

# AVAILABLE FOR LEASE

Lease Rate: \$1.55-\$2.00/SF MG

(2021 estimated CAMs are \$0.35 PSF)

# AUGUSTA PARK



1481, 1485, 1489 W Warm Springs Road | Henderson, NV 89014

## PROPERTY DESCRIPTION

**AUGUSTA PARK** is a high profile  $\pm 75,000$  sf 1-story office complex located on West Warm Springs Road, just a block west of Stephanie Street. From the all-brick construction to the lush park-like setting, Augusta Park provides arguably some of the finest office spaces available in the Henderson submarket, and at affordable rates.

## PROPERTY HIGHLIGHTS

- **FREE RENT INCENTIVES** (conditions apply).
- Tenant improvement packages available (conditions apply).
- Only 1.5 miles from I-515 via North Stephanie Street and West of Sunset Road (approx 6 min), and 2.1 miles from I-215 via Stephanie Street (approx 5 min).
- Great mix of medical, dental, legal, and other professional tenants.
- Large secluded courtyard with nice landscaping.

FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 x423 | c: 702.907.0767 | geri@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

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## AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
1481-129	1,527	Angela Stueber
1481-130	1,807	JR Consulting Inc
1481-131	1,511	Dr Christo Hadjiev
<b>1481-132</b>	<b>1,488</b>	<b>AVAILABLE</b>
1481-133	1,179	Pinnacle Therapeutic
1481-134	1,179	Green Valley Law Group
<b>1481-135</b>	<b>1,121</b>	<b>AVAILABLE</b>
<b>1481-136</b>	<b>1,121</b>	<b>AVAILABLE</b>
1481-137	1,655	Green Valley Club
1481-138	1,655	GO Therapy
1481-139	1,128	Wilwin Services
<b>1481-140</b>	<b>1,126</b>	<b>AVAILABLE</b>
<b>1481-141</b>	<b>1,179</b>	<b>AVAILABLE</b>
<b>1481-142</b>	<b>1,179</b>	<b>AVAILABLE</b>
<b>1481-143</b>	<b>1,915</b>	<b>AVAILABLE (Shell)</b>
1481-144	2,520	The Nicky Ricky Group
1481-145	1,952	Jiu-Jitsu Academy
1485-101	2,128	Alan Sevy MD
1485-102	2,911	Kenneth E Fatkin
1485-103	2,288	Gerald Casas MD Ltd
1485-104	2,024	Michael E Hughes DDS
<b>1485-105</b>	<b>2,100</b>	<b>AVAILABLE</b>
1485-106	2,000	David P Smith OD
1485-107	2,465	Nevada Community Mgmt
<b>1485-108</b>	<b>1,981</b>	<b>AVAILABLE (Shell)</b>
1485-109	5,948	State of NV Dept of Admin
1485-109B	1,074	Facial Expressions
1489-110	14,533	Henderson Executive
1489-122	7,276	Davita Green Valley
1489-125	3,026	The Day Chiropractic

\*Combo Suite Options Available.

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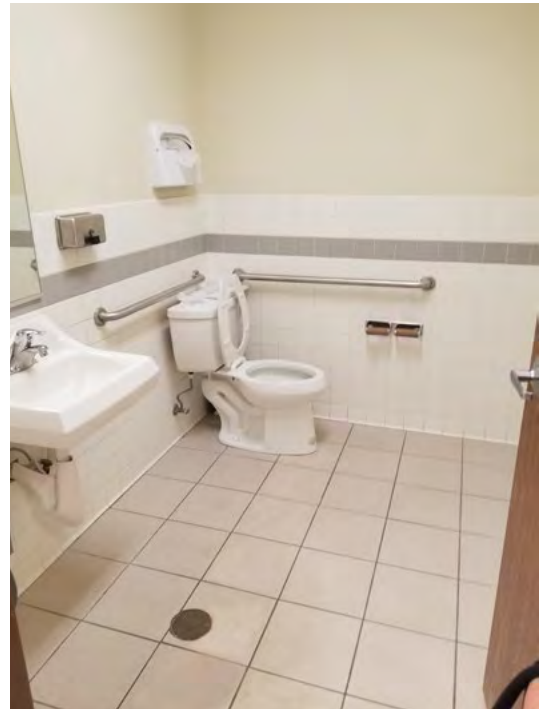
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# AUGUSTA PARK

