in the U.S. according to John Burns Real Estate Consulting and RCLCO. Beyond national recognitions and strong sales, the Cadence community continues to blossom. The community features  $\pm$ 15,000 homes, a 50-acre central park and a variety of schools, bike trails, dog parks, pools, and a community amphitheater.

# HENDERSON

Ranked 3rd on the 15 Safest Large Cities list in 2023. The city is considered to be one of the best places to live in Nevada and ranked among the top 50 Best Places to Live in America by Money Magazine (2021).

**Let's Talk!**

Class A Office | **For Lease**

# STEPHANIE

## Beltway Center

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