

FOR LEASE

# STEPHANIE BELTWAY CENTRE



## 150-170 NORTH STEPHANIE STREET

HENDERSON, NEVADA 89074

TABER THILL, SIOR  
+1 702 836 3796  
taber.thill@colliers.com

PATTI DILLON, SIOR  
+1 702 836 3790  
patti.dillon@colliers.com

3960 Howard Hughes Parkway  
Suite 150  
Las Vegas, NV 89169  
T +1 702 735 5700  
[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)



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## PROPERTY DESCRIPTION

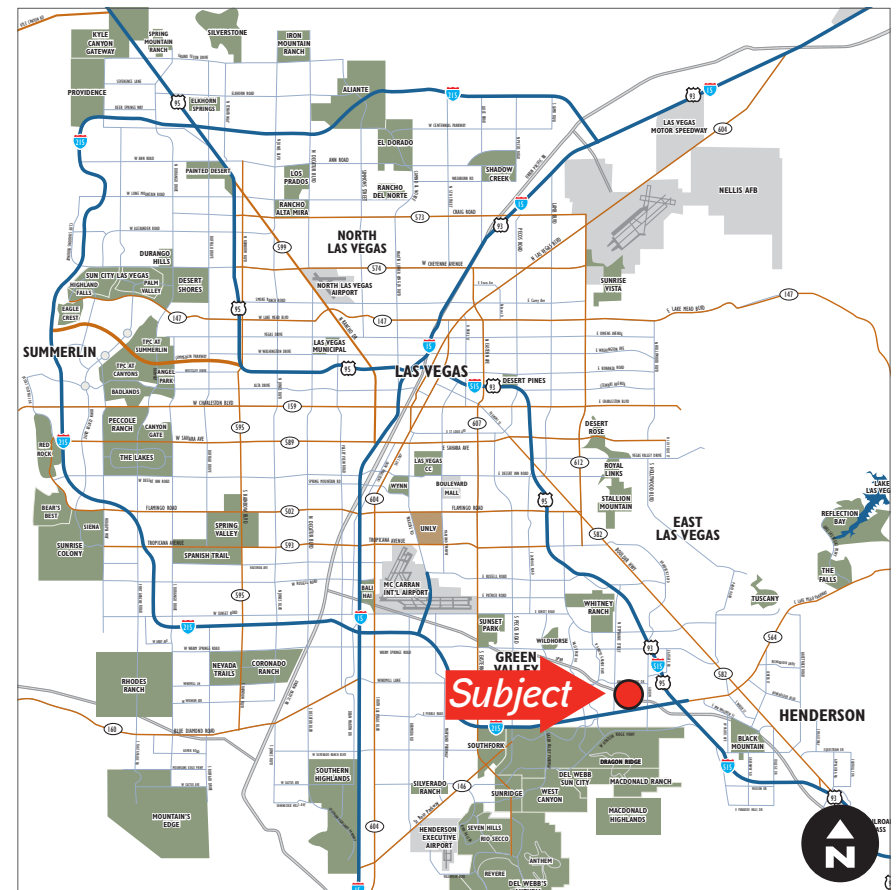
150 and 170 North Stephanie are each a two-story office building in the Stephanie Beltway Centre with a total of ±52,000 rentable square feet ("RSF") and are located on Stephanie Street between American Pacific Drive and Wigwam Parkway. The Property has excellent access to US-95, I-215 Beltway and numerous nearby amenities, and is less than a 3 minute drive to the Galleria corridor, which is the highest concentration of retail in the state of Nevada.

## PROPERTY HIGHLIGHTS

- \$1.76-\$1.80/SF Modified Gross
- Free-standing ±52,000 SF Office Building
- 5:1000 Parking Ratio, Expandable to 10:1000
- Building signage available
- Numerous nearby amenities
- Immediate access to US-95 & I-215

## AREA DESCRIPTION

Stephanie Beltway Centre is located in the Henderson Submarket, which is home to the Galleria corridor, the highest concentration of retail in the State of Nevada, as well as the Gibson R&D and Business Corridor. There is immediate access to US-95 and I-215 Beltway, and is minutes from McCarran International Airport and the Las Vegas Strip.



