



CLASS B OFFICE SPACE FOR LEASE

Green Valley Corporate Center South

2485 Village View Drive, a three-story office building located in Green Valley Corporate Center South and consists of approximately 69,195 rentable square feet. The building offers a view of the Las Vegas strip and downtown plus a formal exterior courtyard. The office park is part of a beautifully designed 160-acre development, which includes the upscale Green Valley Ranch Resort, Spa & Casino and The District at Green Valley Ranch, a premier mixed-use metropolitan lifestyle center featuring unique shopping, dining, entertainment, and loft-style residences. The location within Green Valley Corporate Center South affords immediate access to the I-215 beltway at Pecos Rd/St Rose Pkwy, convenient access to The District, Green Valley Ranch Resort, Lifetime Athletic as well as other retail, office and medical amenities.

2485 VILLAGE VIEW DRIVE

Henderson, Nevada 89074



PROPERTY HIGHLIGHTS

- Second generation office space available for lease
- Asking lease rate from \$2.25/rsf, Modified Gross
- Negotiable tenant improvement allowance
- Building and monument signage opportunities
- 4:1 parking ratio with covered parking available
- Immediate access to the I-215 beltway
- Surrounded by numerous amenities

FOR LEASING DETAILS CONTACT

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