



1160 E. SUNSET ROAD
HENDERSON, NV 89011



* Rendering subject to change without notice.

HIGH-END PROFESSIONAL / MEDICAL OFFICE SPACE

FOR LEASE

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CLASS A SUBURBAN OFFICE

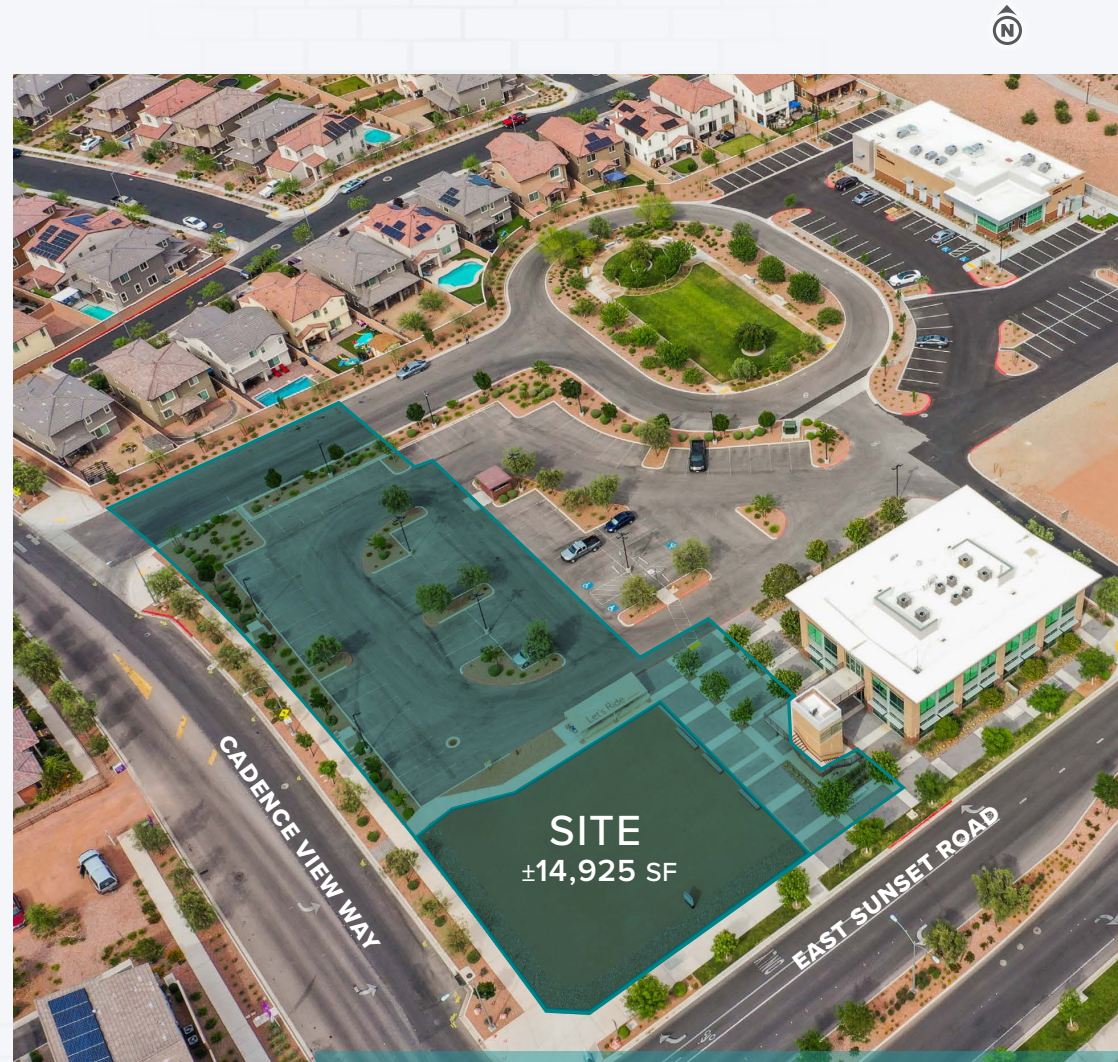
Q4 2023 DELIVERY

CLASS A SUBURBAN OFFICE

±14,925 SF, Two-story, multi-tenant, Class “A” Suburban office building strategically located at the gateway to the Cadence master Planned Community in Henderson.

