



For lease

2445 St Rose Parkway | Henderson, NV 89074

 **JLL** SEE A BRIGHTER WAY

2445 St Rose Parkway | Existing Layout

Property Overview

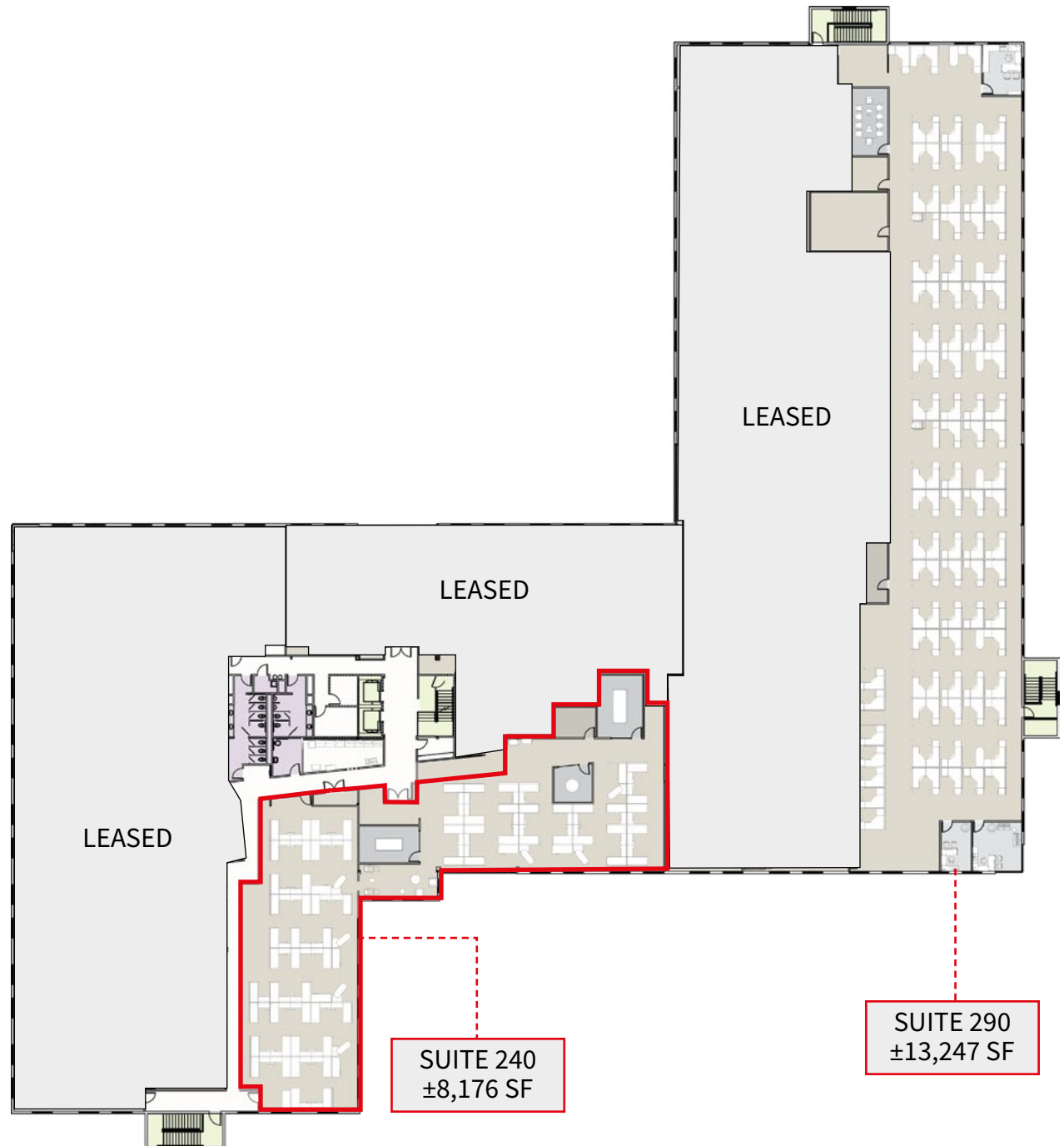
- 2nd floor suites
- $\pm 3,326$ - 41,763 total s.f. available
- Call center spaces
- Furniture available
- Asking rate: \$2.70/SF/mo FSG
- $\pm 7:1000$ parking

Suite 240

- $\pm 8,176$ SF
- Three rooms
- Call center space
- Furniture available
- ± 38 cubes

