



For lease

2445 St Rose Pkwy | Henderson, NV 89074

 **JLL** SEE A BRIGHTER WAY

2445 St Rose Pkwy (Existing Layout)

Property overview

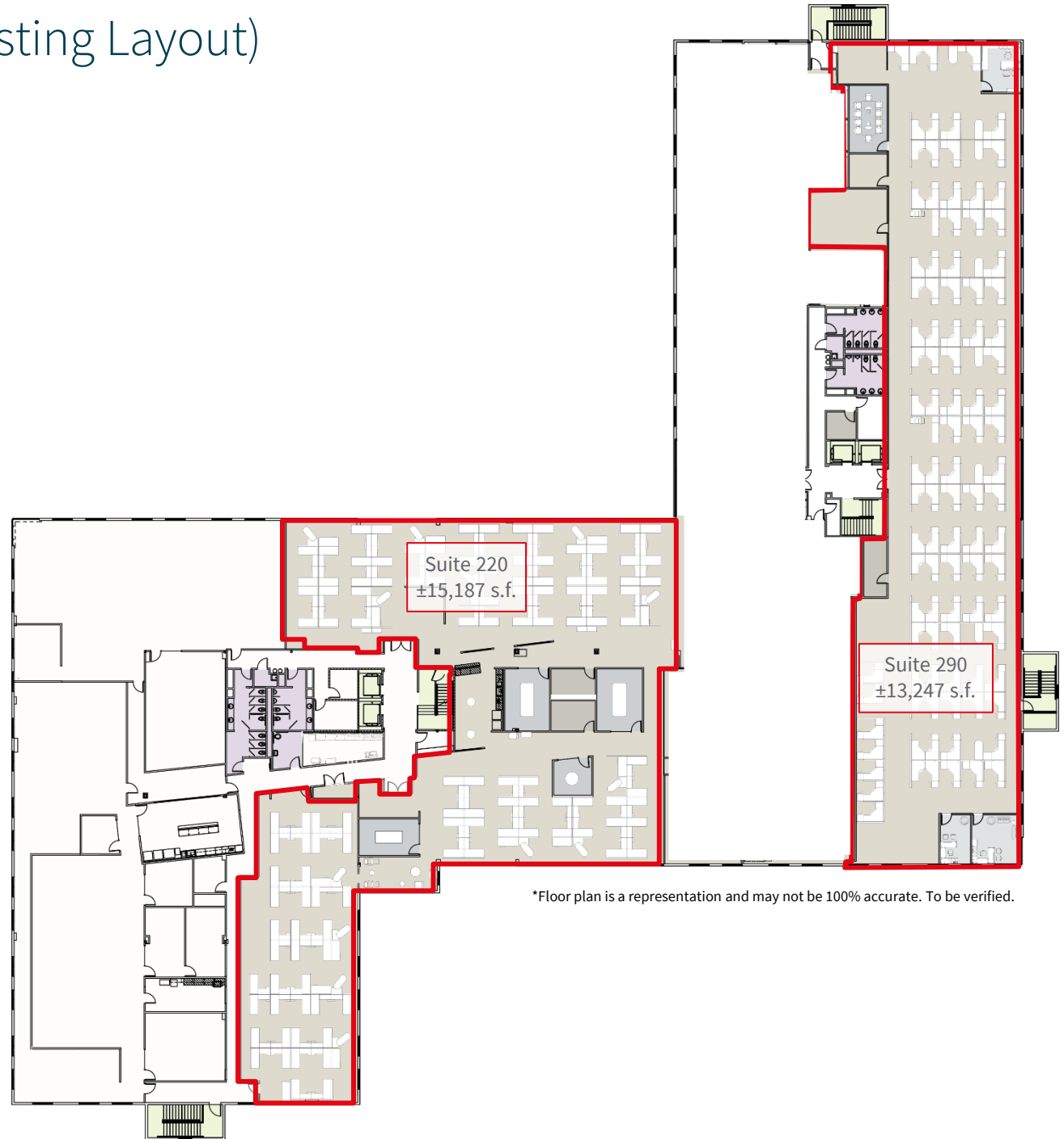
- 2nd floor suites
- ±3,326 - 41,763 total s.f. available
- Call center spaces
- Furniture available
- Asking rate: \$2.70/SF/mo FSG
- ±7:1000 parking

