



FOR LEASE

2360 CORPORATE CIRCLE

HENDERSON, NV 89074

±134,163 square foot, four-story, Class A office building

UNDER NEW OWNERSHIP



2360

CORPORATE CIRCLE

2360 Corporate Circle is a ±134,163 square foot four-story Class A office building located at Green Valley Corporate Center at the NWC of the Green Valley Pkwy I-215 Interchange.



LOCATION

2360 Corporate Circle is located in the heart of Henderson within the 90 acre master-planned office park of Green Valley Corporate Center. The building features a stunning modern, environmentally friendly design and upscale finishes. The property offers tenants immediate access to nearby amenities including Claim Jumper Restaurant & Bar, a hotel/casino, and abundance of retail shopping and banking; all within immediate walking or 5 minute driving distance. The Las Vegas “Strip”, McCarran International Airport, and the Central Business District of Las Vegas can all be accessed directly from the property via the I-215 Interstate.

PROPERTY HIGHLIGHTS

- Four-Story Class A Office Building
- LEED Certified
- \$2.10–\$2.20 per RSF, NNN
- 4.7:1000 Parking Ratio including Covered and Uncovered Parking
- Abundance of Amenities
- Immediate Freeway Access

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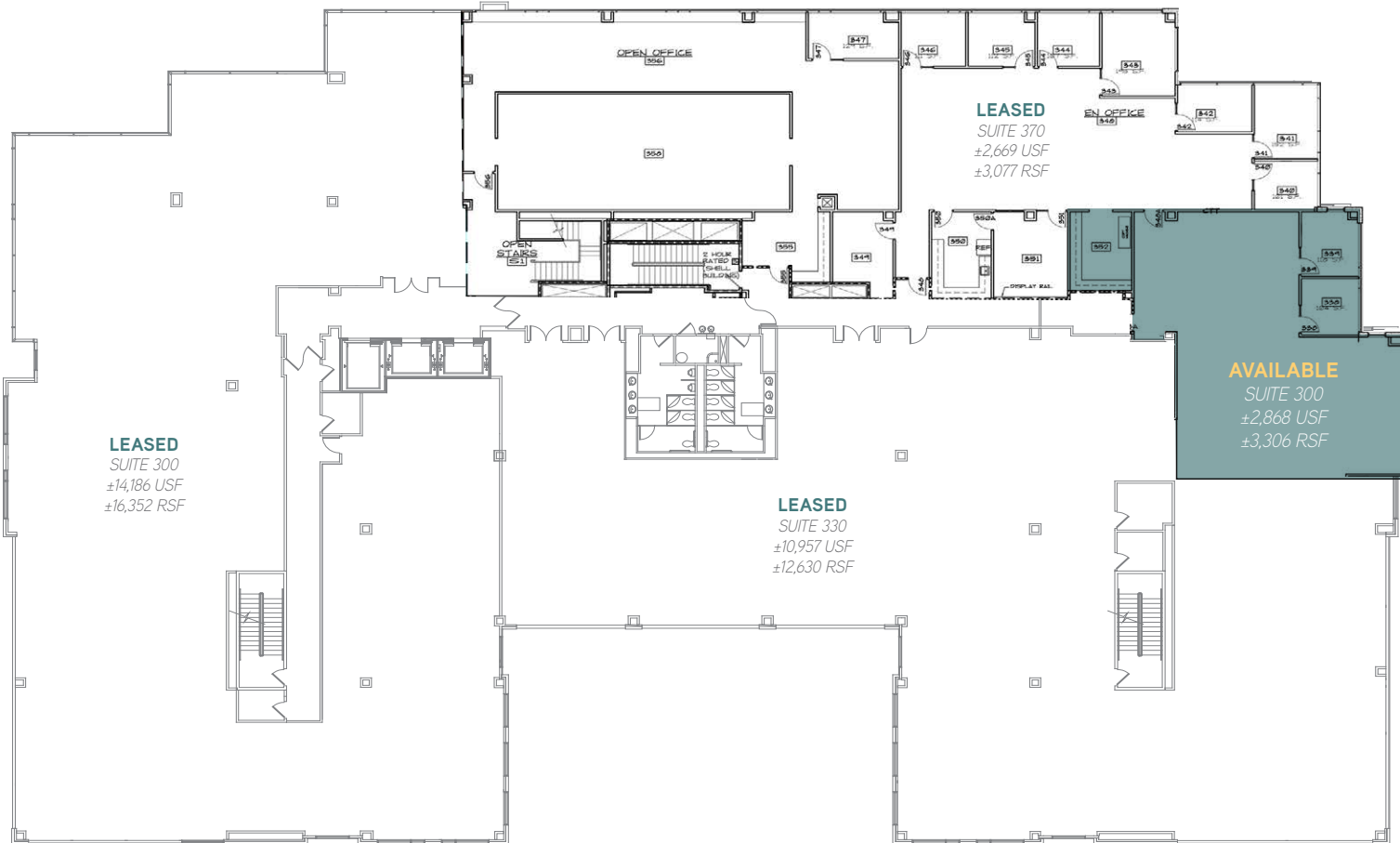
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CORPORATE CIRCLE

