

**GREEN VALLEY
CORPORATE CENTER
SOUTH**

2475 & 2485
Village View Drive
HENDERSON, NEVADA



CLASS A OFFICE SPACE FOR LEASE



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

GREEN VALLEY CORPORATE CENTER SOUTH

Discover the pinnacle of professional office space at Green Valley Corporate Center, a prestigious Class A business park nestled in the heart of Green Valley, Southern Nevada's premier master-planned community. Built in 2002, this iconic business park offers a harmonious blend of functionality and aesthetics.

Strategically positioned just off the CC-215 beltway, **2475 and 2485 Corporate Center** provide unparalleled accessibility while maintaining a serene campus environment. The property is enveloped by lush, mature landscaping, creating a tranquil atmosphere that promotes productivity and well-being.

Green Valley Corporate Center isn't just office space; it's a statement of success and a gateway to the vibrant business landscape of Southern Nevada. Experience the perfect fusion of location, amenities, and professional ambiance at this exceptional property.

#	ADDRESS	PRODUCT TYPE
1	2495 Village View Drive	Office
2	2485 Village View Drive	Office
3	2475 Village View Drive	Office
4	2445 St. Rose Parkway	Office
5	2550 Paseo Verde Parkway	Office
6	2500 Paseo Verde Parkway	Office
7	2490 Paseo Verde Parkway	Office
8	2470 Paseo Verde Parkway	Office

PROJECT SITE PLAN



BUILDING HIGHLIGHTS



Step inside and be captivated by breathtaking views of the Las Vegas Valley.

Offering an inspiring backdrop for your daily operations. Convenience is at your fingertips with a wealth of nearby amenities. The surrounding area boasts shopping centers, diverse dining establishments, state-of-the-art fitness facilities, financial institutions, and conveniently located gas stations.



THE DISTRICT



LAS VEGAS STRIP



PANORAMIC VIEWS

- Office spaces offering expansive views of the Las Vegas Valley



ABUNDANT PARKING

- Generous parking ratio of approximately 5.0 spaces per 1,000 square feet
- Available reserved and covered parking options



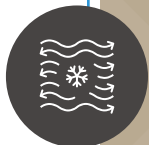
CONVENIENCE & AMENITIES

- Walking distance to The District at Green Valley
- Upscale dining and shopping experiences minutes away



CENTRAL LOCATION

- Direct access to CC-215 Beltway via Green Valley Parkway interchange
- Just 7 miles from Harry Reid International Airport
- 10-mile proximity to the world-famous Las Vegas Strip



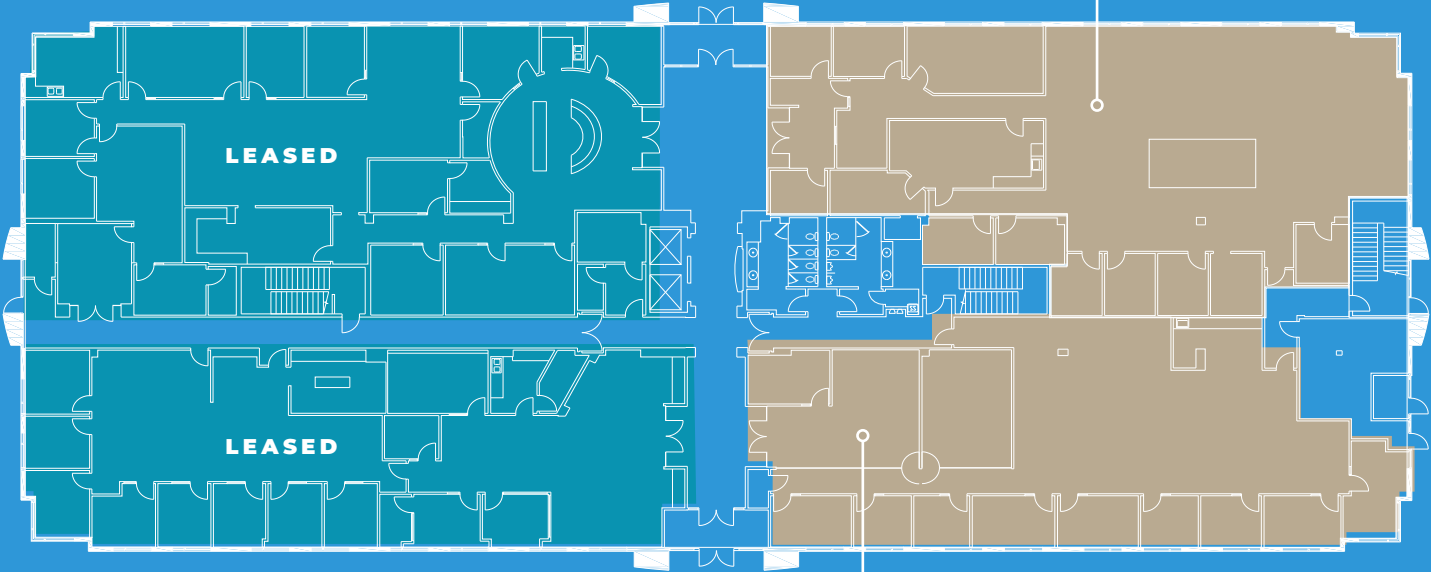
ADVANCED TECHNOLOGY AND ECO-CONSCIOUS DESIGN

