



19,359 +/- TECH READY OFFICE BUILDING

1202 High Tech Circle, Henderson, NV 89002
19,359 SF OF OFFICE SPACE

Office Building For Lease



**COLDWELL
BANKER** 

FOR LEASE

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PREMIER REALTY

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FOR LEASE



OFFERING SUMMARY

Available SF: 19 SF

Lease Rate: \$0.75 sq.ft. per month (Modified Gross)

Lot Size: 2.44 Acres

Year Built: 1997

Building Size: 19 SF

Zoning: Industrial Park (IP)

Market: Las Vegas MSA

Submarket: Henderson

PROPERTY OVERVIEW

1202 High Tech Court is a 19,359 +/- two story office building for lease in Henderson near Nevada State College. This office building was the headquarters for a large tech company and has all the great features of a tech company - Vaulted lobby, private offices, conference rooms, open areas/bullpens, balconies, outside BBQ area, great break room/kitchen, workout room, and much more. Plenty of parking and extra land for growth.

1202 High Tech Circle is elevated above the city and has magnificent views of the entire valley. Accessible from the US 95, I 215, and the new Interstate 11 linking Phoenix to Las Vegas. 1202 High Tech is also located next to the 6.8 mile Union Pacific Railroad Trail offering Employees Eco-Friendly routes to and from work.

LOCATION OVERVIEW

1202 High Tech Circle is located next to Nevada State College in Henderson off US 95 and Wagon Wheel. This Tech Ready Building is at the end of the cul-de-sac with panoramic views of the entire Las Vegas valley.

1202 High Tech is located next to the future Town Center - a retail, restaurant, and shops area planned to compliment Nevada State College.

AVAILABLE SPACES

FOR LEASE

Lease Rate: \$0.75 SQ.FT. PER MONTH **Total Space:** 19 SF
Lease Type: MODIFIED GROSS **Lease Term:** 24 - 60 MONTHS

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
19,359 Office For Lease - Henderson, NV	Office Building	\$0.75 SQ. FT. PER MONTH	Modified Gross	19,359 SF	24 to 60 months	Owner will consider demising the space.

