

168

N. Gibson Road
Henderson, NV 89014

For Sale or Lease
±29,988 SF

Office Building

Las Vegas Strip

Downtown Las Vegas

Colliers

168

N. Gibson Road

Henderson, NV 89014

Prime Location
±29,988 SF

Prime Trade Area
with Nearby Services
and Restaurants



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±29,988 SF Beautifully Maintained Property

Don't miss your chance to purchase or lease for this distinctive, single-story office building that exudes high-class appeal and is positioned for immediate occupancy. This fully furnished gem boasts the latest cutting-edge technology, including high-speed fiber optic data cabling and a \$400,000 backup electrical generator. It's the perfect "plug-and-play" solution for a diverse range of companies.



Location, Location, Location...



Property Description

168 N. Gibson is located in a premier Henderson location with immediate access to the CC-215 and US-95 freeways, and is a quick commute to Harry Reid International Airport and the Las Vegas Strip. The property lies within the 5.3 million square foot Henderson sub-market, which is the 5th largest, but also the newest of the Las Vegas office markets. It offers tenants the best combination of modern functional product, a strong amenity base, and attractive and close-by residential areas with little congestion.

Lease Rate: \$1.75/SF/NNN

Sale Price: \$8,996,400 (\$300/SF)



VIRTUAL TOUR

Property Standouts

168

N. Gibson Road
Henderson, NV 89014



PLUG & PLAY
Fully Furnished Space
with 330 Workstations



HIGH TRAFFIC COUNTS
N. Gibson Road Frontage
with Excellent Branding Opportunities



SAFETY FIRST
Secured Building with
Cameras & Card-key Access



**EXCEPTIONALLY GENEROUS
PARKING FACILITY**
7.5 Parking Spaces / 1,000 SF



N. Gibson Road
Henderson, NV 89014



±29,988 SF Office Building

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Property Overview

- APN: 178-14-111-020
- Land Size: ±2.99 Acres
- Built in 1996
- Zoned Industrial General (IG)
- 7.5 parking spaces / 1,000 SF
- Upgraded building improvements
- Frontage on highly trafficked N. Gibson Road
- Building and monument signage available
- Generator on site
- Secure building with cameras and card-key access
- Immediate access to the CC-215 and US-95 freeways
- Numerous nearby retail and dining amenities
- Easy ingress and egress to the property

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Tech Highlights

168

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Cutting-Edge Features at a Glance



