

FOR SALE

GREEN VALLEY CORPORATE CENTER



Jones Lang LaSalle Brokerage, Inc. | NV License #B.1000836.CORP

701 N Green Valley Pkwy, Henderson, NV 98074



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INVESTMENT OVERVIEW



701 N Green Valley Pkwy, Henderson, NV 98074



ADDRESS

Green Valley Corporate Center
701 N Green Valley Pkwy
Henderson, NV 89074



OFFERING PRICE

\$21,000,000



BUILDING SIZE

±50,000 SF



OCCUPANCY

36% Vacant
±34,301 RSF



INVESTMENT HIGHLIGHTS

OUTSTANDING OWNER-USER OPPORTUNITY IN THE LAS VEGAS AIRPORT SUBMARKET

- This two-story office building is located within the Class A office park, Green Valley Corporate Center North
- Green Valley Corporate Center North is located within the master planned community of Green Valley. Green Valley, Nevada's first master planned community, consists of 1,310-acres with a mix of residential, commercial, and recreational amenities within Henderson, NV
- This asset is located less than 1/4 mile from Green Valley Ranch Resort + Casino and The District at Green Valley Ranch, a \pm 50 acre mixed-use development with outdoor shopping, dining, and entertainment
- A three mile radius around the asset has an average household income of \pm \$115,000 and average value of owner occupied home of \pm \$475,000
- 701 Green Valley Parkway is approximately 7 miles to Harry Reid International Airport
- The first floor is currently established as a multi-tenant floor and the second floor is configured for an executive suite operator. These options allow an owner-user a multitude of options when moving into the building
- Las Vegas offers a strong business eNVironment, supported by Nevada's pro-business regulations, business-friendly local municipality, ideal time-zone advantage, diverse workforce and competitive labor market





LAS VEGAS PREMIUM OUTLET

- Adidas Outlet Store
- Nike Factory Store
- Starbucks
- GAP Factory
- Michael Kors
- Polo Ralph Lauren Factory Store
- Levi's
- Chipotle
- Coach Outlet
- Shake Shack

HARRY REID INTERNATIONAL AIRPORT

- Southwest
- United Airlines
- Alaska Airlines
- JetBlue Airways
- Viva Aerobus
- Korean Air
- Allegiant
- American Airlines
- Virgin Atlantic
- Condor
- Frontier Airlines
- Spirit
- Sun Country Airlines
- British Airways
- Volaris
- Air Canada
- West Jet
- KLM

LAS VEGAS STRIP

- Sahara
- Flamingo
- Mirage
- Harrah's Las Vegas
- Wynn
- Hilton Grand Vacations
- The Strat
- Circus Circus
- Westgate
- The Venetian
- The Linq Hotel + Experience
- Treasure Island
- Resorts World
- Aria Resort & Casino
- Caesars Palace
- Bellagio
- Circa Resort & Casino
- The Cosmopolitan
- Encore at Wynn
- Excalibur
- Fountainbleau Las Vegas

DOWNTOWN LAS VEGAS

- The Mob Museum
- Discovery Children's Museum
- Golden Nugget
- Main Street Station
- Fremont Street Experience
- Queens Hotel & Casino
- The D
- Natural History Museum
- World Market Center
- Golden Gate
- Circa
- Plaza
- Neon Museum
- Downtown Grand Hotel & Casino
- El Cortez Hotel & Casino
- California Hotel & Casino



GREEN VALLEY CORPORATE CENTER



**HARRY REID
INTERNATIONAL AIRPORT**

LAS VEGAS STRIP

**DOWNTOWN
LAS VEGAS**

**LAS VEGAS PREMIUM
OUTLETS**

**701
N GREEN
VALLEY
PKWY**

N GREEN VALLEY PKWY

PROPERTY DESCRIPTION





> ADDRESS
Green Valley Corporate Center
701 N Green Valley Pkwy
Henderson, NV 98074

> APN
178-19-511-003

> ZONING CODE
CC - Community Commercial

> LAND SIZE
3.83 acres

> BUILDING SIZE
±50,000 SF

> NO. OF BUILDINGS
One (1)

> YEAR BUILT
1998



PROPERTY DESCRIPTION

LAND USE

CC - Community Commercial

STORIES

TWO (2)

PARKING

95 Surface Spaces + 88 Covered Stalls = 183
Total Parking Stalls

SITE ACCESS

(1) Egress/Ingress Point Off
N Green Valley Parkway Corporate Circle

GROUNDS

Professionally Managed and Maintained By
Association. Well Manicured Shrubs, Trees
And Palms Throughout Entire Property,
Including Parking Areas. Tall Palm Trees
Surrounding Entire Perimeter Of Building.