ADDITIONAL PHOTOS

FOR LEASE



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FOR LEASE

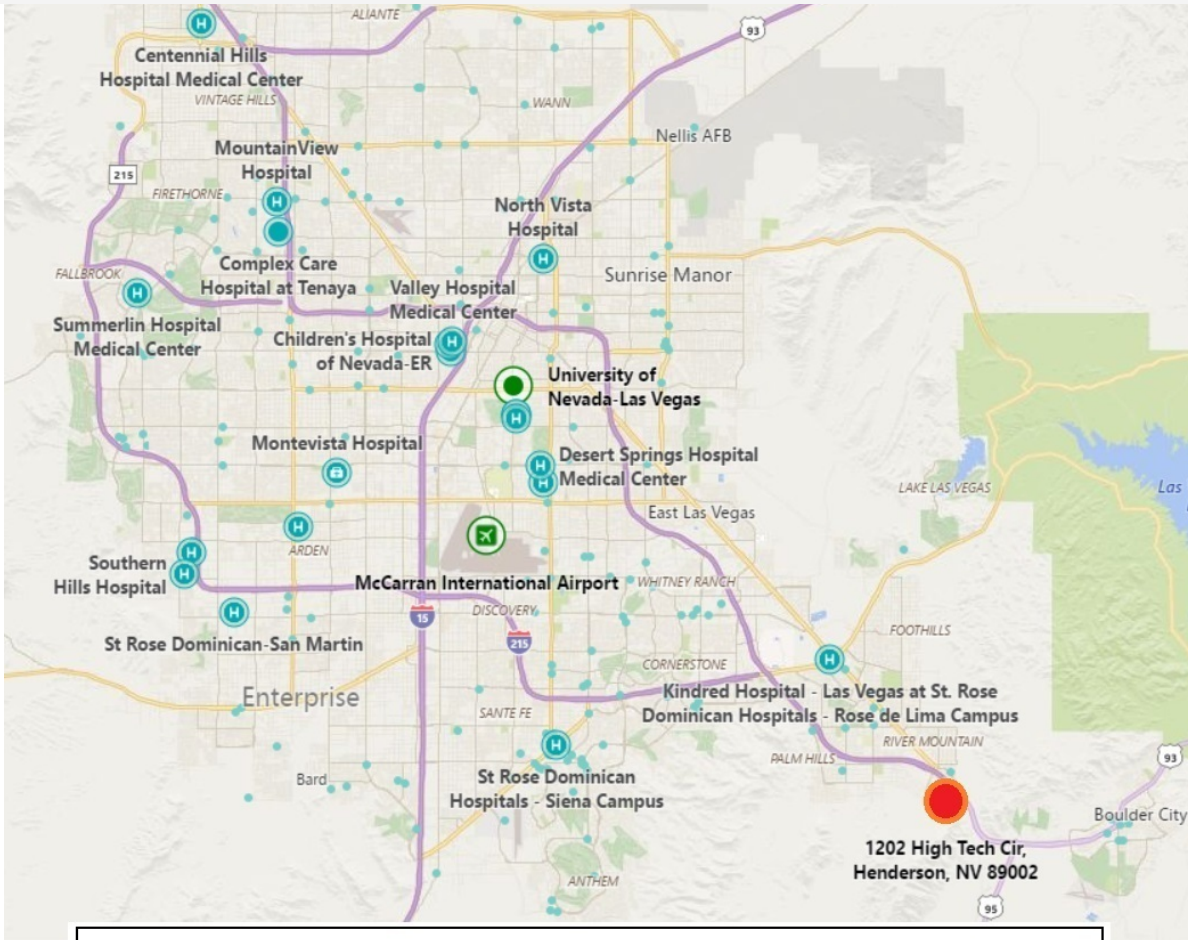


ADDITIONAL PHOTOS

FOR LEASE



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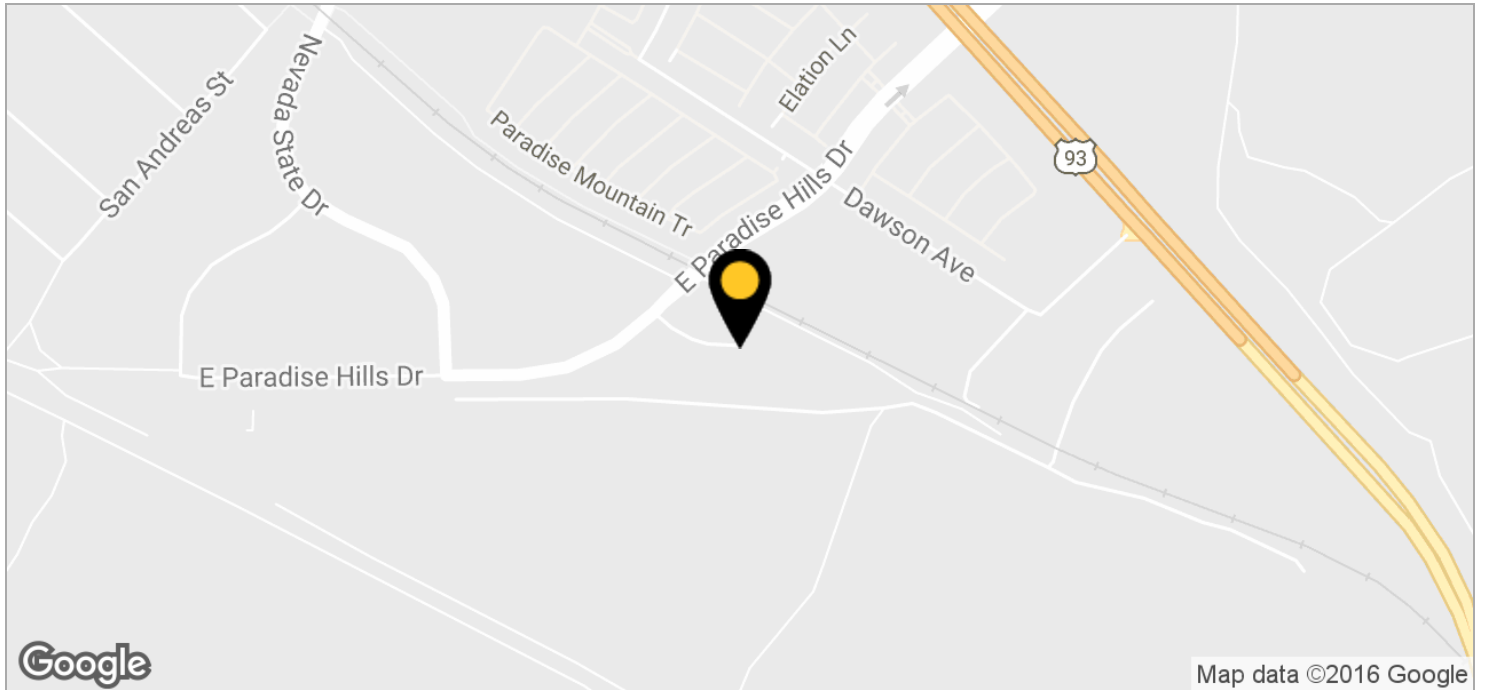