Suite 220

- ±15,187 total s.f.
- 3 conference rooms
- 1 huddle/phone room
- Call center space
- Furniture available
- ±131 cubicles

Suite 290

- ±13,247 total s.f.
- 3 private offices
- 1 conference room
- 1 training room
- Call center space
- Furniture available
- ±81 cubicles



*Floor plan is a representation and may not be 100% accurate. To be verified.

2445 St Rose Pkwy (Option 1 Spec Layout)

Property overview

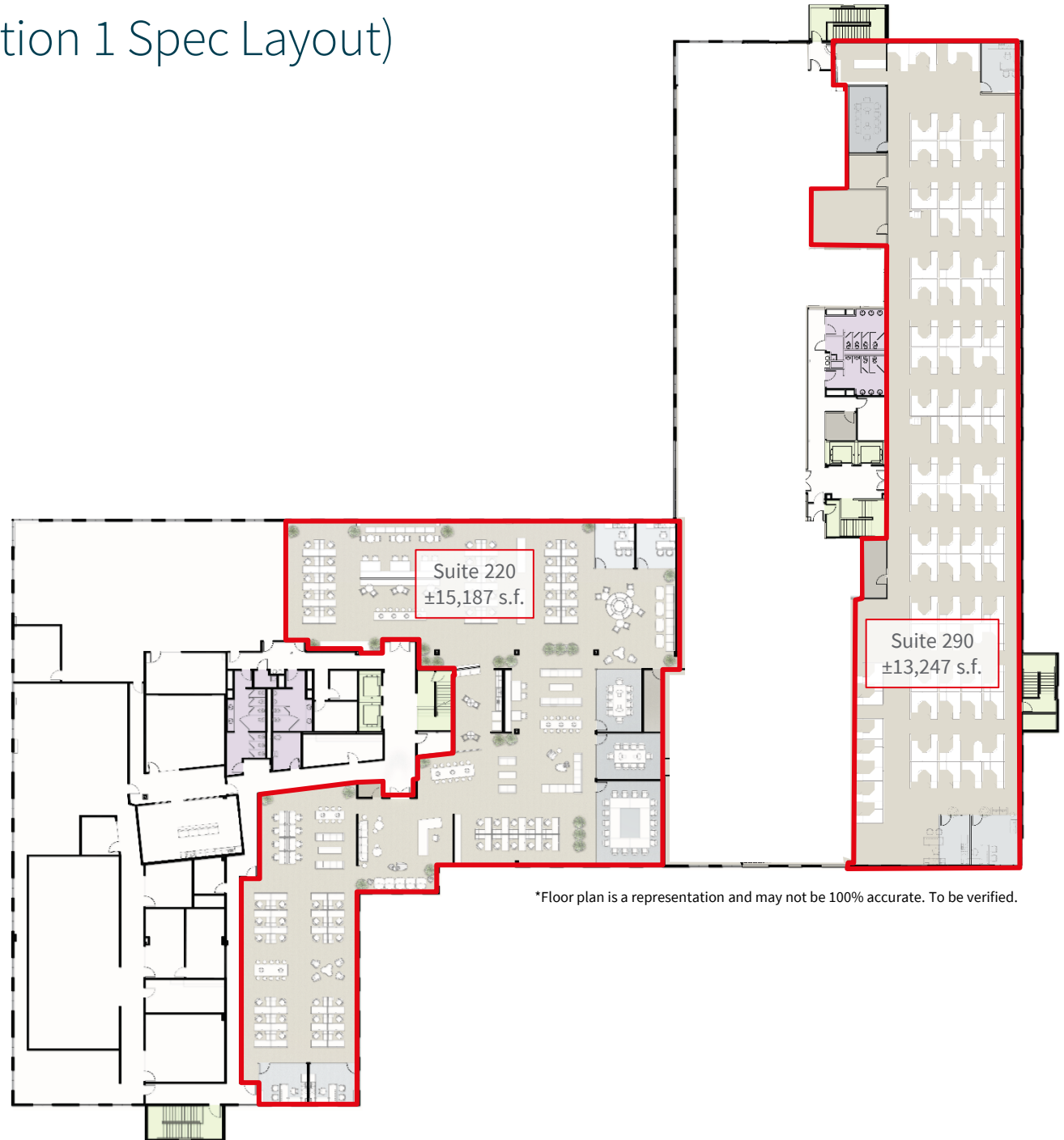
- 2nd floor suites
- ±3,326 - 41,763 total s.f. available
- Call center spaces
- Furniture available
- Asking rate: \$2.70/SF/mo FSG
- ±7:1000 parking