- Suites ranging from ±2,500 to ±7,500 RSF
- Innovative design and superior construction within a cutting edge “Class A” suburban office environment
- US-95 and I-215 Interstate connectivity
- Planned Community (PC) Zoning
- Abundant Parking
- Prominent monument signage available for future Tenants
- Numerous nearby amenities
- Close proximity to downtown Henderson, the Galleria Mall, Henderson Hospital, Lake Las Vegas, and the Shops at Lake Mead Crossing
- Excellent Visibility along Lake Mead Parkway
- 21,500 Cars Per Day on Lake Mead Parkway near Warm Springs Road

Q4 2023 DELIVERY



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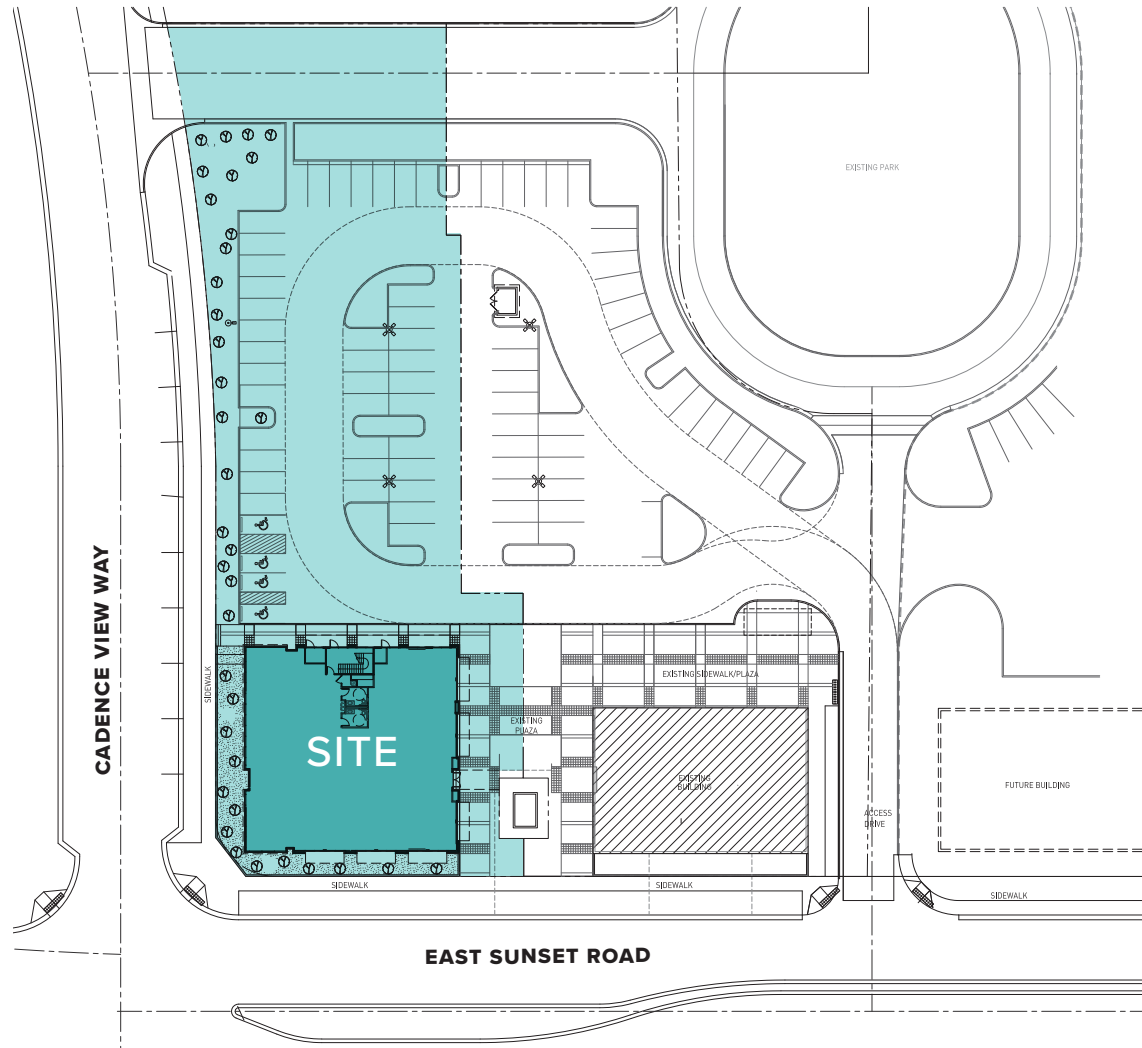
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SITE PLAN