**PARK-LIKE SETTING OFFICE COMPLEX**

1481, 1485, 1489 W Warm Springs Road | Las Vegas, NV 89014

## 1481 W Warm Springs Rd - SUITE 132 (1,488 SF)



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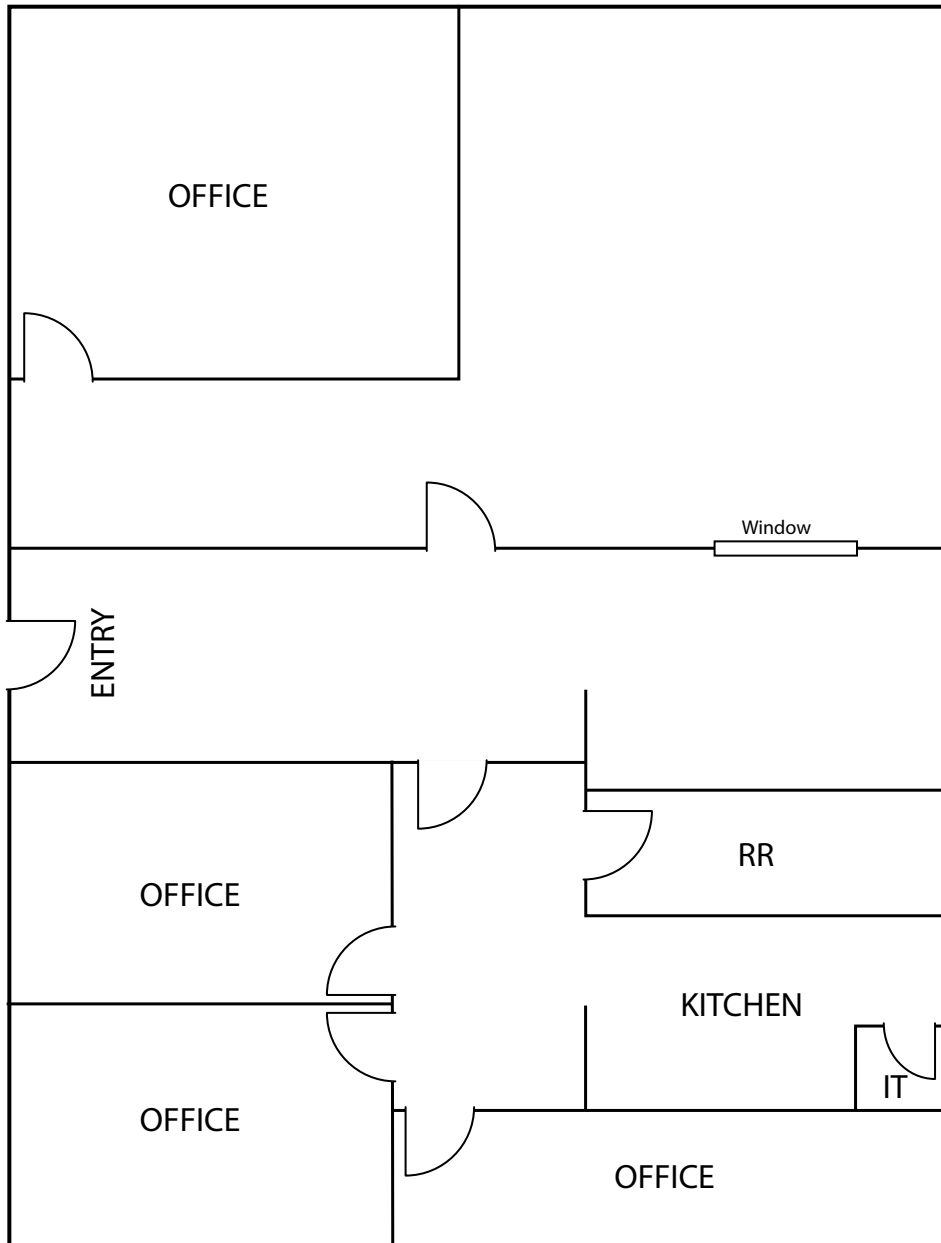
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## FLOOR PLAN