Suite 220

- ±15,187 total s.f.
- 4 private offices
- 3 conference rooms
- ±72 cubicles

Suite 290

- ±13,247 total s.f.
- 3 private offices
- 1 conference room
- 1 training room
- Call center space
- Furniture available
- ±81 cubicles



2445 St Rose Pkwy (Option 2 Spec Layout)

Property overview

- 2nd floor suites
- ±3,326 - 41,763 total s.f. available
- Call center spaces
- Furniture available
- Asking rate: \$2.70/SF/mo FSG
- ±7:1000 parking

Suite 220

- ±6,870 total s.f.
- 2 private offices
- 1 conference room
- 1 breakroom

Suite 240

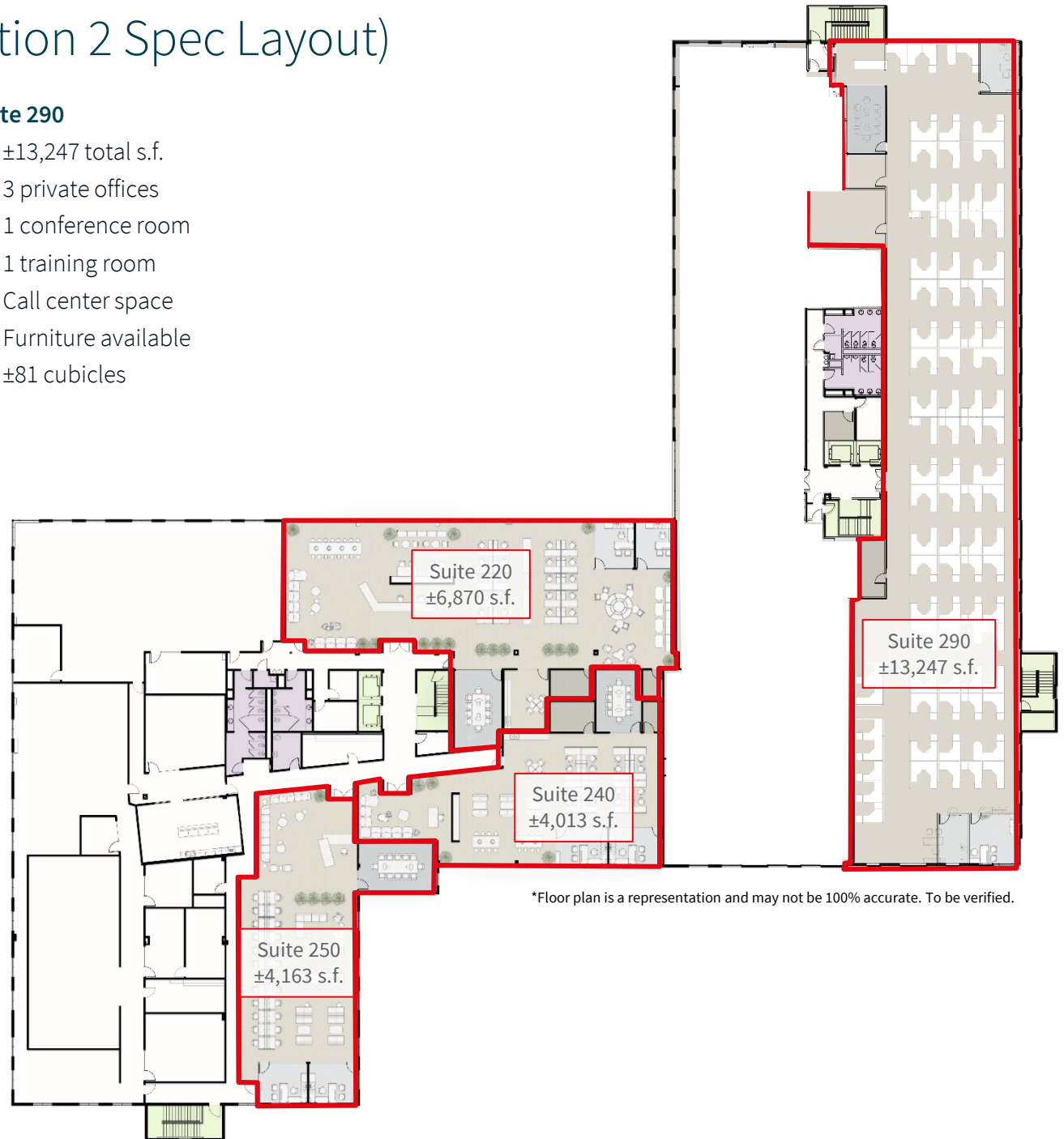
- ±4,013 total s.f.
- 2 private offices
- 1 conference room
- Break counter
- ±16 cubicles