GENERATOR

Caterpillar
600kW Diesel Fuel



FIBER OPTICS

Cox and
Century Link



SECURITY

Card-key Access and
Surrounding Cameras

**New tenant to independently verify all tech capacities are accurate and acceptable for use.*



N. Gibson Road
Henderson, NV 89014

Fully Furnished Office Equipped with 330 Workstations

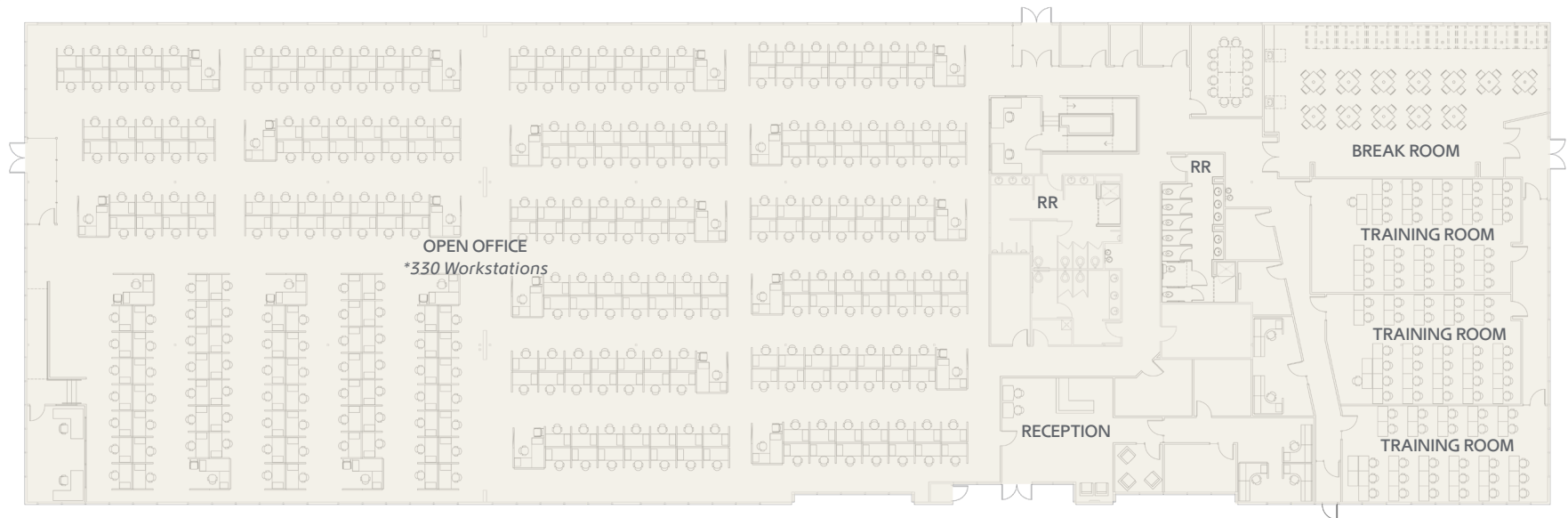


N. Gibson Road
Henderson, NV 89014

Secure Building with Cameras and Card-key Access

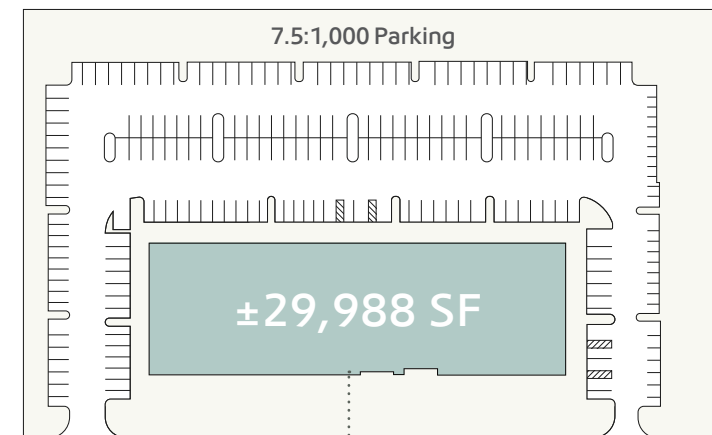
Building Site Plan & Floor Plan

Not to scale. For illustration purposes only. 



Buildout includes:

- | | | | |
|---|----------------------|---|------------------------|
|  | Extensive Break Room |  | 330 Workstations |
|  | 3 Training Rooms |  | 5 Private Offices |
|  | 1 Conference Room |  | Restrooms with Showers |
|  | Open Space | | |



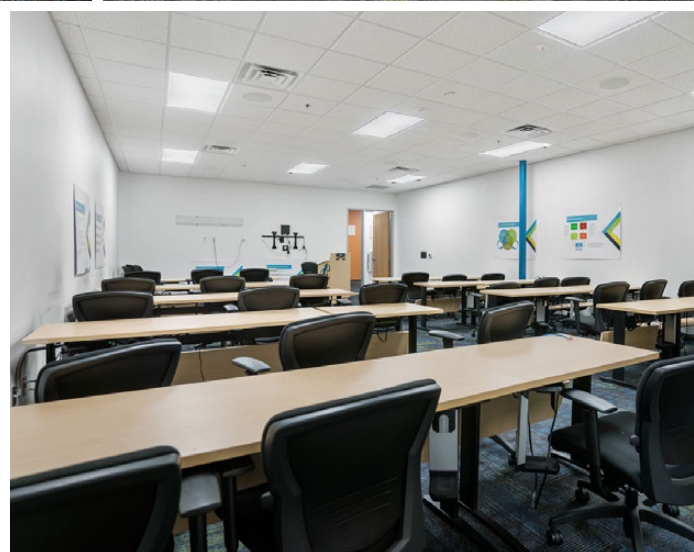
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Interior Property Photos

