

# AVAILABLE FOR LEASE

Lease Rate: \$1.90/SF NNN

(2025 estimated CAMs are \$0.58 PSF)

## 2470 & 2490 PASEO VERDE PARKWAY



OFFICE/RETAIL SPACE • 2470 & 2490 PASEO VERDE PARKWAY | Henderson, NV 89074

### PROPERTY DESCRIPTION

**2470 & 2490 Paseo Verde Parkway** is two Class A office/retail buildings totaling ±113,250 sf located just off the 215 Freeway and St. Rose Parkway in the highly desirable Green Valley Corporate Park. Surrounded by an abundance of restaurants and shopping, the property is located immediately west of the District, adjacent to Lifetime Fitness and Green Valley Ranch Resort.

### PROPERTY HIGHLIGHTS

- Competitive lease rates
- FREE RENT INCENTIVES (conditions apply)
- Tenant improvement packages available (conditions apply)
- Just off the 215 Freeway and St. Rose Parkway
- Large parking lot with available covered parking options
- Located near Anthem, MacDonald Highlands, and Ascaya

FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**virtus**  
commercial

www.virtusco.com

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### AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
2470-100	7,522	Wardley Real Estate
<b>2470-105</b>	<b>19,868</b>	<b>AVAILABLE</b>
2470-130	15,591	Body Spa Salon
2470-135	6,060	Arroweye
<b>2470-140</b>	<b>10,138</b>	<b>AVAILABLE</b>
2490-100	15,096	Body Spa Salon
2490-115	6,795	Virtus Commercial
2490-120	13,659	Beazer Homes
<b>2490-150</b>	<b>8,763</b>	<b>AVAILABLE SOON</b>
2490-155	9,758	Speakeasy



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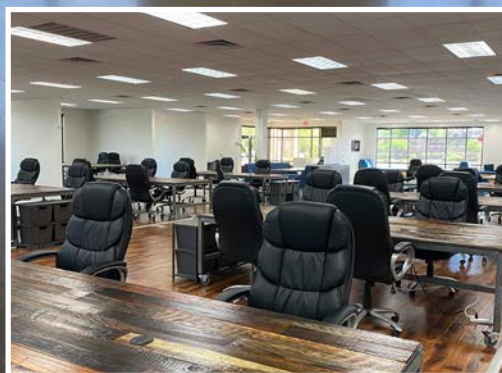
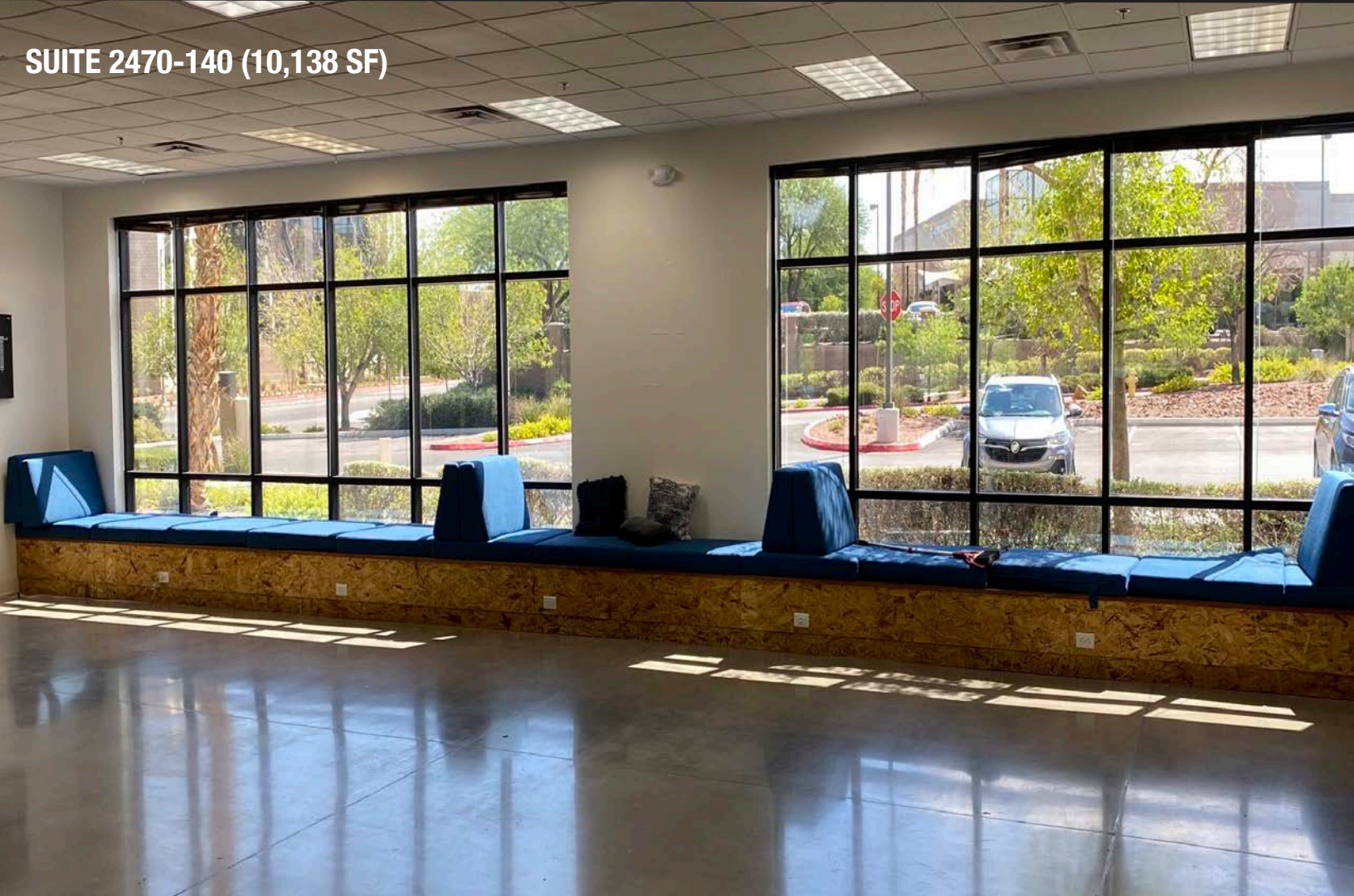
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## 2470 & 2490 PASEO VERDE PARKWAY

