

PRICE ADJUSTMENT
Now \$3.45/sf NNN



650 Green Valley
Parkway #120
Henderson 89074





Position Your Business for Growth!



- 3,449 square feet
- \$3.45/sf - base rent
- CAM Fees @ \$.67/sf
- unrestricted parking
- 9 exam rooms, 2 RR
- Functional floorplan

Discover an impressive, professional office space designed to support growth, productivity, and success. Strategically located in one of Henderson's most desirable commercial corridors, this property offers the perfect balance of accessibility, visibility, and modern functionality in a highly upgraded environment.

General Overview.

A Space That Works for You!

Suite 120 at 650 S Green Valley Parkway presents a versatile and well-designed office environment ideal for a wide range of businesses.

From its efficient layout to its welcoming atmosphere, every detail is crafted to enhance daily operations and client experience. Whether you're meeting clients or collaborating with your team, this space delivers both comfort and professionalism.





Designed for Productivity

Step into a bright and functional workspace featuring abundant natural light and a layout that maximizes efficiency. The suite offers a clean, modern interior that can easily adapt to your business needs—whether private offices, open work areas, or client-facing spaces. The professional ambiance ensures a strong impression for every visitor.



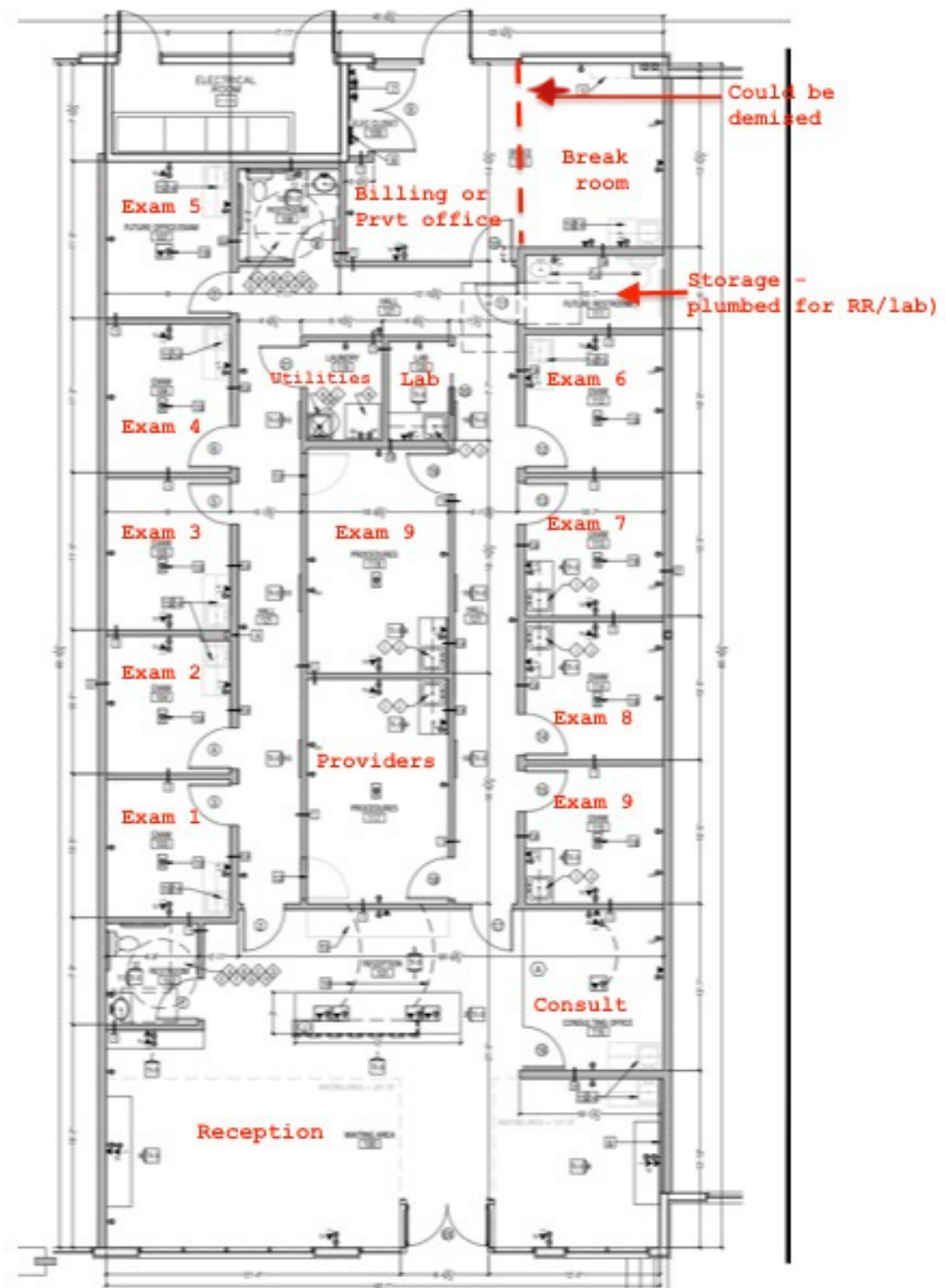
Prime Henderson Location!



Positioned along South Green Valley Parkway, this property benefits from high visibility and convenient access to major thoroughfares.

Employees and clients alike will appreciate the ease of travel time, with quick connections to surrounding business districts and the greater Las Vegas area. This central location enhances both accessibility and prestige.





Detailed Floor Plan



Where it all began

Green Valley, a master-planned community within Henderson, Nevada, began development in the late 1970s and early 1980s as one of the first large-scale residential projects in Southern Nevada.

It was designed to offer a suburban alternative to nearby Las Vegas, emphasizing organized neighborhoods, green spaces, and community amenities. Over the decades, it has grown into a well-established area known for its stability, family-friendly environment, and thoughtful urban planning.

The community is known for its wide streets, mature landscaping, parks, and recreational facilities. Residents have access to shopping centers, schools, golf courses, and walking trails, all integrated into the neighborhood layout.

Green Valley also features a mix of housing options, from single-family homes to townhouses and apartments, making it accessible to a variety of lifestyles. Its proximity to major roadways and the airport adds convenience without sacrificing its quieter, residential feel.

Living and working in Green Valley offers a balanced lifestyle, combining suburban comfort with access to urban opportunities. Many people are drawn to the area for its relatively low crime rates, strong sense of community, and quality schools.

Additionally, its location near business hubs in Henderson and Las Vegas makes commuting manageable, while local offices, healthcare facilities, and retail centers provide employment options close to home. Overall, Green Valley appeals to those seeking a stable, convenient, and comfortable place to live and work.



TAKE THE NEXT STEP!

YOUR NEXT CHAPTER STARTS HERE.



Agent Contact

Dianne Simmons, CCIM

+1 702-349-9656



Email Address

simmonscommercial@gmail.com



Office Address

3900 Hualapai Way
#110, Las Vegas, NV



Website

www.mcpvegas.com