Not To Scale. For Illustration Purposes Only.



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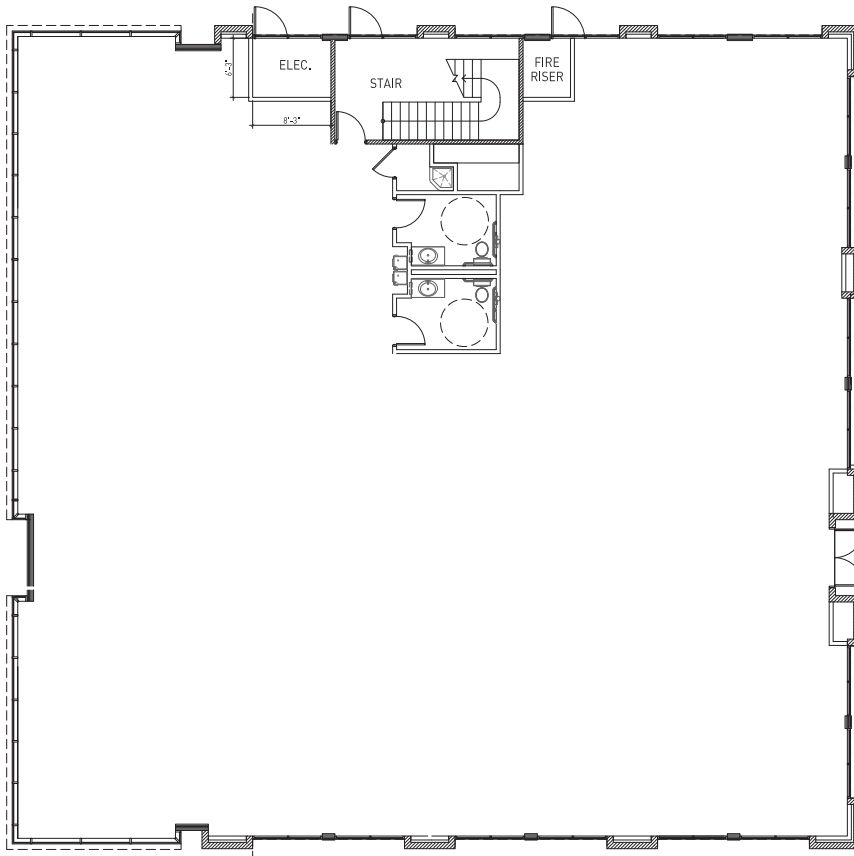
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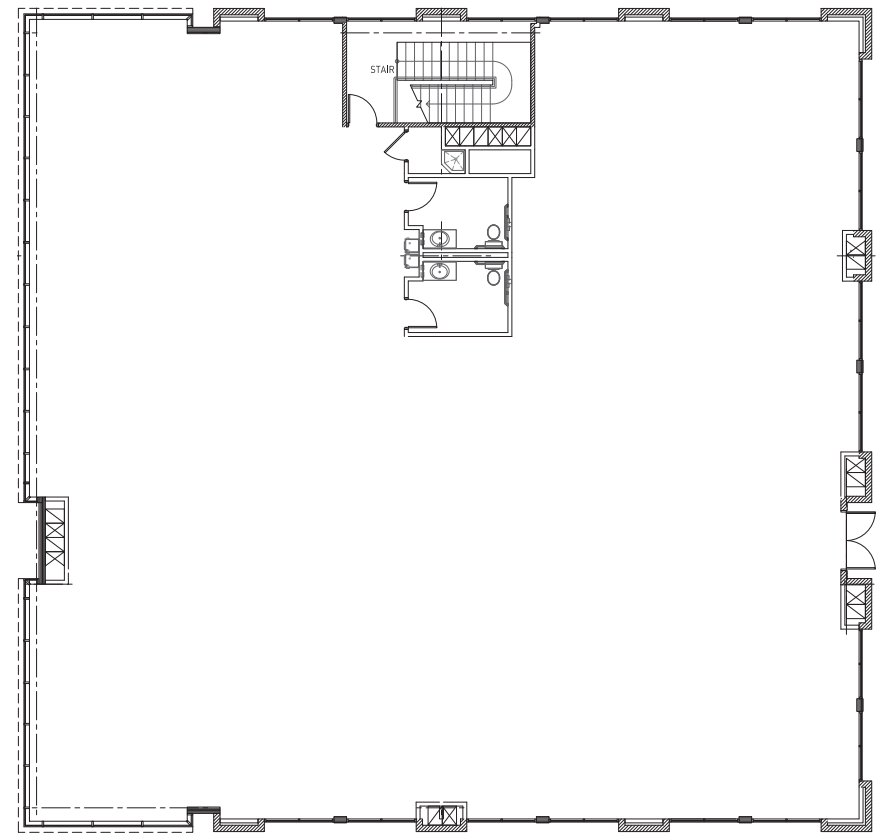
FLOOR PLAN