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±29,988 SF
Fully Furnished Space



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Prominent location within the Gibson R&D and Business Corridor, home to some of Southern Nevada's most prominent R&D, training, and teaching facilities.

Market Overview



Clark County Nevada

Clark County is the largest county in Nevada by population with jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey. Clark is the nation’s 14th-largest county and provides extensive regional services to more than 2.3 million citizens and more than 41.7 million visitors a year (2024). Included are the nation’s 5th-busiest airport, air quality compliance, social services and the state’s largest public hospital, University Medical Center.

Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers. Meanwhile, gambling is offered in the destinations of Mesquite, Primm and Laughlin, located on the sundrenched Colorado River.



Travel Snapshot

2.3 Million+

Southern Nevada Residents

58.44 Million

2024 Enplaned/Deplaned Airline Passengers

70%

2023 Visitors Travel By Plane

29%

International Travelers Visiting Las Vegas



Gaming Revenue Snapshot

\$13.6 Billion

2024 Clark Country Gaming Revenue

\$809.77

Average Visitor’s Gambling Spending Per Trip

6.0 Million

2024 Convention Delegates

41.7 Million

2024 Las Vegas Visitors



Occupancy Snapshot

90.8%

2024 Weekend Occupancy

63.9%

2024 U.S. National Average Hotel Occupancy

80.4%

2024 Las Vegas Midweek Occupancy

83.6%

2024 Las Vegas City-Wide Occupancy

Market Overview



Henderson offers over 27 million square feet of property, encompassing prime office spaces across all classifications, industrial sites, business parks, speculative buildings, and land.

A Glimpse at Henderson

Henderson, Nevada, is the state's second-largest city, home to over 354,000 residents. Recognized for its exceptional quality of life, Henderson has been named one of the best places to live in the U.S. by Money Magazine and ranked among the safest cities in America.

The city boasts a thriving economy, strong job market, and diverse housing options, from master-planned communities to urban living spaces. With more than 70 parks, extensive trail systems, premier shopping and dining destinations, and top-rated schools, Henderson offers a balanced lifestyle for families, professionals, and retirees alike. The city continues to grow with strategic commercial and residential developments, including revitalization efforts in the Water Street District and expansion in West Henderson. As a hub for business, innovation, and outdoor recreation, Henderson remains a premier destination to live, work, and play in Southern Nevada.

Demographics



The trade area consists of ±302,849 residents with an average household income of ±\$86,976 within a 5-mile radius.



Total Population

302,849



Daytime Population

269,655



Median Age

40.8



Average Household Income

\$86,976



Number of Businesses

8,573



Total Employees

93,021



Total Households

120,125



Median Home Value

\$461,194

Las Vegas Market Overview

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Las Vegas has the Strongest Tourism Growth Trajectory in the World.

One of the nation's most Tax-Friendly States. The Tax Foundation 2020 State Business Tax Climate Index ranks Nevada the **#7** best state in the U.S.



Annual Visitors
40.82M



Convention Attendance ([~] 20% YOY)
6M Visitors



En/Deplane Passengers
57.64M



Daily Traffic Count
130,000



Direct Visitor Spending
\$44.9B



Economic Impact
\$79.3B

Henderson Submarket Trade Area Map





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Elevate your Workplace:

Unmatched Excellence, Unrivalled Features – A Rare Office Experience

Schedule Your Tour Today!



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