### 1481 W Warm Springs Rd - SUITE 132 (1,488 SF)



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# AUGUSTA PARK

**PARK-LIKE SETTING OFFICE COMPLEX**

1481, 1485, 1489 W Warm Springs Road | Las Vegas, NV 89014

## 1481 W Warm Springs Rd - SUITE 135 (1,121 SF)



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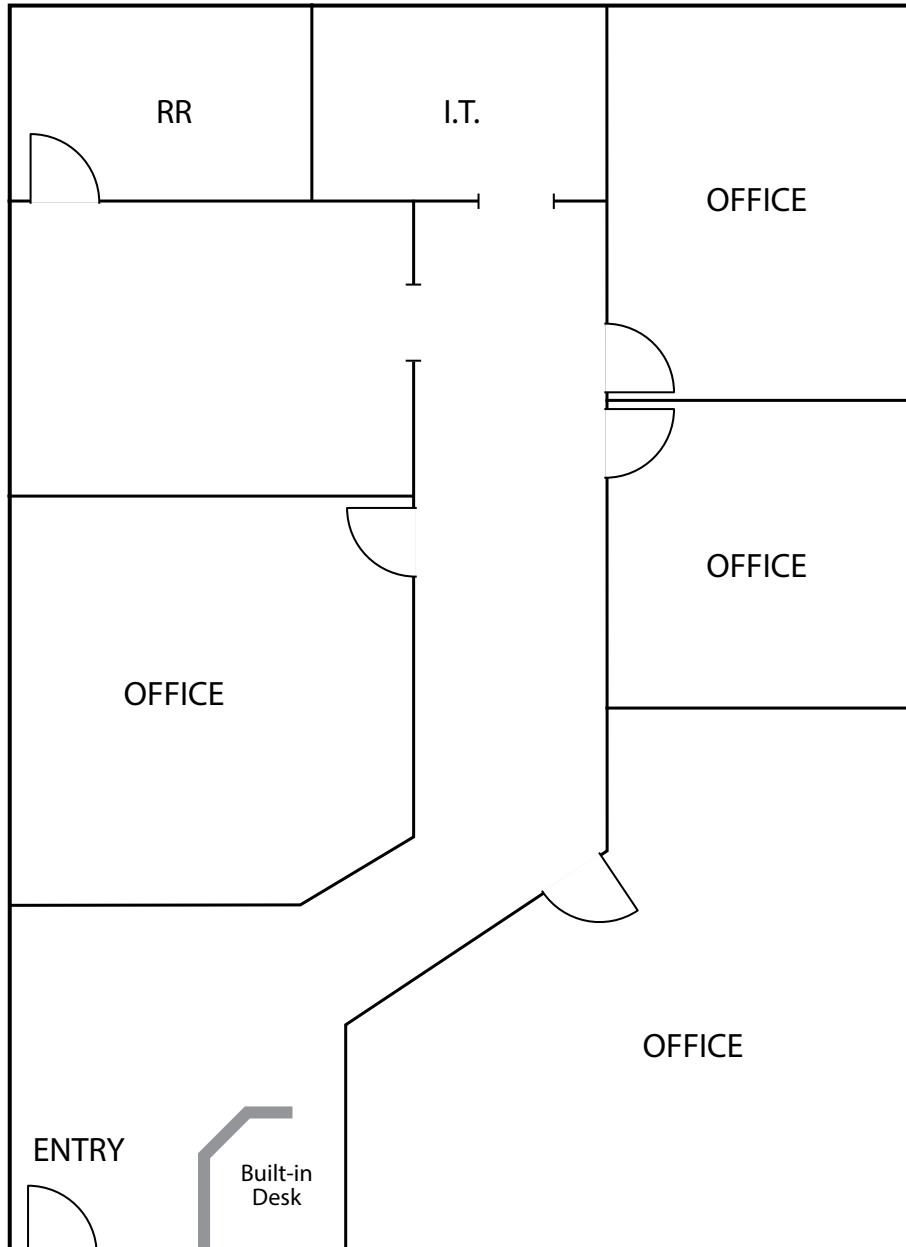
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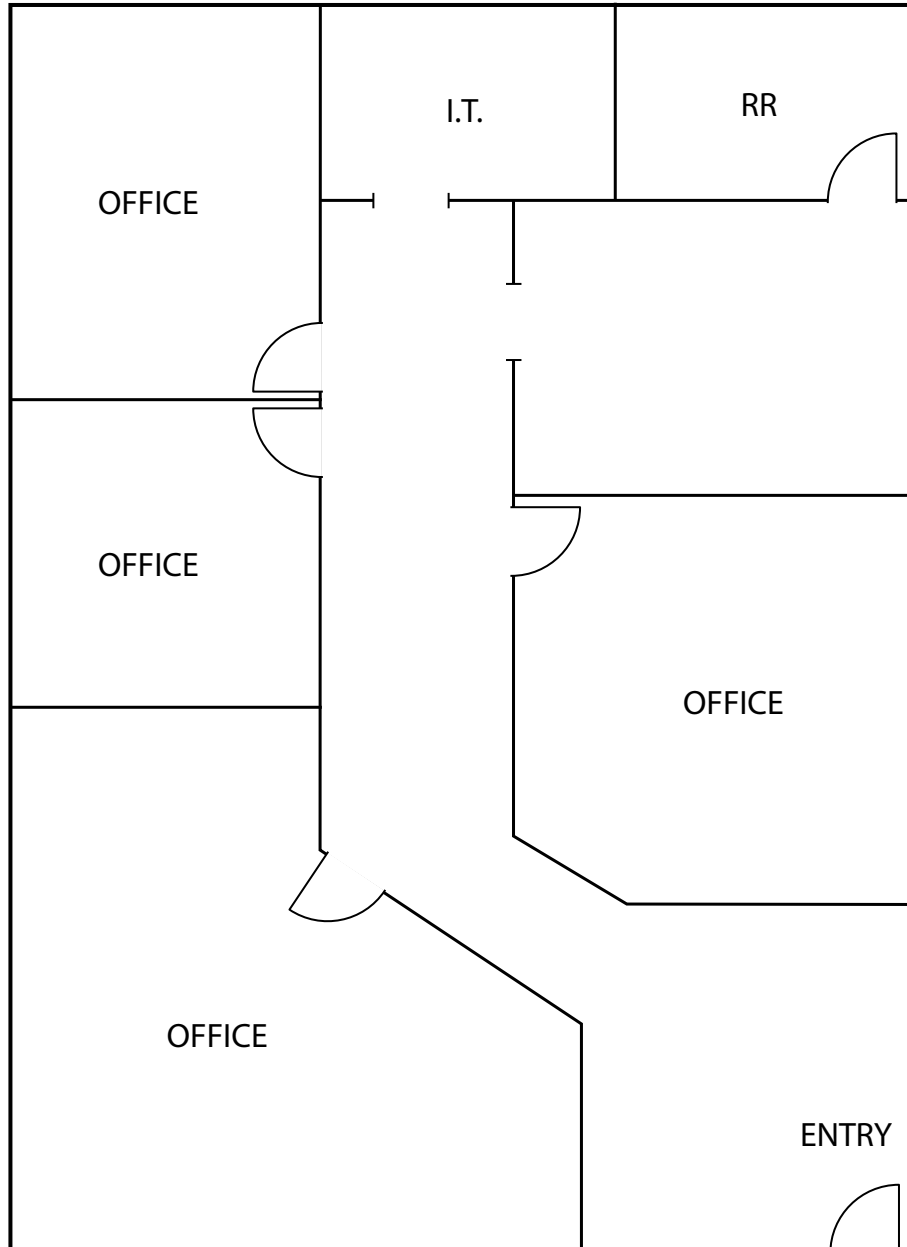
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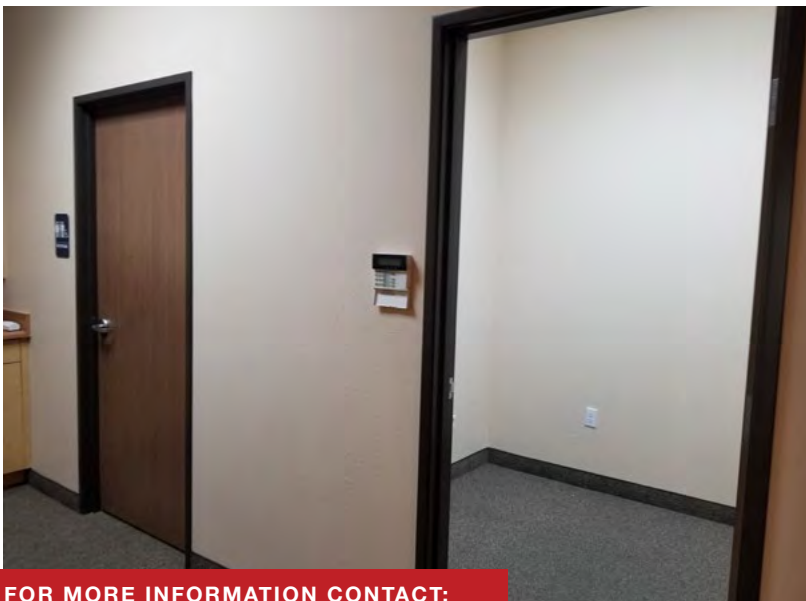
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# AUGUSTA PARK