- Cutting-edge fiber optic infrastructure
- Comprehensive green initiatives including:
 - High-efficiency air conditioning systems
 - Robust recycling programs
 - Responsible waste management practices
 - Additional environmentally friendly features throughout the building

AVAILABILITIES

**2485 VILLAGE VIEW
BUILDING 2 | 1ST FLOOR**

SUITE 100
±5,786 RSF

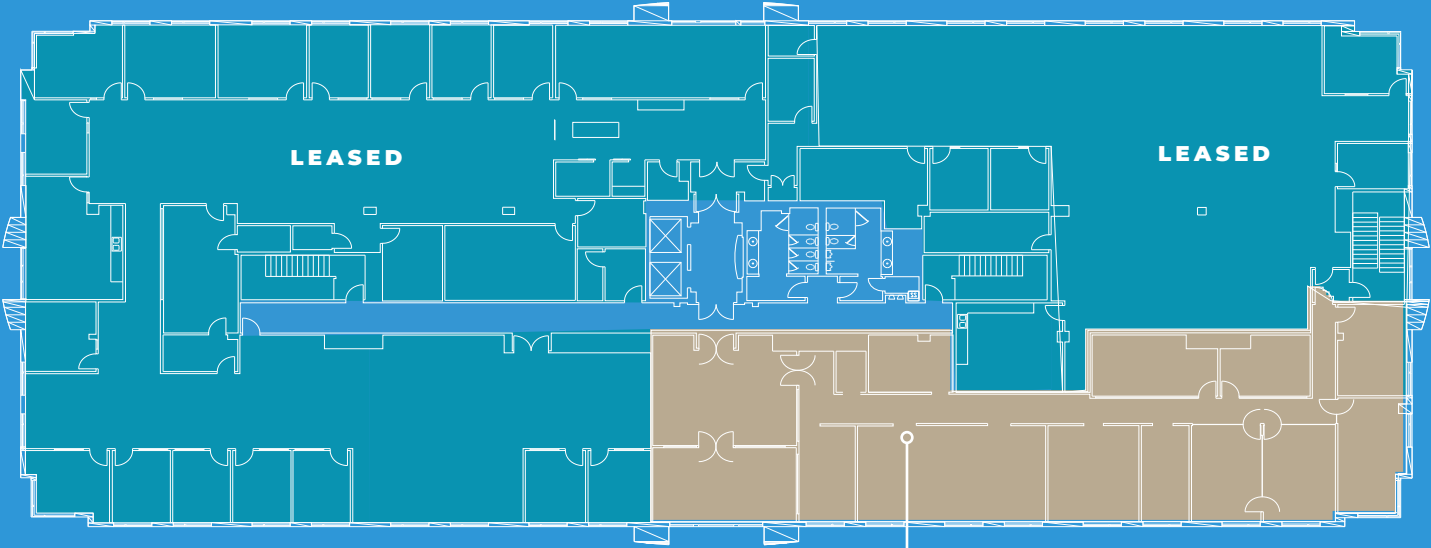


SUITE 150
±4,874 RSF



AVAILABILITIES

**2485 VILLAGE VIEW
BUILDING 2 | 2ND FLOOR**

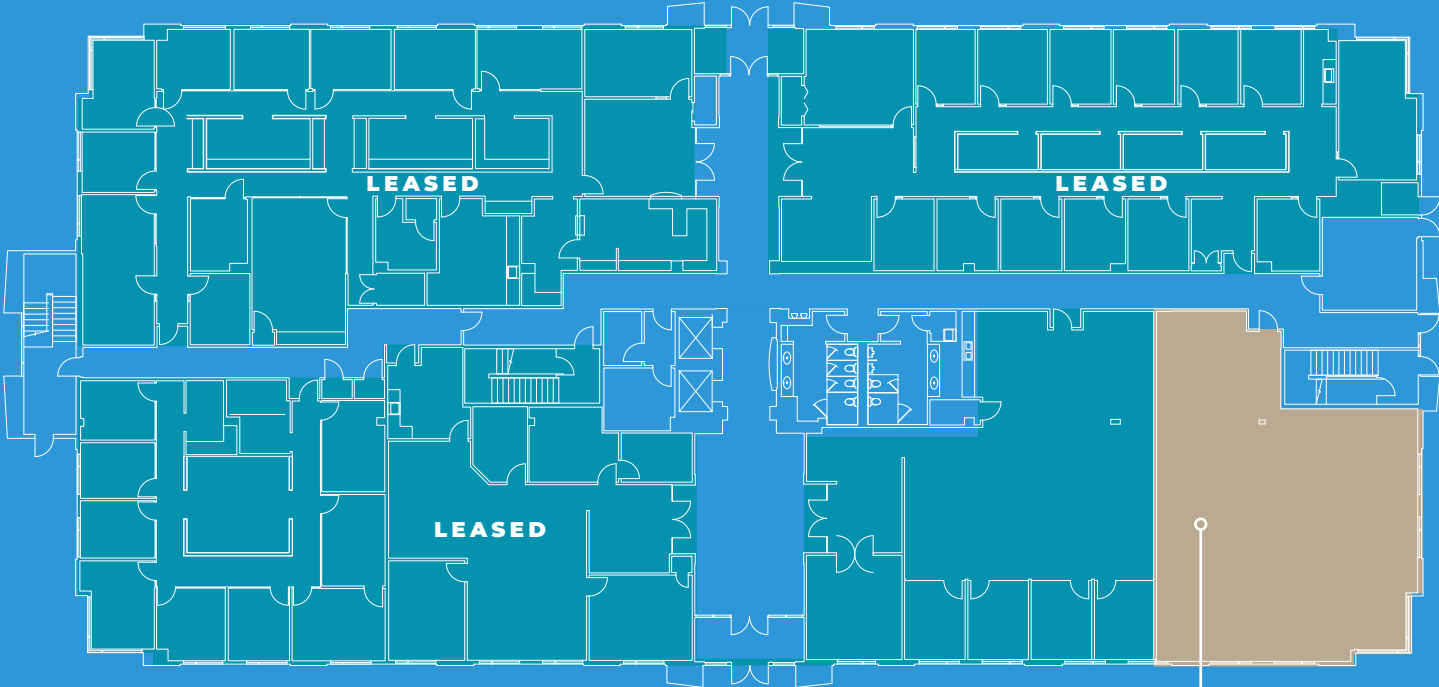


SUITE 250
±5,356 RSF



AVAILABILITIES

2475 VILLAGE VIEW BUILDING 3 | 1ST FLOOR