Suite 250

- ±4,163 total s.f.
- 2 private offices
- 1 conference room
- ±22 cubicles

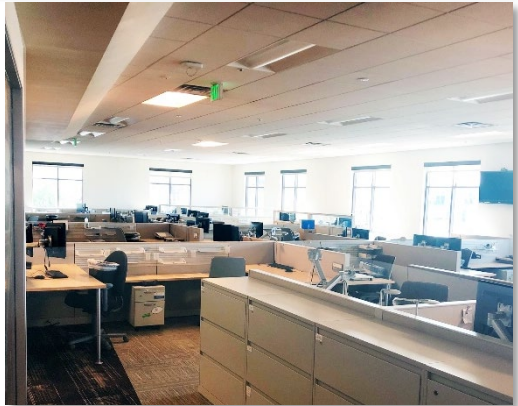
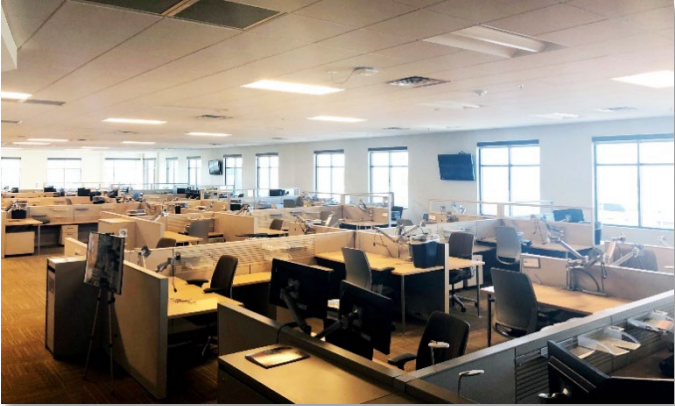
Suite 290

- ±13,247 total s.f.
- 3 private offices
- 1 conference room
- 1 training room
- Call center space
- Furniture available
- ±81 cubicles



2445 St Rose Pkwy

Suites 220, 240 & 250



Suite 290





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