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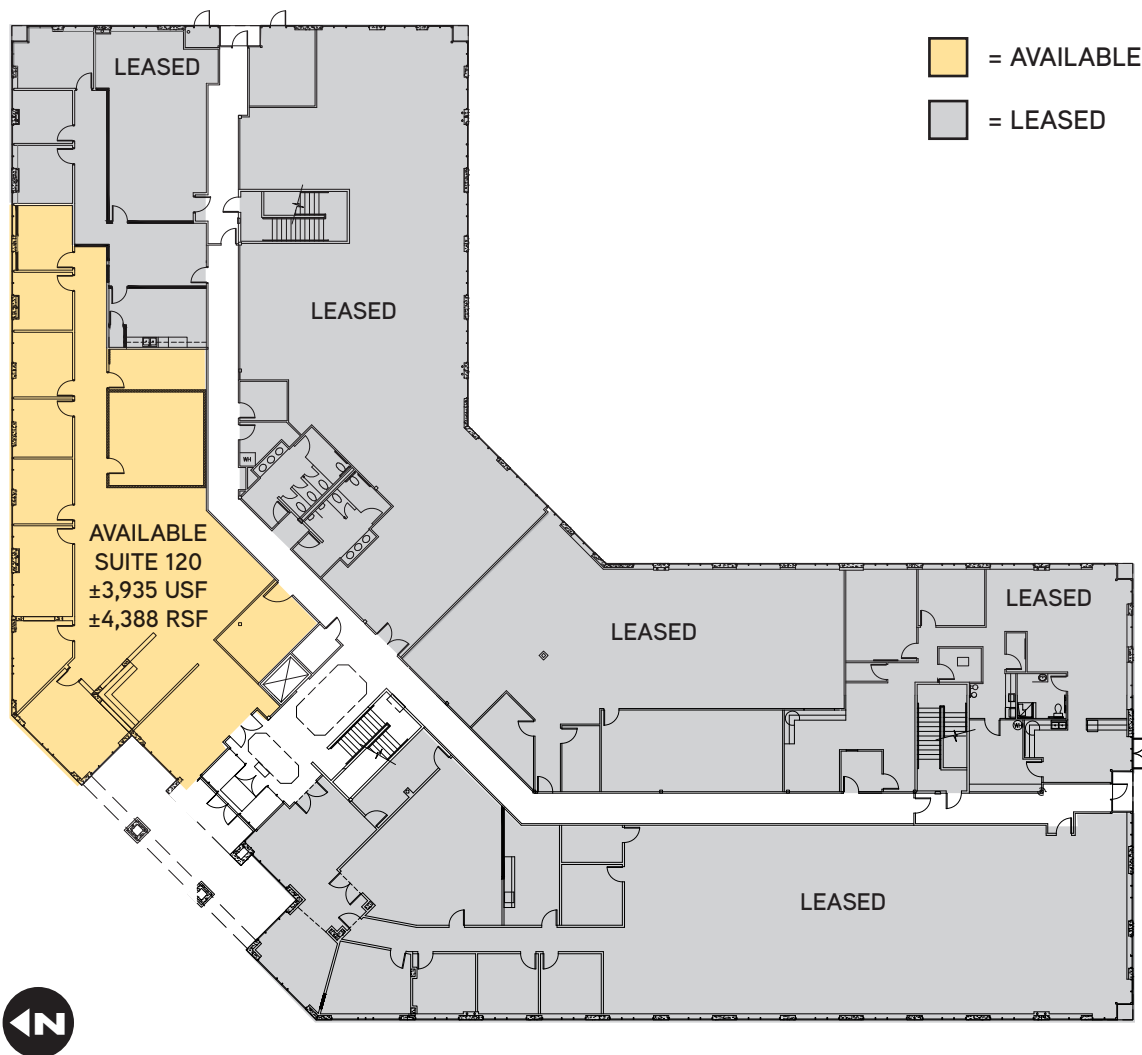
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