FOUNDATION

Poured Concrete Slab On Grade

STRUCTURE

Reinforced Concrete

ROOFING SYSTEM

Flat Roof

EXTERIOR IMPROVEMENTS

Concrete Walls With Glazed Tiling At Building
Corners And High, Curved Entryway,
Metal-Framed Glass Windows And Doors

INTERIOR IMPROVEMENTS

Standard Improvements For Commercial/
Office Uses.
2 Elevators

HVAC SYSTEM

Chiller System

ELECTRICAL/POWER SYSTEM

Adequate Power For Commercial
and Office Uses

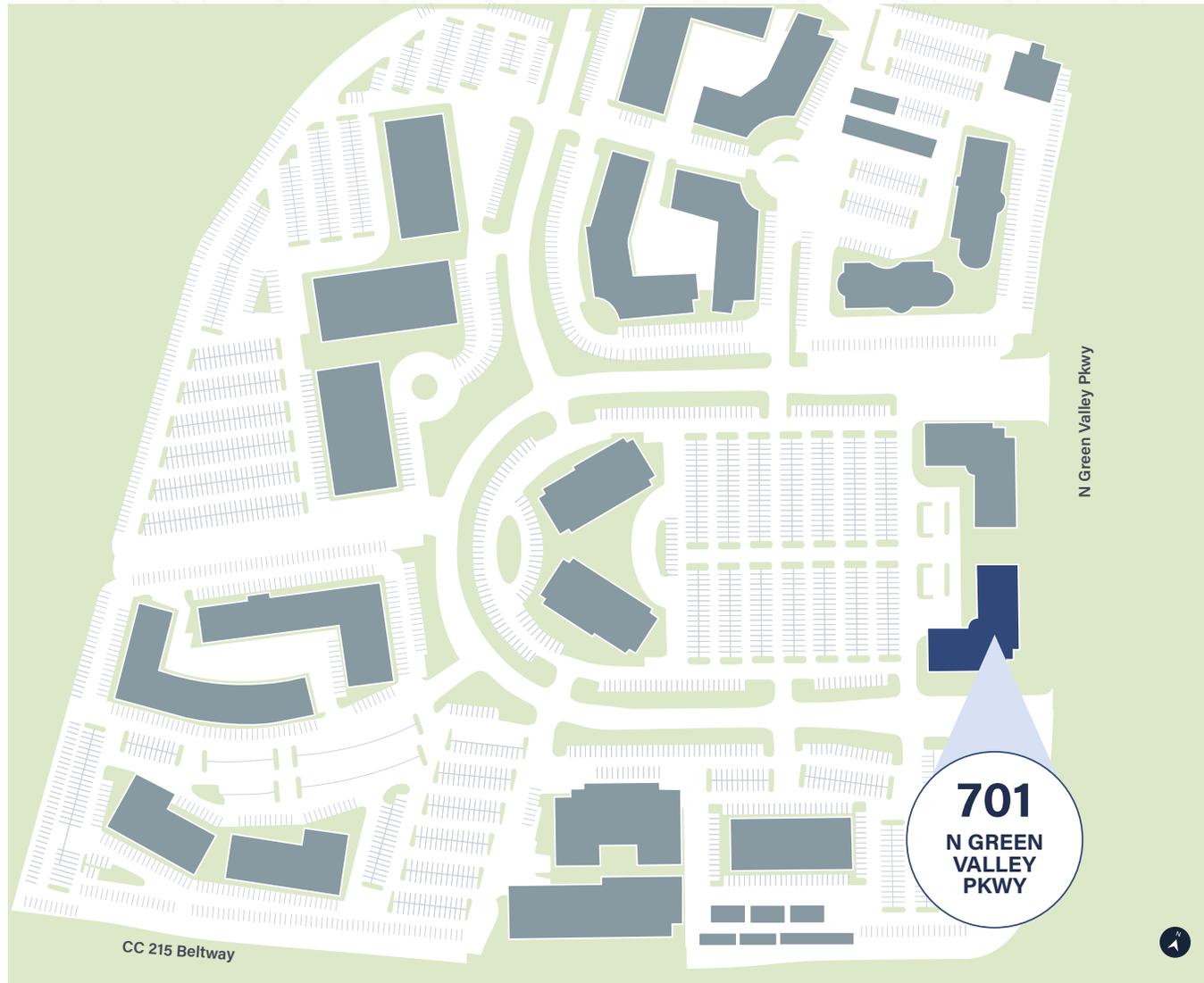
LIFE SAFETY/FIRE PROTECTION

Standard, Up-To-Code Life
Safety and Protection. Wet Sprinkler

UTILITIES PROVIDERS

Gas: Southwest Gas
Electric: NV Energy
Water: Las Vegas Valley Water District
Waste Services: Republic Services
Telecommunications: Various Providers





FLOOR PLAN

FIRST FLOOR



FOR SALE

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