**PARK-LIKE SETTING OFFICE COMPLEX**

1481, 1485, 1489 W Warm Springs Road | Las Vegas, NV 89014

## 1481 W Warm Springs Rd - SUITE 140 (1,126 SF)



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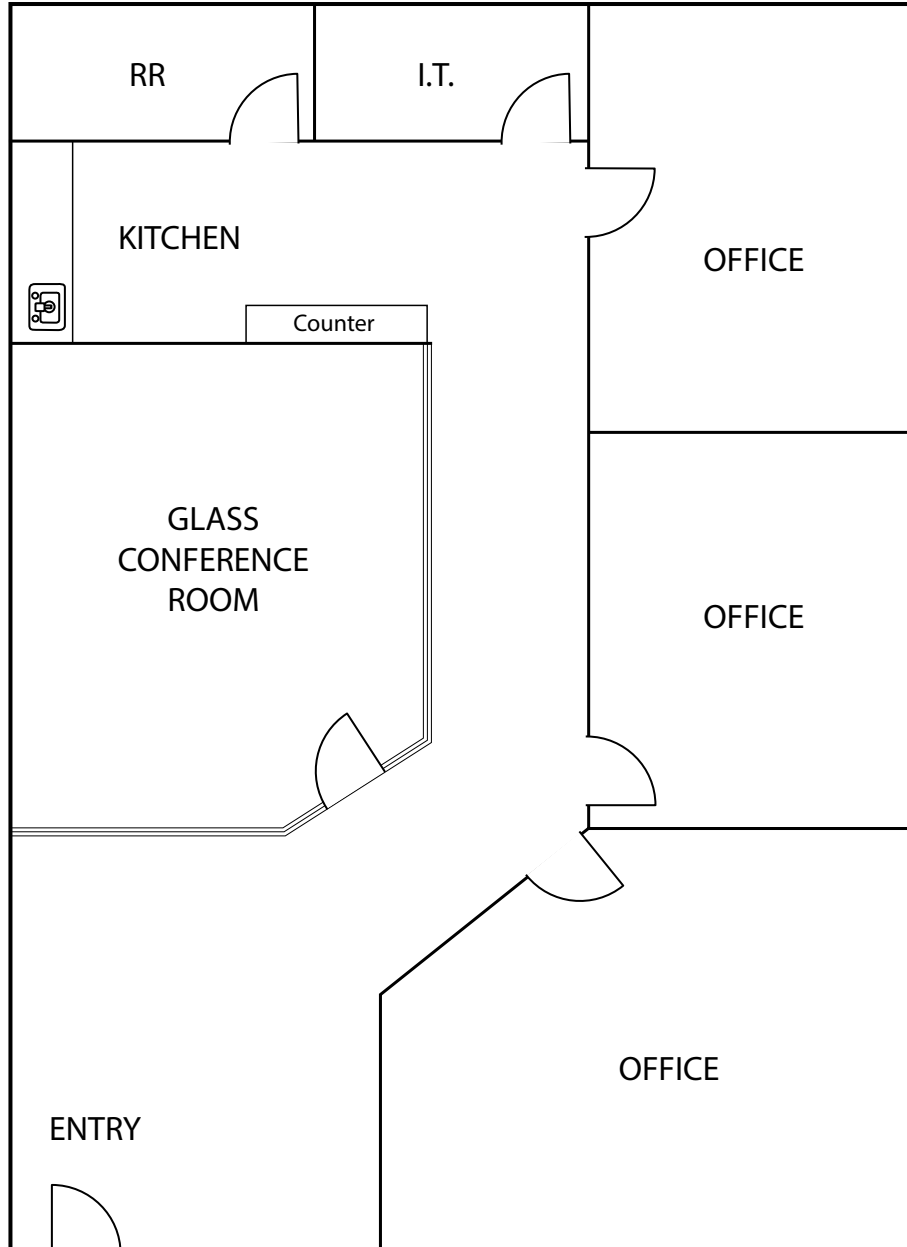
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## 1481 W Warm Springs Rd - SUITE 141 (1,179 SF)



