



PROPERTY HIGHLIGHTS

This elegant and modern single-story office building is situated in the Green Valley Business Park, on the Whitney Mesa end of Sunset Road, in Henderson. This area is loaded with all services including major shopping, restaurants, fast food, bars, several strip malls, and casinos. Access to the 515 freeway is within 2.5 miles, and McCarran Airport within 3 miles. The Galleria Mall is within 2 miles, as well as the Sunset Station. This property also sits directly adjacent to the Whitney Mesa Perimeter Trail, offering fresh air opportunities within walking distance.

- Single story freestanding office
- Open ceilings
- Gated front and rear yard



DEMOGRAPHICS

	2020	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		14,287	153,408	378,812
Estimated Households		6,066	58,591	148,034
INCOME				
Est. Median HH Income	\$51,244	\$57,327	\$53,747	
Est. Average HH Income	\$71,208	\$78,461	\$75,911	

Source: STDB

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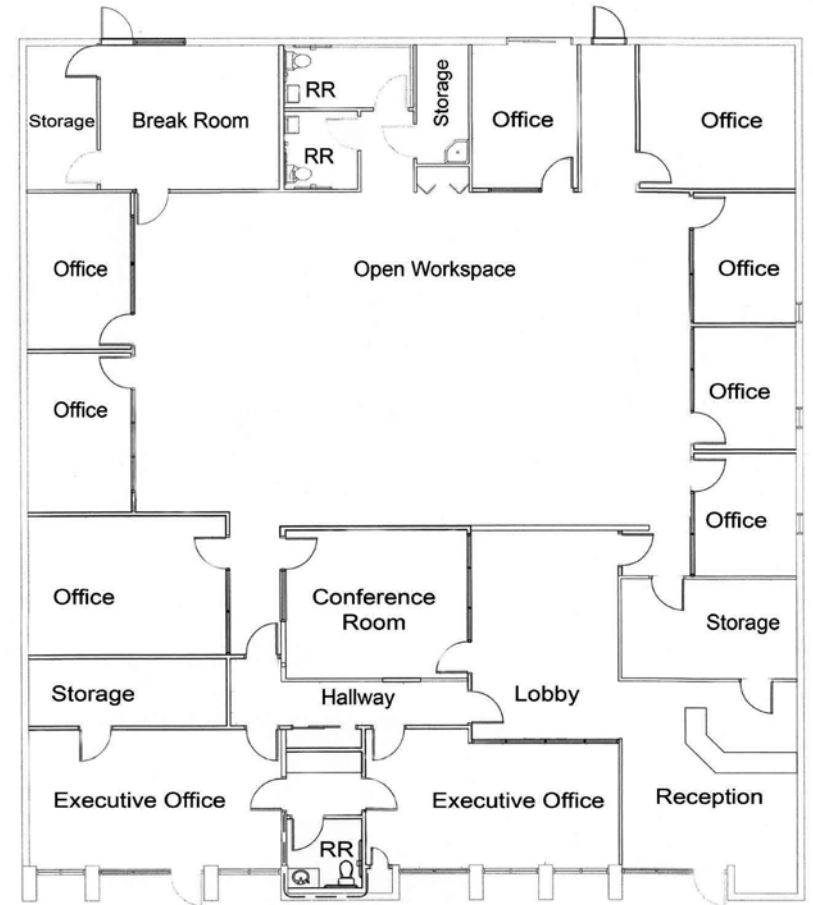
Exclusively listed by Sun Commercial Real Estate, Inc.

11 Commerce Center Drive

±5,733 Rentable Square Feet



This clean, classy and modern single story stand-alone office building features a reception, a cozy lounge/waiting room, 8 office, most will full glass, 2 large executive offices with private restroom, a conference room, 10 cubicles, 2 storage rooms, a break area, men's and women's restrooms, and secure gated front and back yards.



*Not to Scale

GREEN VALLEY BUSINESS PARK
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