Suite 290

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



2445 St Rose Parkway | Option 1 Spec Layout

Property Overview

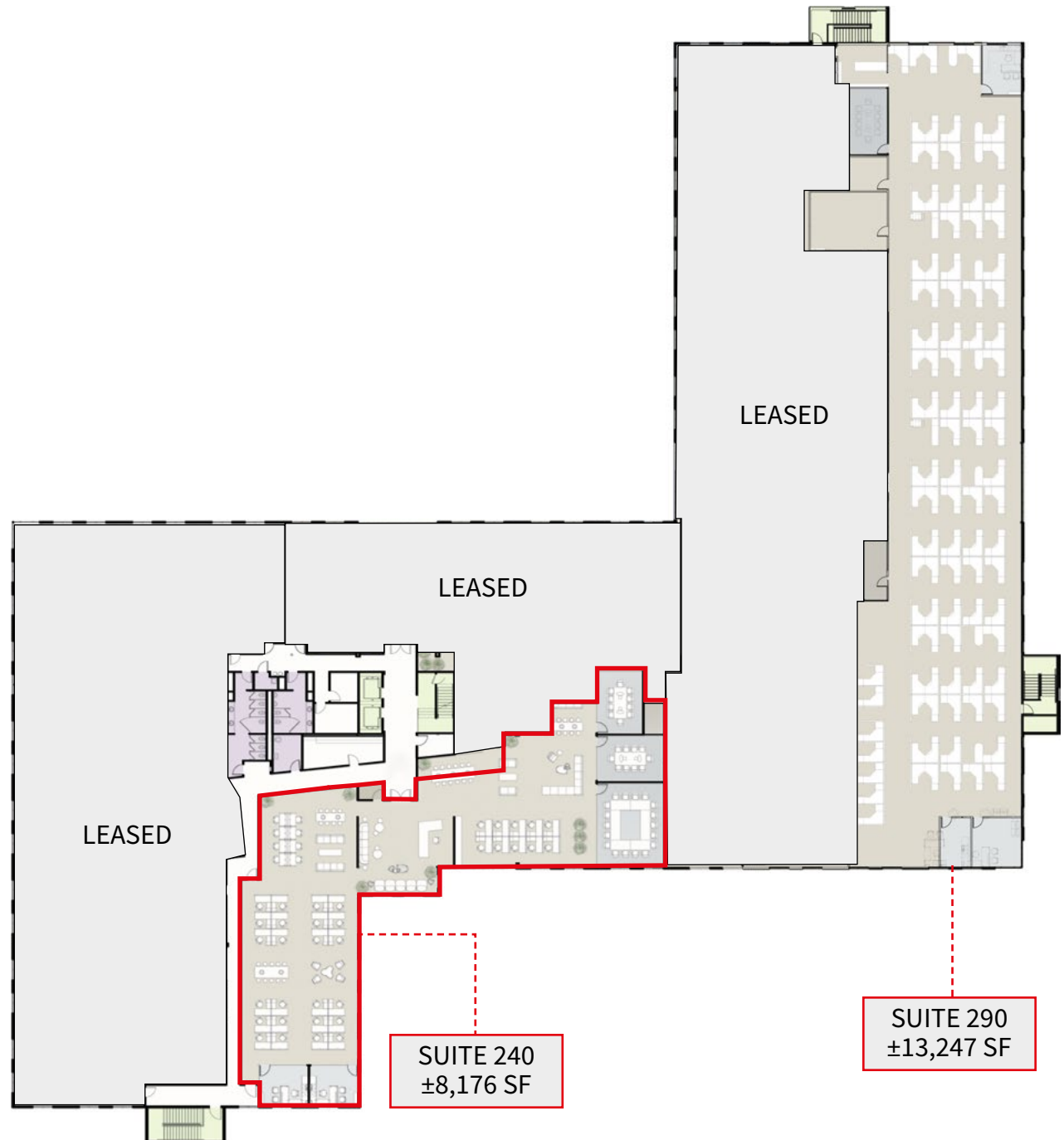
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Suite 240