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### SUITE 2470-140 (10,138 SF)



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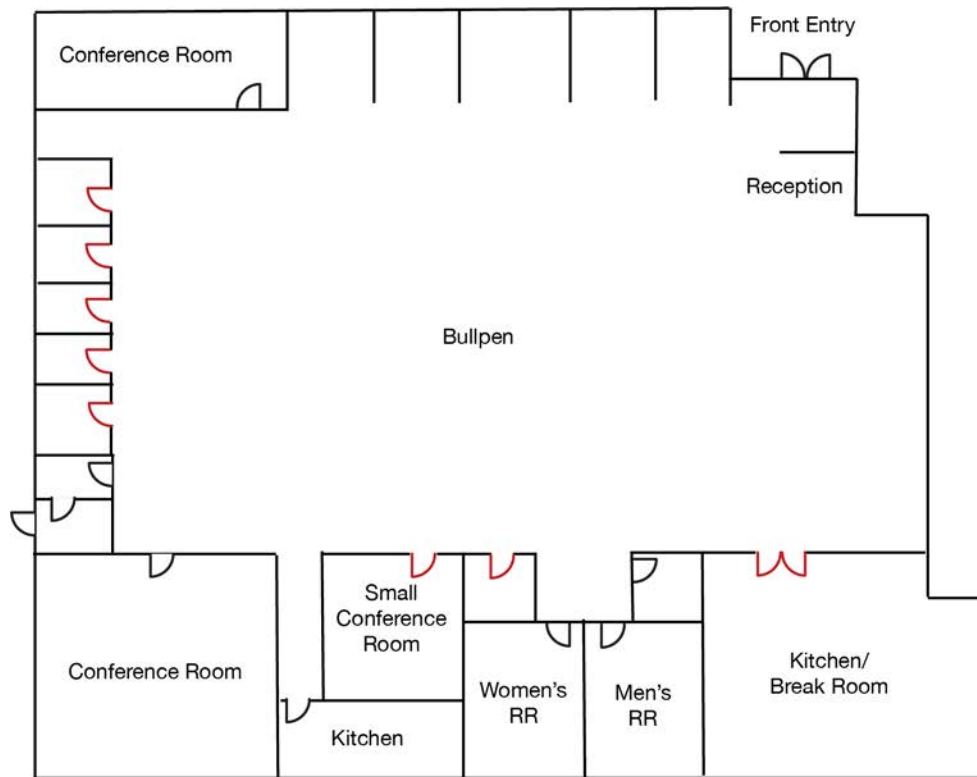
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## 2470 & 2490 PASEO VERDE PARKWAY

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### FLOOR PLAN

### 2470-140 (10,138 SF)



Red doors indicate sliding doors

Floor plan is not to exact scale. It is intended for general information purposes only.