Travel Time from 1202 High Tech Circle

Boulder City: 10 Min	Sunset Station/Galleria: 15 Min
Downtown Henderson: 15 Min	St. Rose Siena Hospital: 20 Min
McCarran Airport: 20 Min	The Las Vegas Strip: 25 Min
UNLV: 30 Min	Downtown Las Vegas: 30 Min
Lake Las Vegas: 35 Min	Mountain's Edge: 35 Min
Summerlin Shopping: 35 Min	Centennial Hospital: 45 Min

LOCATION MAPS

FOR LEASE

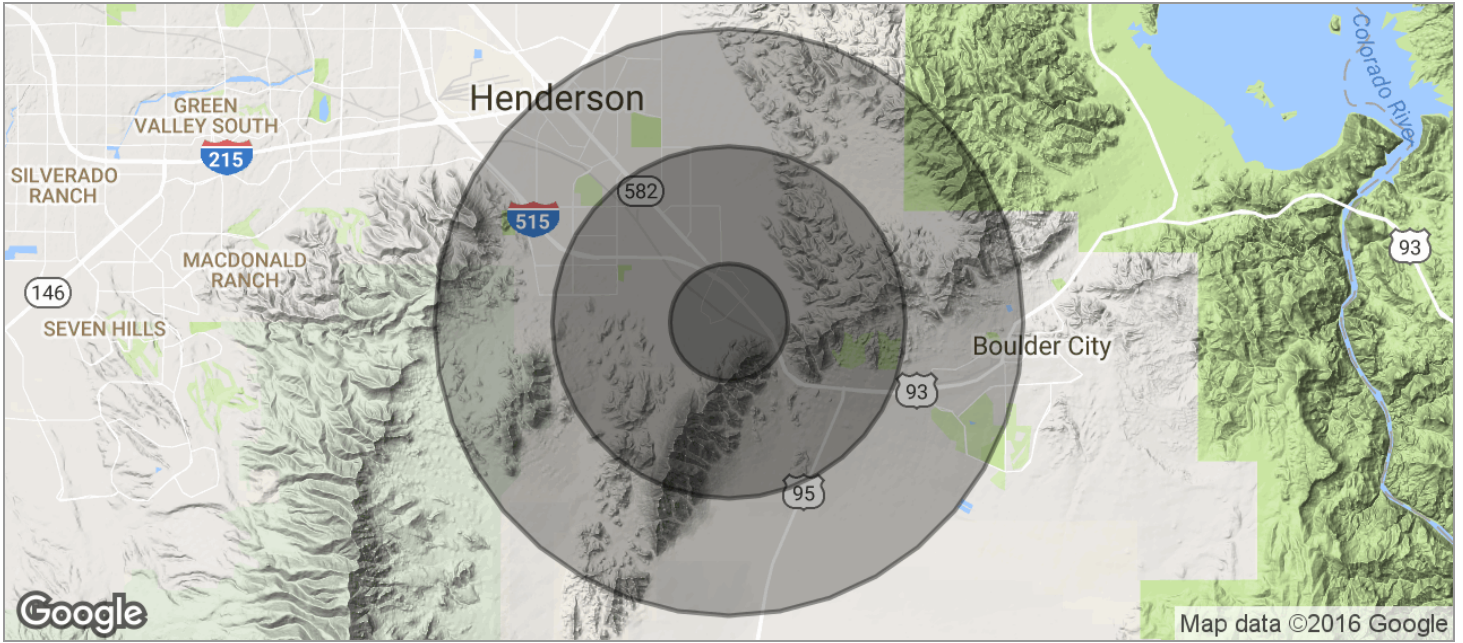


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DEMOGRAPHICS MAP

FOR LEASE



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	1,950	26,733	71,541
MEDIAN AGE	39.4	37.4	38.1
MEDIAN AGE (MALE)	41.9	37.9	37.8
MEDIAN AGE (FEMALE)	37.7	37.5	38.7
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	716	9,452	25,906
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$99,506	\$84,416	\$79,168
AVERAGE HOUSE VALUE	\$408,340	\$300,478	\$285,767
RACE			
% WHITE	90.0%	85.2%	84.7%
% BLACK	1.2%	2.2%	3.3%
% ASIAN	2.4%	4.9%	4.1%
% HAWAIIAN	0.0%	0.5%	0.3%
% INDIAN	1.0%	0.5%	0.5%
% OTHER	2.1%	2.8%	3.0%
ETHNICITY			
% HISPANIC	9.7%	14.2%	14.3%

* Demographic data derived from 2010 US Census