

Whitney Ranch Professional Park

1053 Whitney Ranch Drive

Henderson, NV 89014

Summary

IMMEDIATE OCCUPANCY! Downstairs suite offers reception, 6 offices, conference room, kitchenette, 2 private restrooms and separate entrance. Building has frontage on Whitney Ranch Dr and just a few minutes from the I-95 freeway and Russell Road. Easy Access in and out of business park.

Property Features

- **\$0.80 Modified Gross/ SF/ M**
- +/- 3,227 SF Available
- Move-In Ready Suite
- Reception, 6 Offices, Conference Room, Kitchenette, and 2 Private Restrooms
- Separate Private Entrance
- Within minutes of Union Village, Henderson Hospital and Galleria Mall
- Convenient access to US-95 and the 215 Beltway



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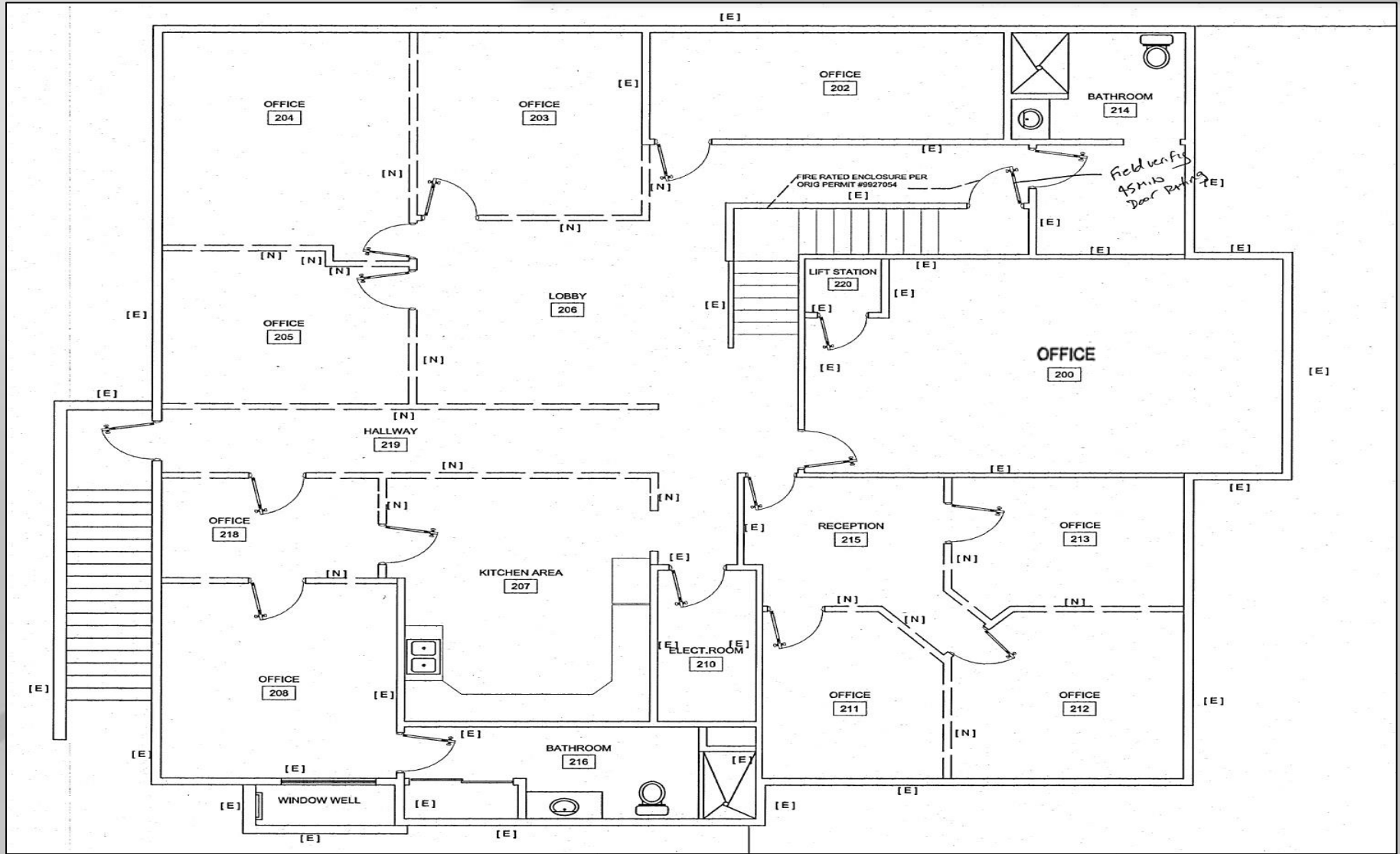
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Property Demographics

	1 mile	3 miles	5 miles
Population	10,847	137,003	340,632
Avg. Household Income	\$51,687	\$53,308	\$51,704
Total Housing Units	4,144	52,127	131,389

Traffic

Collection Street		Vehicles Per Day
E. Russell Rd.	Whitney Ranch Dr.	21,900 VPD
E. Russell Rd.	N. Stephanie St.	21,826 VPD
Ramp US 95	S. Russell Rd.	11,955 VPD