Suite Options: $\pm 2,500$ to $\pm 7,500$ RSF

1ST FLOOR



2ND FLOOR



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AERIAL MAP 



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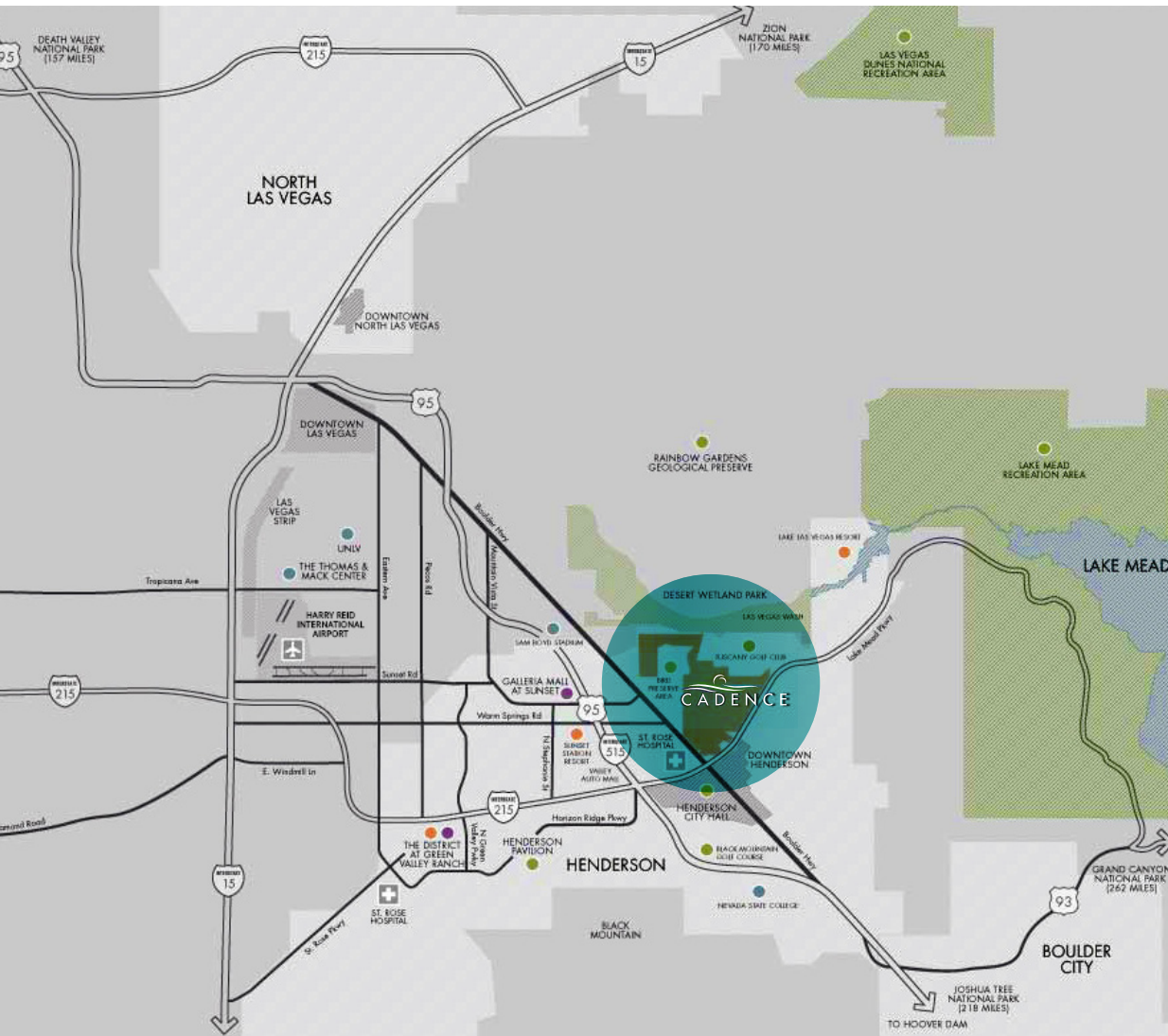
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HENDERSON

