

HIGHLY MOTIVATED LANDLORD!!



FOR LEASE - ± 4,290 SF OFFICE SPACE

1180 CENTER POINT DRIVE

HENDERSON, NEVADA 89074



ALEX STANISIC

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COLLIERS INTERNATIONAL

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
www.colliers.com

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Really nice second floor office in an industrial building with terrific freeway access in a SE valley location. Lots of light, great space for a user who is not location sensitive. Landlord is motivated and willing to deal!

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- Located south of American Pacific Drive near Gibson Road
- Less than ½ mile from the I-215/I-515 Freeway Interchange
- ±22,784 SF office/warehouse building on ±1.15 acres
- ±4,290 SF unit available
- Six (6) total units
- Built in 1997
- Two stories
- I-G General Industrial Zoning (Henderson)
- 120/208 volt, 3-phase power
- Nine (9) 10' x 14' grade level truck doors
- APN: 178-15-111-007

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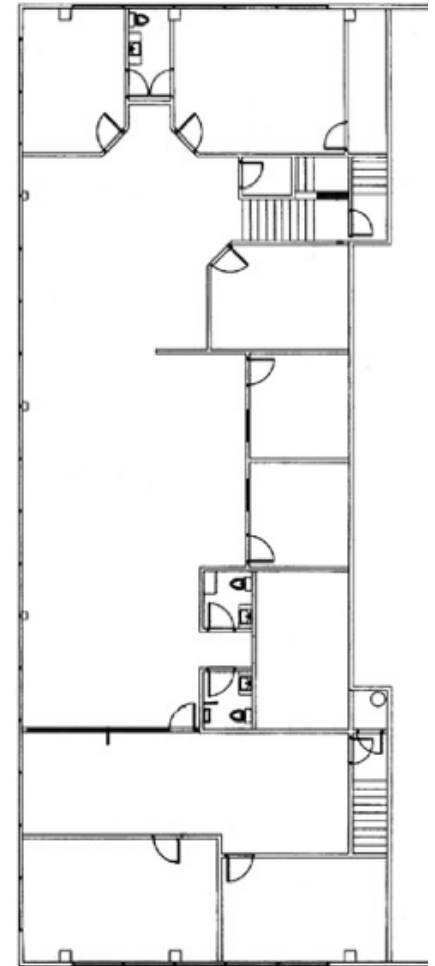
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PROPERTY HIGHLIGHTS

- Second (2nd) floor office unit
- Less than ½ mile from the I-215/I-515 freeway Interchange
- ±4,290 SF 2nd Floor Office Space
- 100% HVAC
- 120/208V 3phase
- Seven (7) Offices
- Three (3) Restrooms
- One (1) Conference Room
- Large Bullpen
- Lots of Windows and Natural Light
- Zoning IG (City of Henderson)
- Highly Motivated Landlord!!
- **\$0.58/SF (NNN)**
- **\$0.15/SF CAMS**



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