



FOR LEASE

THE WATERMARK

219 South Water Street, Henderson, NV 89015



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Property Highlights:

- **±6,225 - ±42,500 SF of Class A office space**
- Lease rate: \$2.00 SF/M NNN + CAM's
- Project will be delivered to the market in Q1 2022
- Tenant improvement allowance
- Across the street from the new Lifeguard Hockey Arena and New Festival Plaza
- Next to the Henderson Municipal Court
- Zoning: Downtown Mixed-Use (DX)
- ±25,950 SF of Restaurant | Retail | Amenities
- 151 Luxury lifestyle apartments
 - Ranging from Studio to 3 Bedroom
 - ±485 to ±1,575 SF
 - Rooftop pool & deck

Downtown Henderson | Water Street Developments

- Lifeguard Arena: The \$22 million multipurpose facility opened in Q4 2020. The arena will host a variety of community events including:
 - Home of Henderson's new minor league hockey team, the Henderson Silver Knights
 - Video wall presentation of NHL Golden Knights home games
 - Concerts
 - Graduations
 - Youth sporting events
- Water Street Improvement – In Q1 2020, the city of Henderson committed \$12 million to improve the Events Plaza outside of City Hall, which sits next to the Lifeguard Arena and across the street from The Watermark, and will increase the pedestrian flow and accessibility.

Other Developments

- 31 S. Water Street: ±40,000 SF mixed use development consisting of 24 apartments and retail
- 37 S. Water Street: ±15,000 SF of retail, office, and restaurant space
- 107 S. Water Street (former Bank of America Building): ±14,000 SF of retail and 16 hotel rooms. Mojave Brewing Company opened in 2019
- 111 S. Water Street: ±9,000 SF of retail and hospitality space



Service You Deserve. People You Trust.
5960 South Jones Boulevard
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Offered By:

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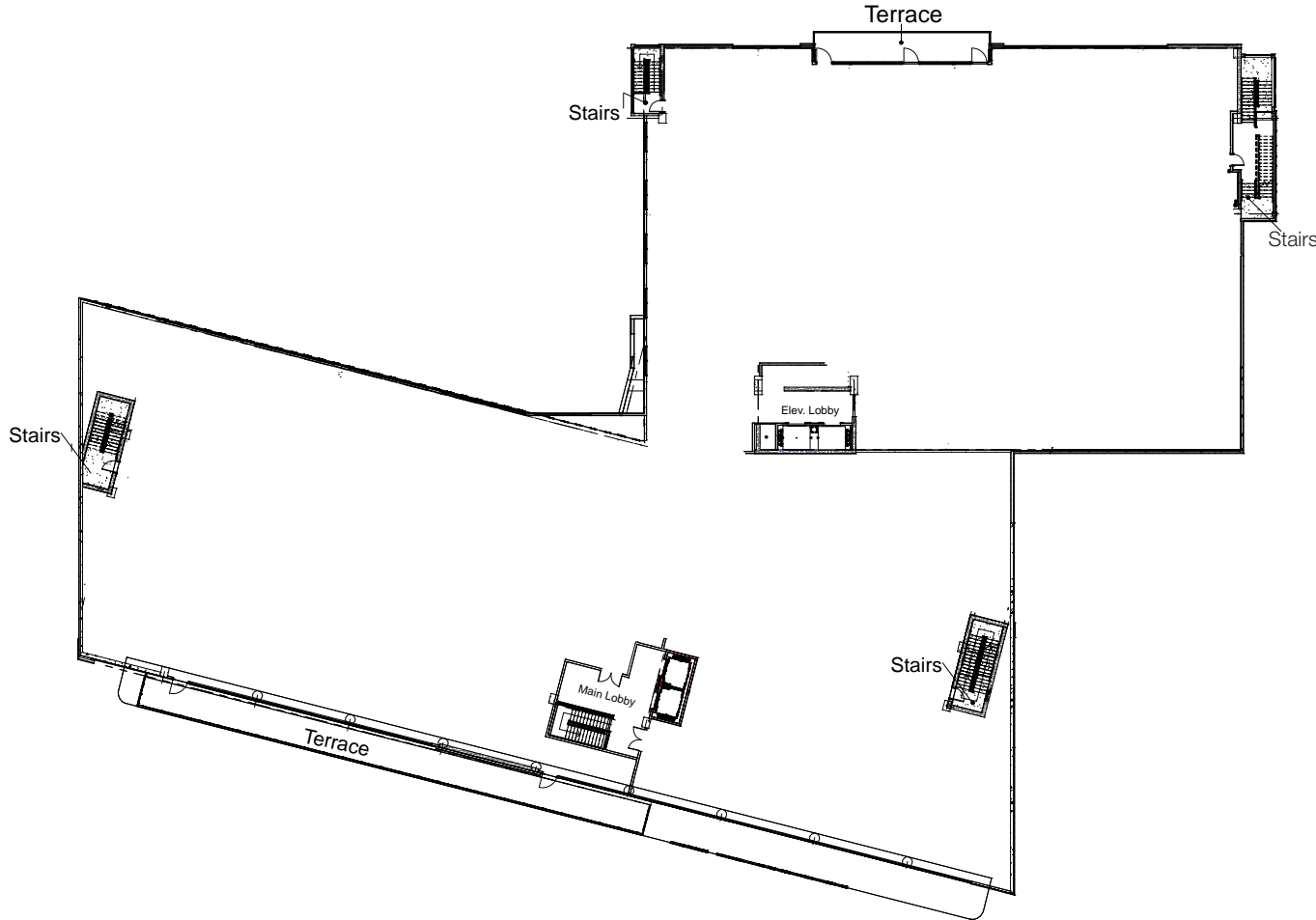
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THIRD FLOOR	
Total Sq. Ft.:	±6,225 - ±42,500
Lease Rate:	\$2.00 SF/M
Available:	Q1 -2022

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



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