THIRD FLOOR

±30,680 USF

±35,365 RSF



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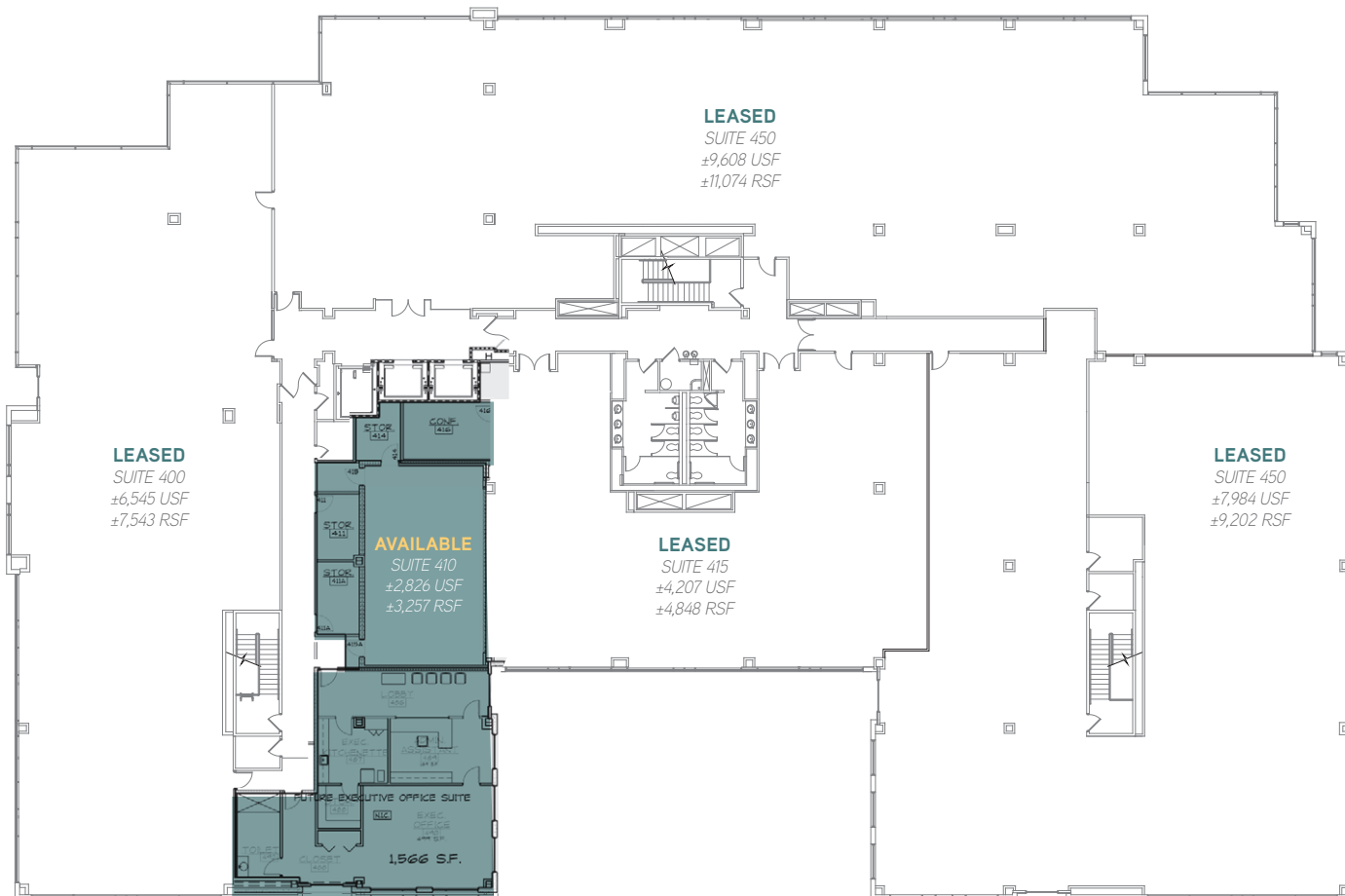
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CORPORATE CIRCLE

FOURTH FLOOR



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PEBBLE MARKETPLACE

Bank of America
Chase Bank
Starbucks
Jamba Juice
UPS Store
Wendy's
Smith's
Midori Japanese
The Cracked Egg

SITE 2360
CORPORATE CIRCLE



THE DISTRICT
at green valley ranch



Hanks
Pizza Rock
Borracha
Regal Cinemas

Lucille's
Lyfe Kitchen
Panera Bread
P.F. Changs
Rachels Kitchen
Coffee Bean

PASEO VERDE PARKWAY

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2360 CORPORATE CIRCLE



2360 Corporate Circle is LEED (Leadership in Energy and Environmental Design) Gold Certified.

The building offers a cost efficient but high performance workplace that is good on the environment. Such environmental efficiencies include: Water & Energy Efficiency, Saving approximately 1,474,000 gallons of water a year. Indoor Environmental Quality, environment-friendly janitorial provides superior air quality. Renewable Energy, Solar panels on parking garage roof generate electricity to illuminate lights in the garage. Construction, The building contains over 30% recycled materials and more than 80% of construction was recycled. Along with the building efficiencies, there is also a recycle program throughout the building and courtyard offering recycling bins for trash.



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