SUITE 170

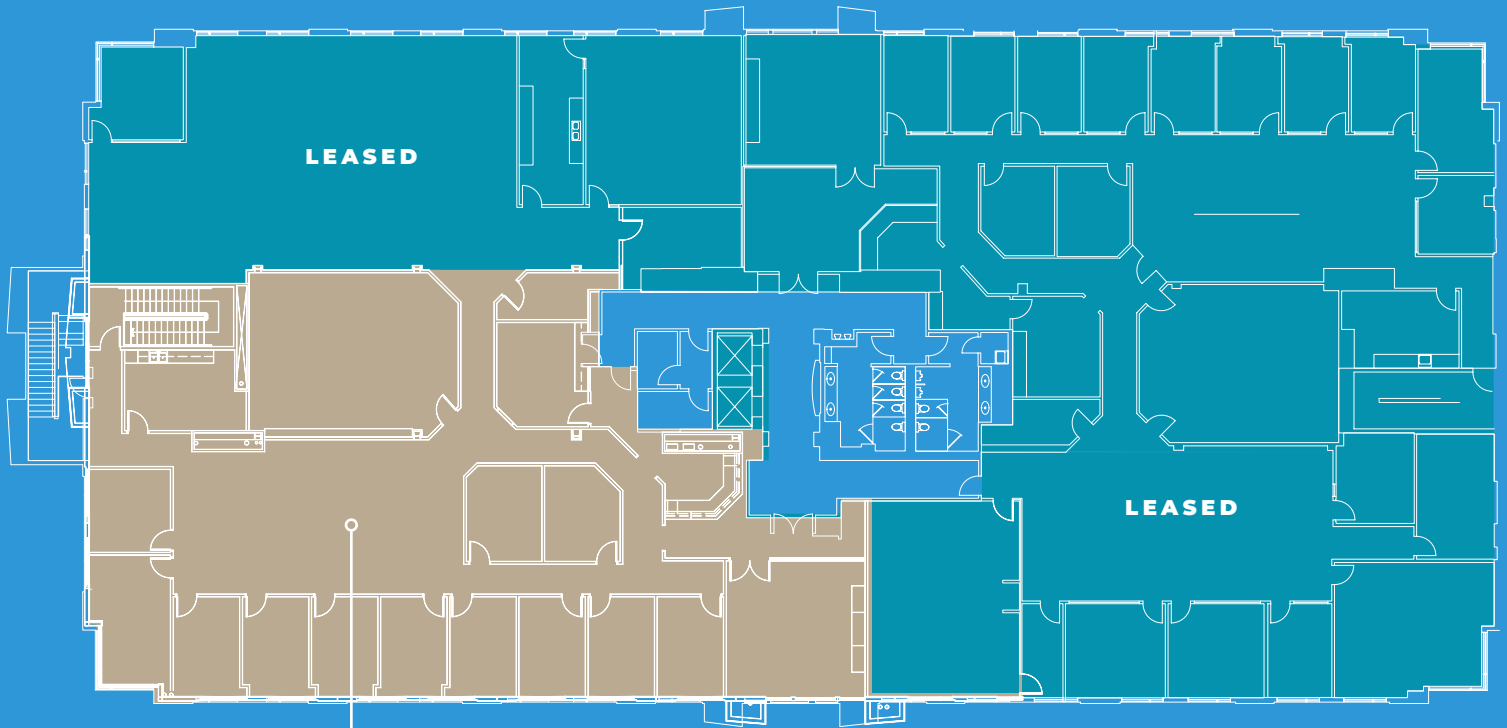
±2,433 RSF

GREY SHELL SPACE READY FOR IMPROVEMENTS



AVAILABILITIES

2475 VILLAGE VIEW BUILDING 3 | 2ND FLOOR



SUITE 250

±7,234 RSF
AVAILABLE 10/01/26





LET'S GET IN TOUCH

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