A COMMUNITY OF CONVENIENCE

Located In Henderson, Which Is Nevada's Second Largest City And Home To More Than 310,000 Residents. The City Of Henderson Is Home To Award-Winning, Safe, Clean And Sustainable Communities.

Just minutes from downtown Henderson, 15 minutes to Harry Reid International Airport, 20 minutes to the famous Las Vegas "Strip", and is just a short drive away from the Galleria Mall, the Shops at Lake Mead Crossing, St. Rose Dominican Hospital, Henderson Hospital, the Henderson Bird Reserve, and Lake Mead Recreational Area.

Best Places To Live In America
MONEY MAGAZINE

Named Among The Safest Cities In America
FORBES

One Of Americas Best Cities
BUSINESS WEEK



Cadence is a 2,200 Acre
Master-planned community
with over 13,000 Homes



DEMOGRAPHICS

POPULATION SUMMARY					
	2022 Total Population	2022 Total Daytime Population	2022 Population – Residents	2022 Population – Workers	2027 Total Population
1 Mile	16,294	13,645	9,956	3,689	17,095
3 Miles	64,807	60,924	37,278	23,646	67,188
5 Miles	174,726	151,554	93,515	58,039	179,765

2021 HOUSEHOLDS BY INCOME			
	Total Households	Average Household Income	Median Household Income
1 Mile	5,987	\$89,705	\$62,966
3 Miles	24,803	\$98,655	\$71,306
5 Miles	67,173	\$104,531	\$78,420

HENDERSON

MARKET OVERVIEW

POPULATION

Why Henderson?

Roughly 322,178 people, 14% of Southern Nevada's population of 2.1 million live in Henderson. Exceptional Quality of Life - known for its master-planned communities and high-quality of living, Henderson leads Nevada cities in the per-capita income and education levels of its residents. Henderson has been ranked a top place to live by several national publications, including Fortune Small Business, Bloomberg and Businessweek, which utilize ranking indicators such as cost of living, housing affordability, school quality, medical care and crime rates. It was also named one of America's safest cities.



HENDERSON IS PRO-BUSINESS

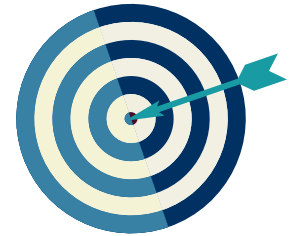
Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.

*Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability.

* Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.

cityofhenderson.com/economic-development-and-tourism/incentives



HENDERSON SCHOOLS AMONG THE BEST

Henderson schools consistently rank near the top in the state of Nevada for elementary through high school, offering families an array of choices that best suit their children's needs. Henderson public schools outperform the national averages in reading, math and graduation rates according to a report by research firm Applied Analysis. The results also show that Henderson's collective graduation rates are higher than both the national and state averages.



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