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SUITE 2470-105 (19,868 SF)



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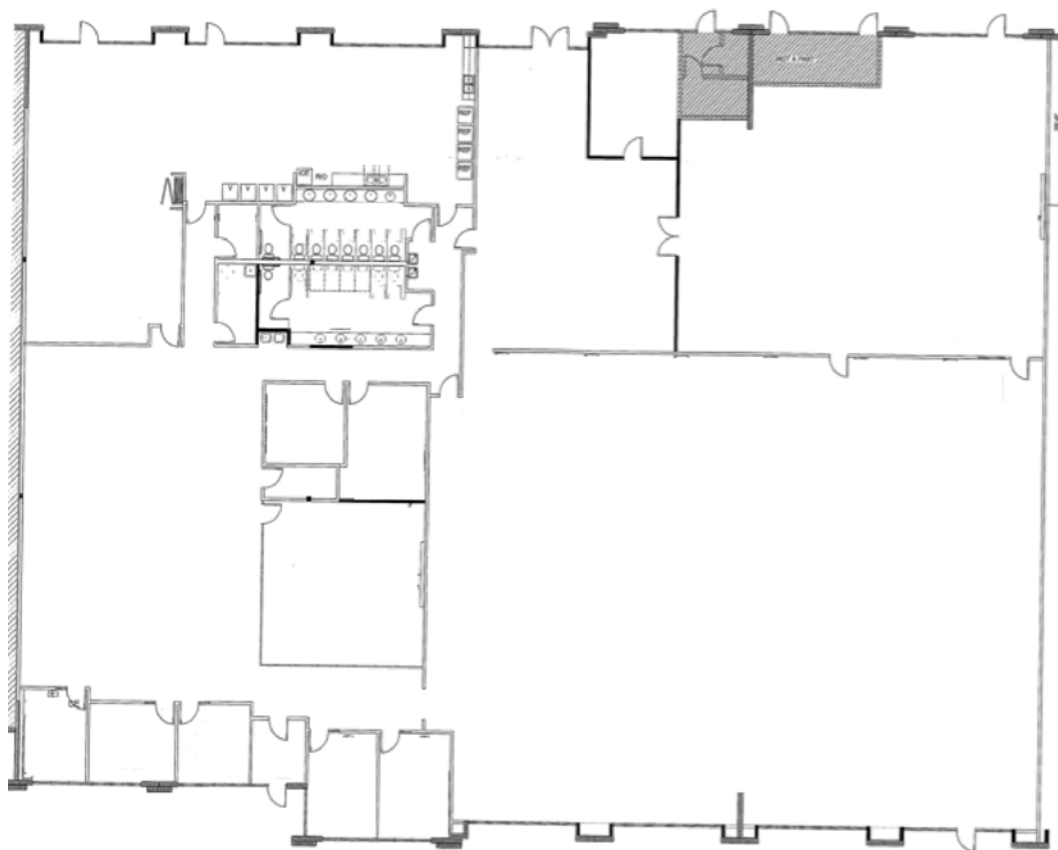
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2470-105 (19,868 SF)



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## 2470 & 2490 PASEO VERDE PARKWAY

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### SUITE 2490-150 (8,763 SF)



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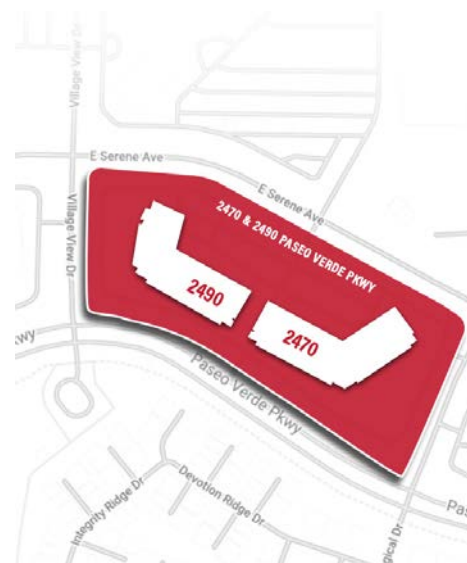
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