

FOR LEASE



LEGACY

BUSINESS PARK

PROFESSIONAL OFFICE

1701 N Green Valley Pkwy
Henderson, NV 89074

Office / Medical
\$2.03/sf

KIM HENRY, DIRECTOR
O: 702.301.4275
kimhenry@kwcommercial.com
NV #BS.0144445.LLC

JOHN SKRIVANICH, ASSOCIATE
O: 510.333.4373
johns-re@kw.com
NV #S.0204301

EXPERIENCE. SOLUTIONS. RESULTS.

SITE PLAN AND AVAILABILITY

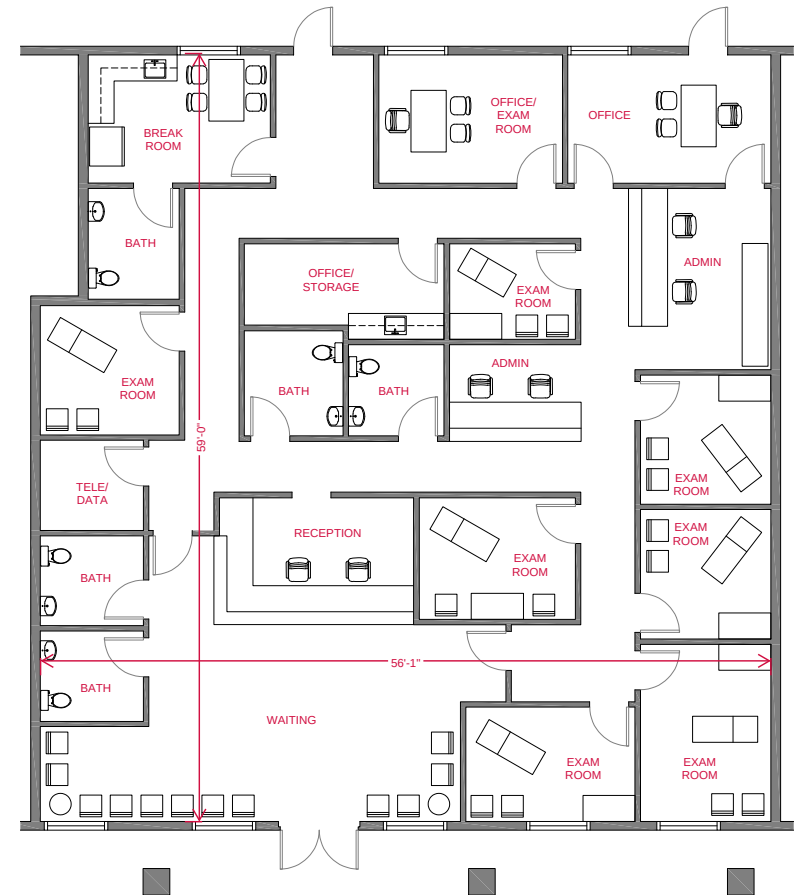
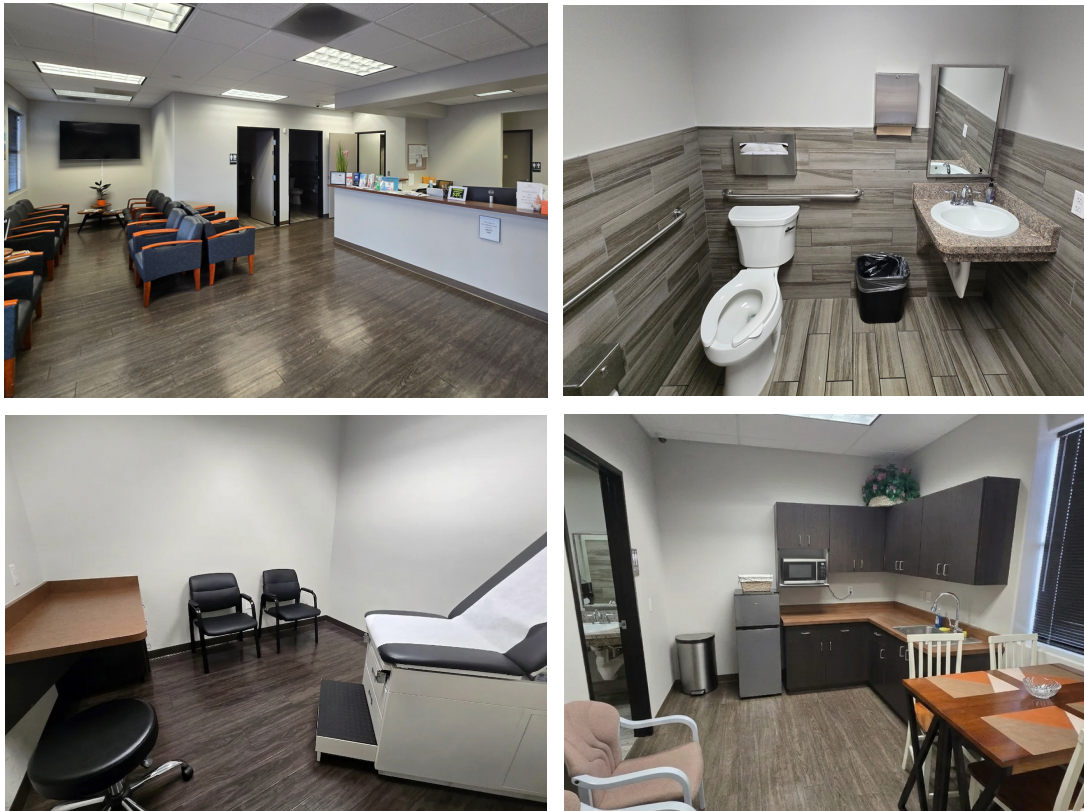


BUILDING 7
SUITE B 3,324 RSF



3,324 rsf \$2.03/sf \$0.46 cam

FLOOR PLAN



PROPERTY HIGHLIGHTS

- Refurbished turnkey medical suite in desirable Henderson location
- Large, comfortable reception / waiting room area with video hookup
- Five restrooms, three administrative zones and employee break room
- Nine flex spaces that can be either exam rooms or private offices

LEGACY BUSINESS PARK - BUILDING 7 SUITE B





Overlooking Legacy Golf Course



Location Overview



Green Valley ~
Corporate Center South



THE DISTRICT
at Green Valley Ranch



Major Roads

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



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