# GREEN VALLEY CORPORATE CENTER SOUTH

## 2475 & 2485 Village View Drive

## HENDERSON, NEVADA

**CLASS A OFFICE SPACE FOR LEASE**

JLL

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# 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

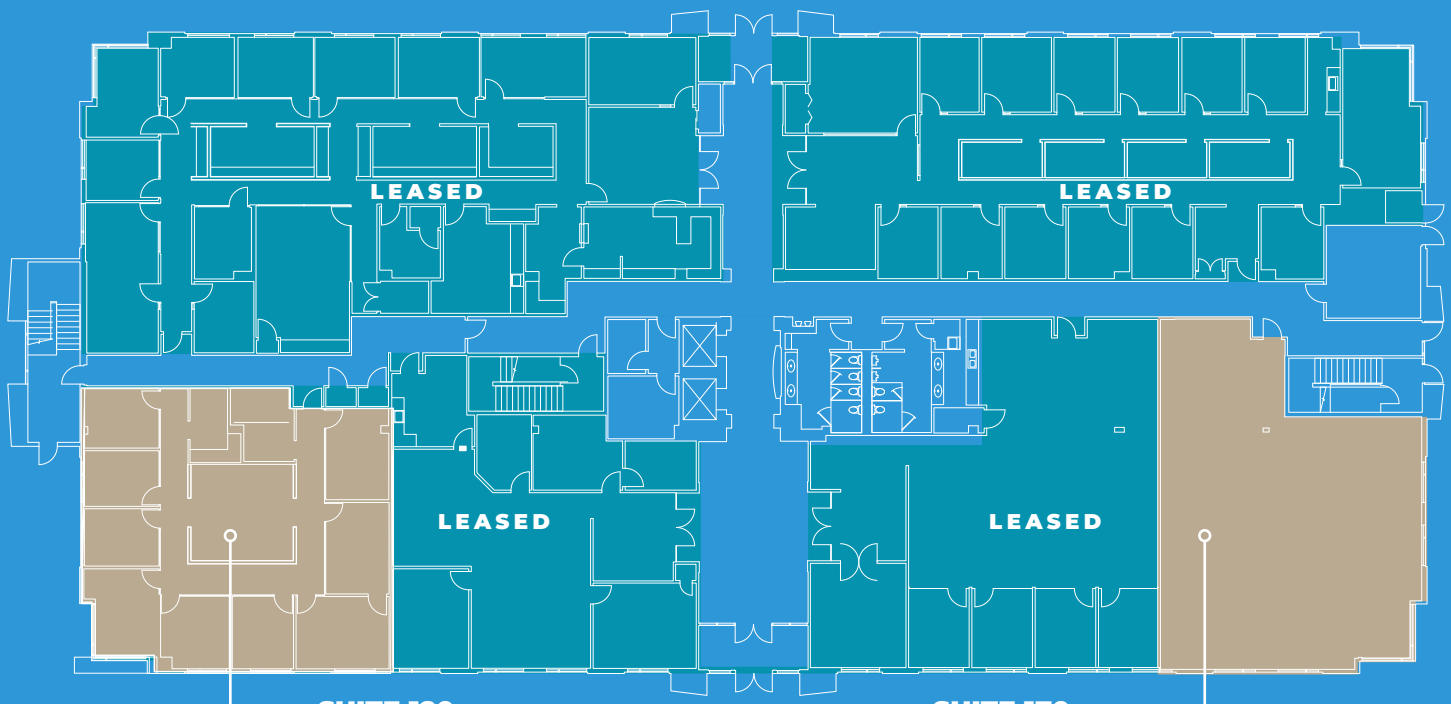
- Direct access to CC-215 Beltway via Green Valley Parkway interchange
- Just 7 miles from Harry Reid International Airport
- 10-mile proximity to the world-famous Las Vegas Strip