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Suite 290

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



2445 St Rose Parkway | Option 2 Spec Layout

Property Overview

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

Suite 290

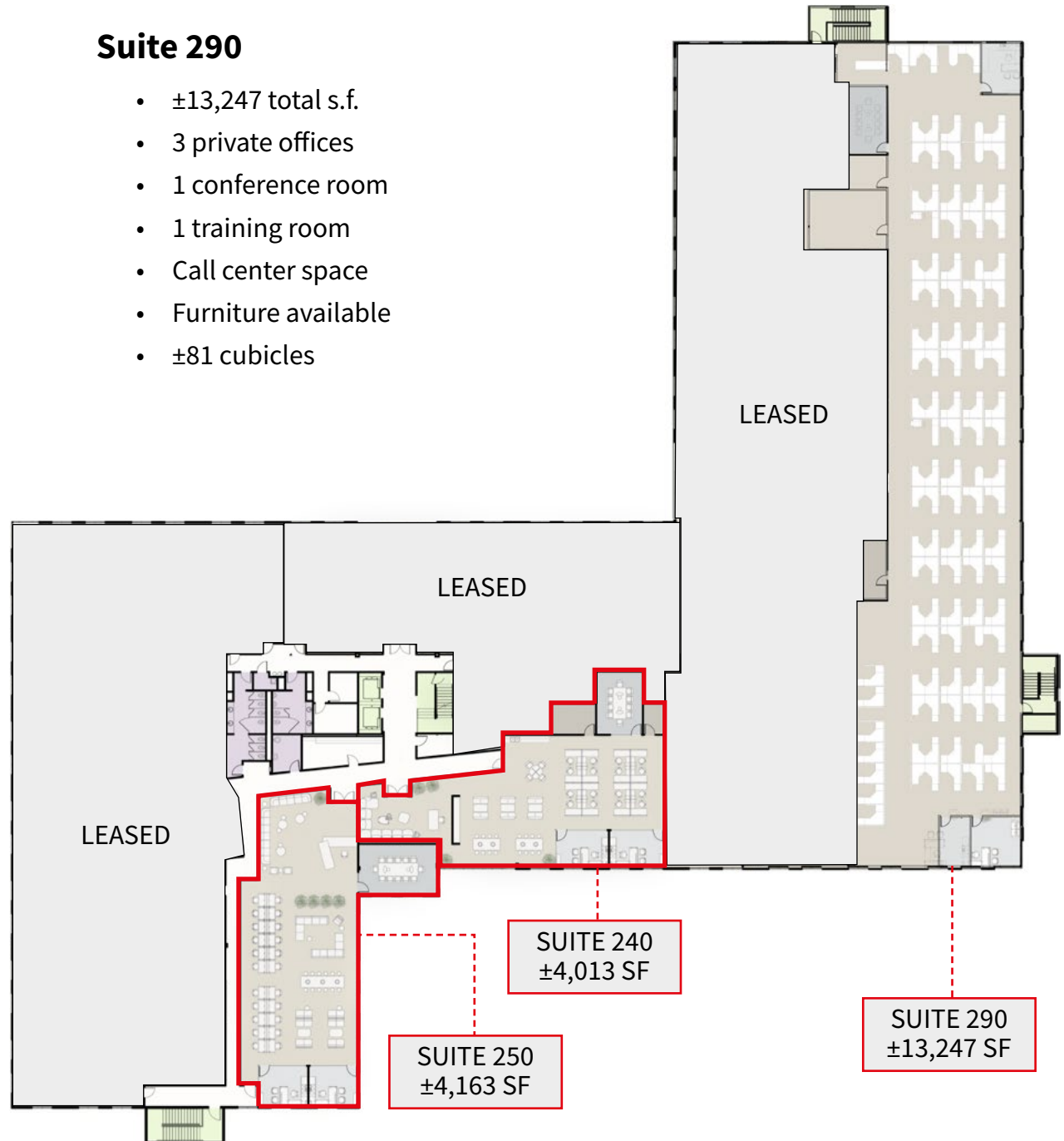
- $\pm 13,247$ total s.f.
- 3 private offices
- 1 conference room
- 1 training room
- Call center space
- Furniture available
- ± 81 cubicles

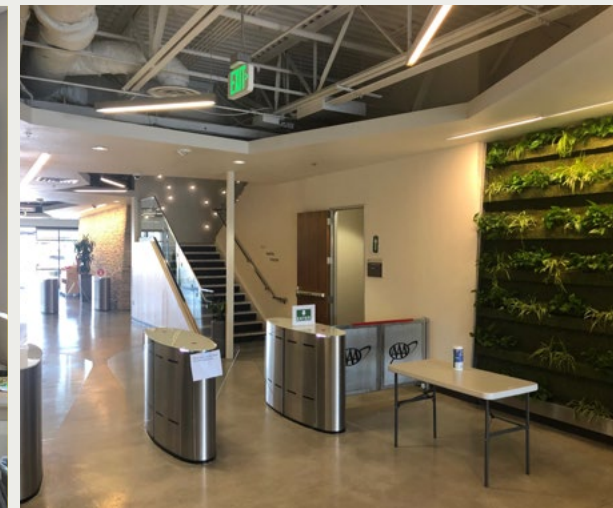
Suite 240

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

Suite 250

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







For more information, contact

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