## 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

## 2475 VILLAGE VIEW
## BUILDING 3 | 1ST FLOOR




**SUITE 120**

±2,635 RSF

* FURNITURE IS NEGOTIABLE

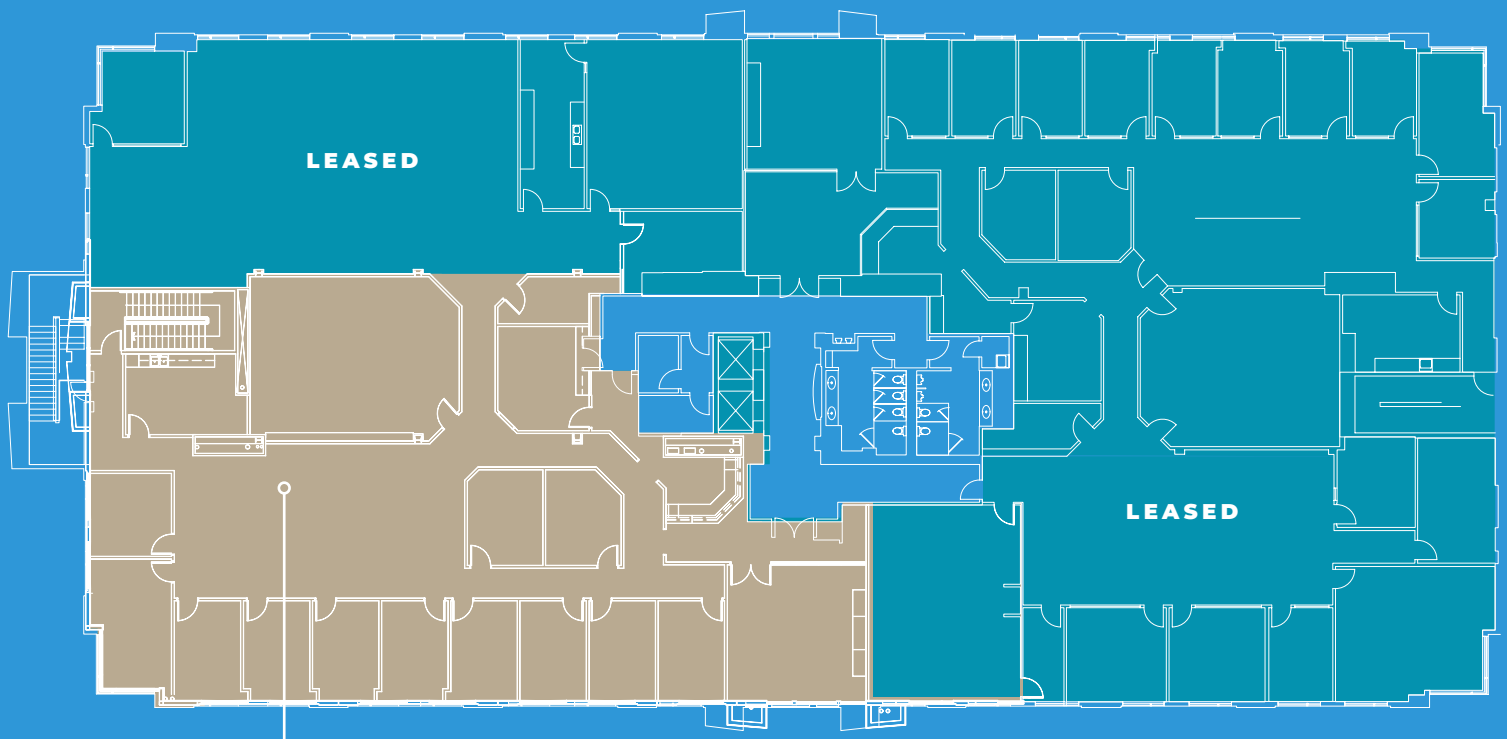
**SUITE 170**

±2,433 RSF

GREY SHELL SPACE READY FOR IMPROVEMENTS

# AVAILABILITIES

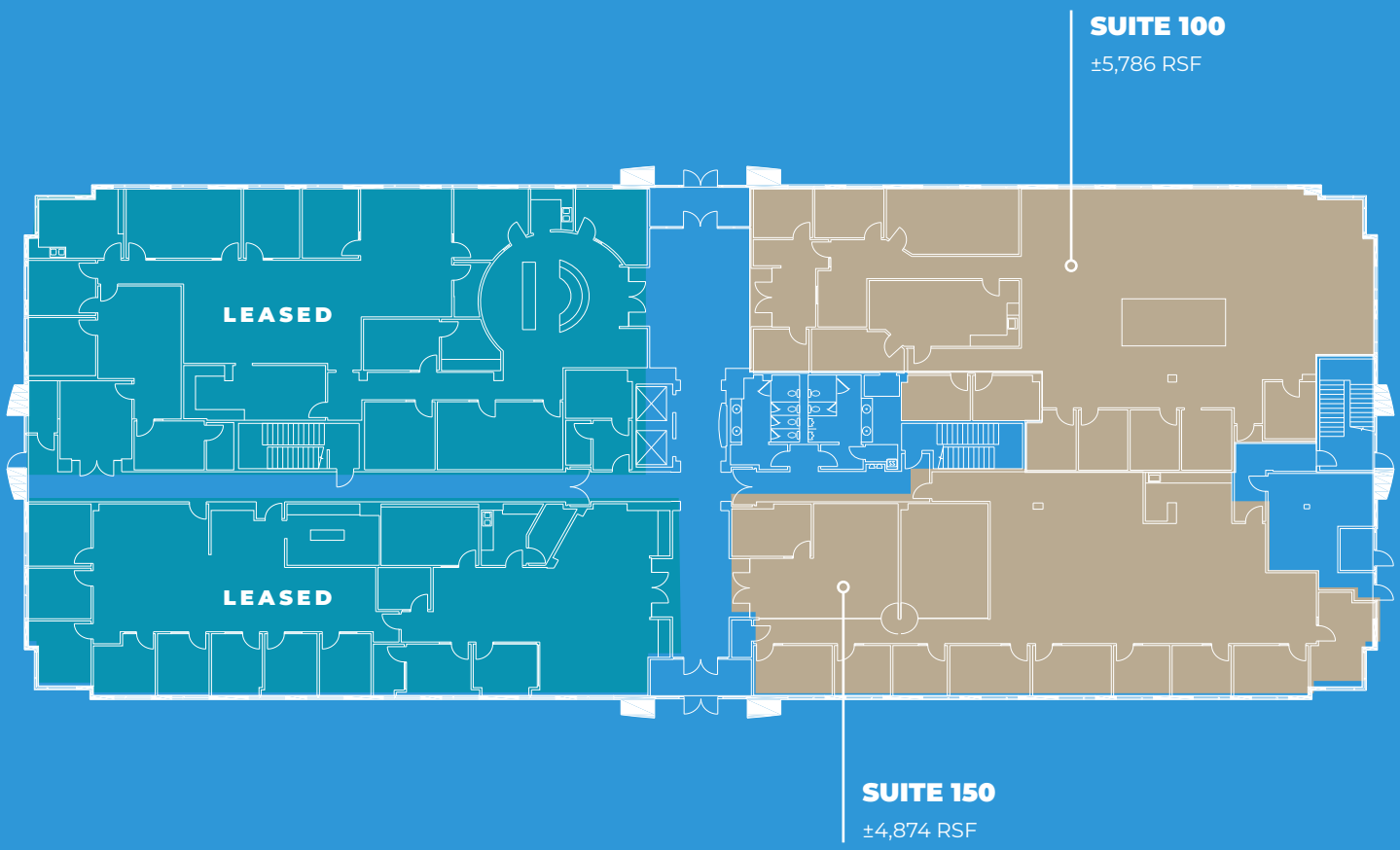
## 2475 VILLAGE VIEW
## BUILDING 3 | 2ND FLOOR




**SUITE 250**
±7,234 RSF

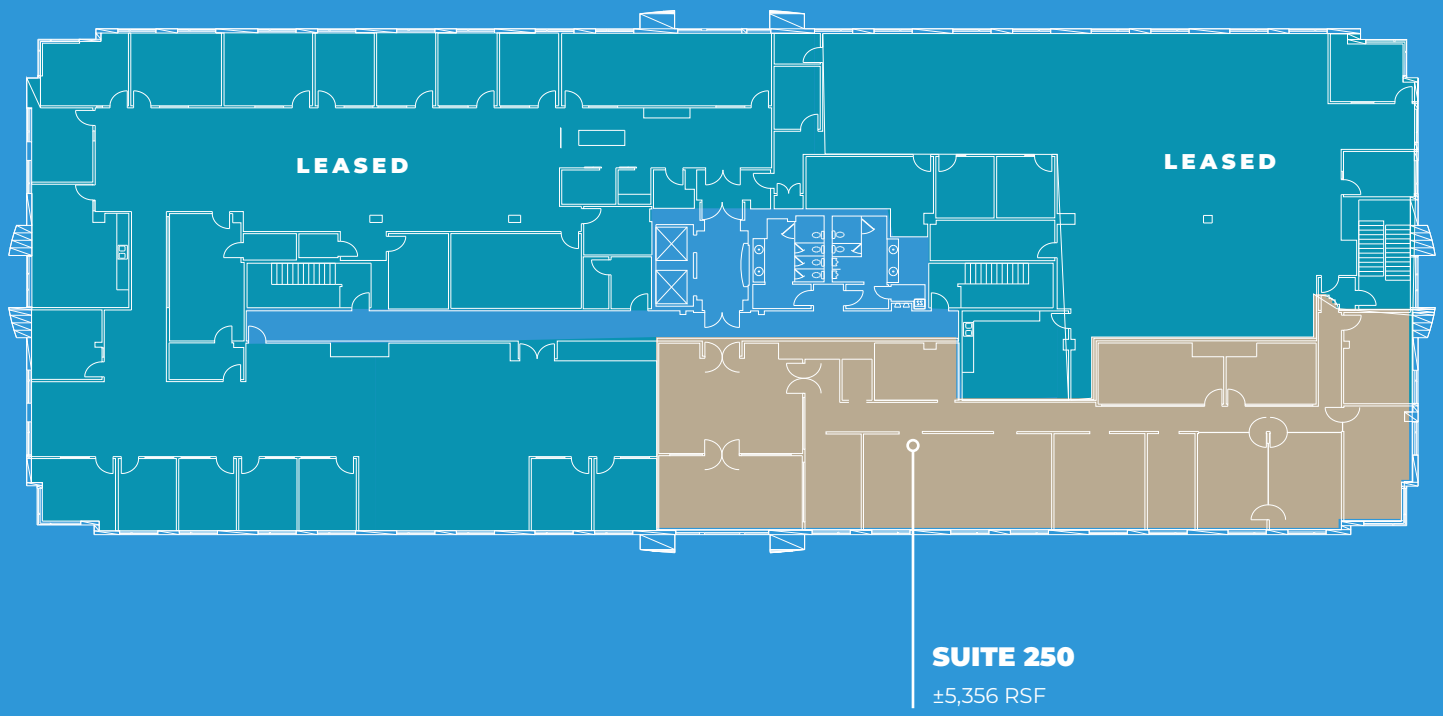
# AVAILABILITIES

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



# AVAILABILITIES

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



## LET'S GET IN TOUCH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