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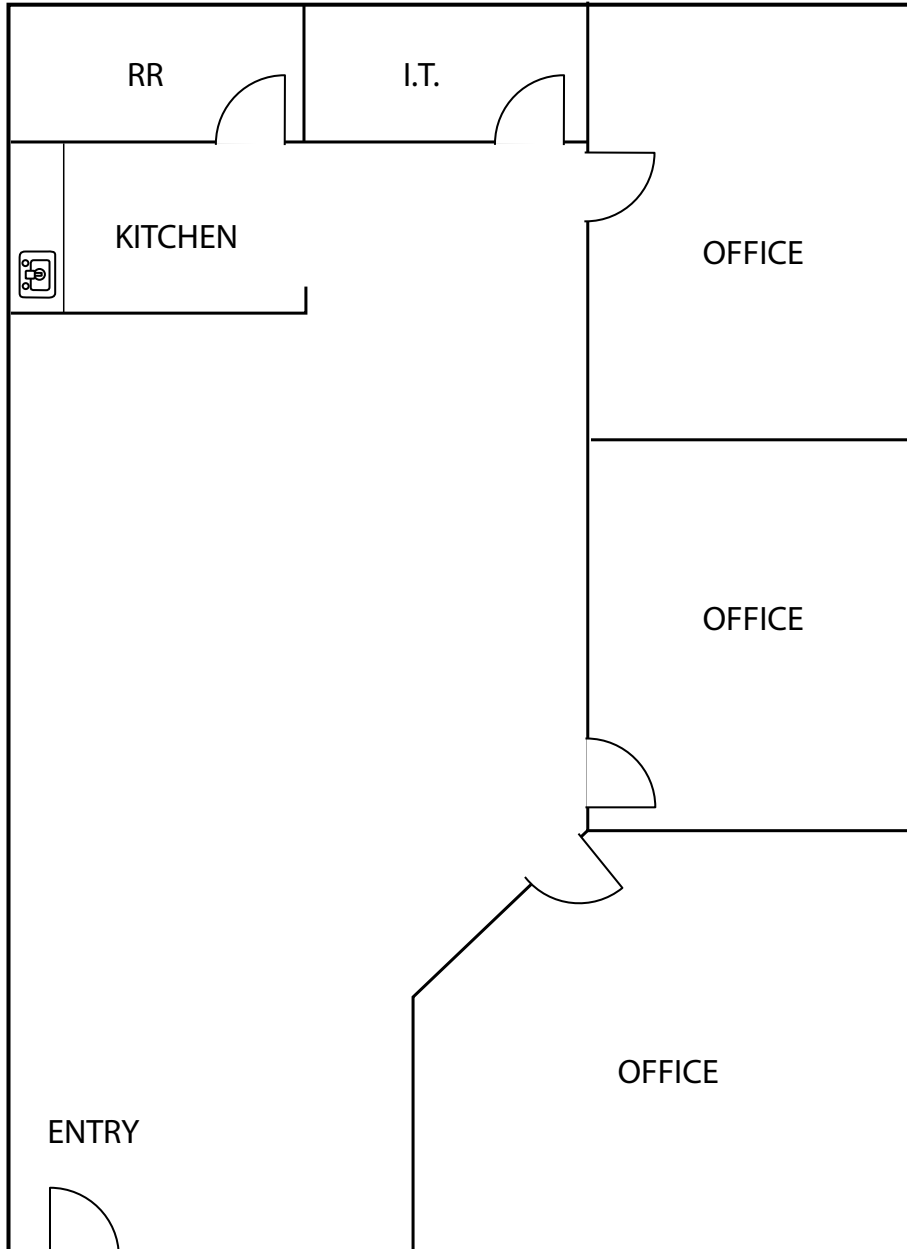
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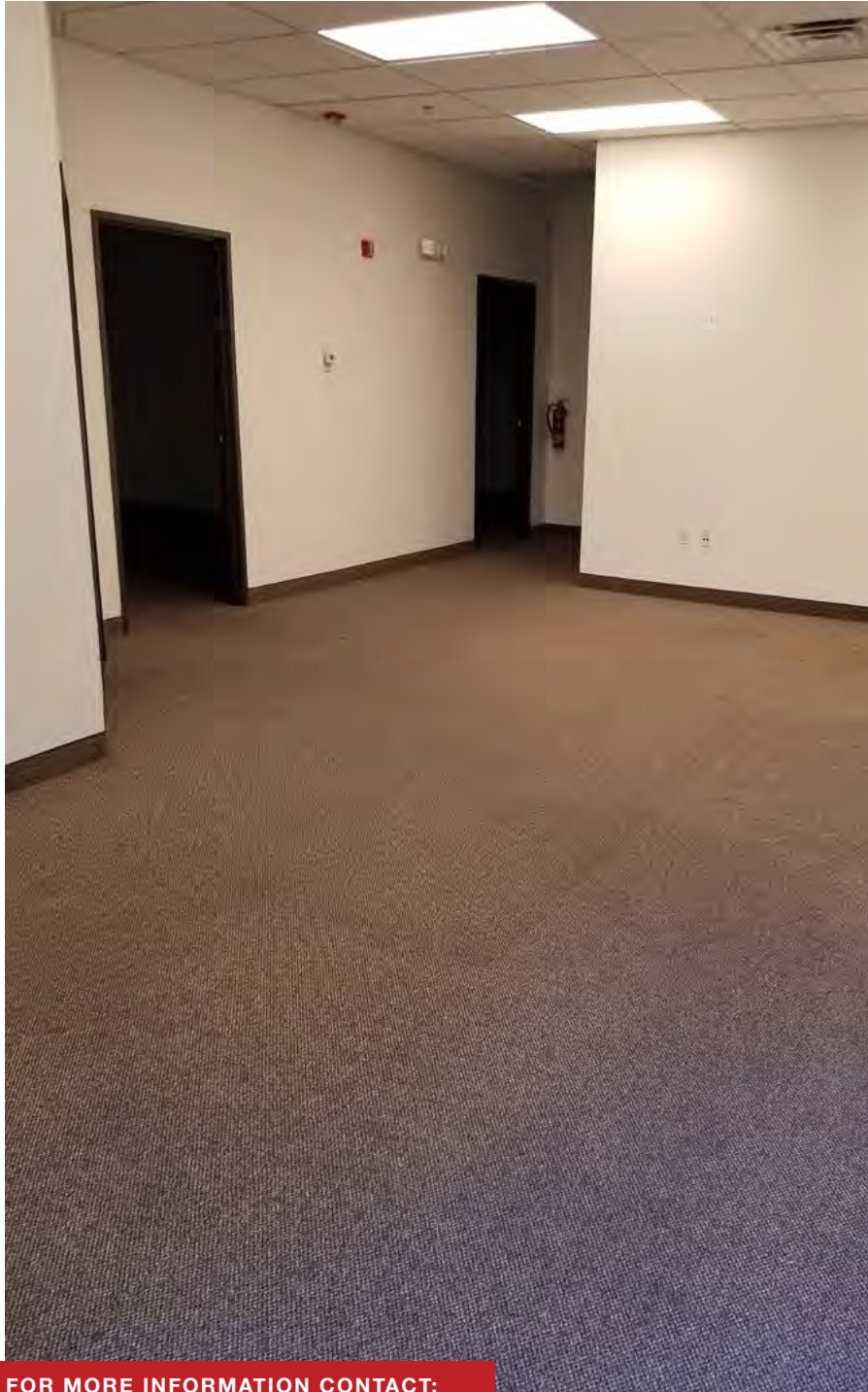
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## 1481 W Warm Springs Rd - SUITE 142 (1,179 SF)



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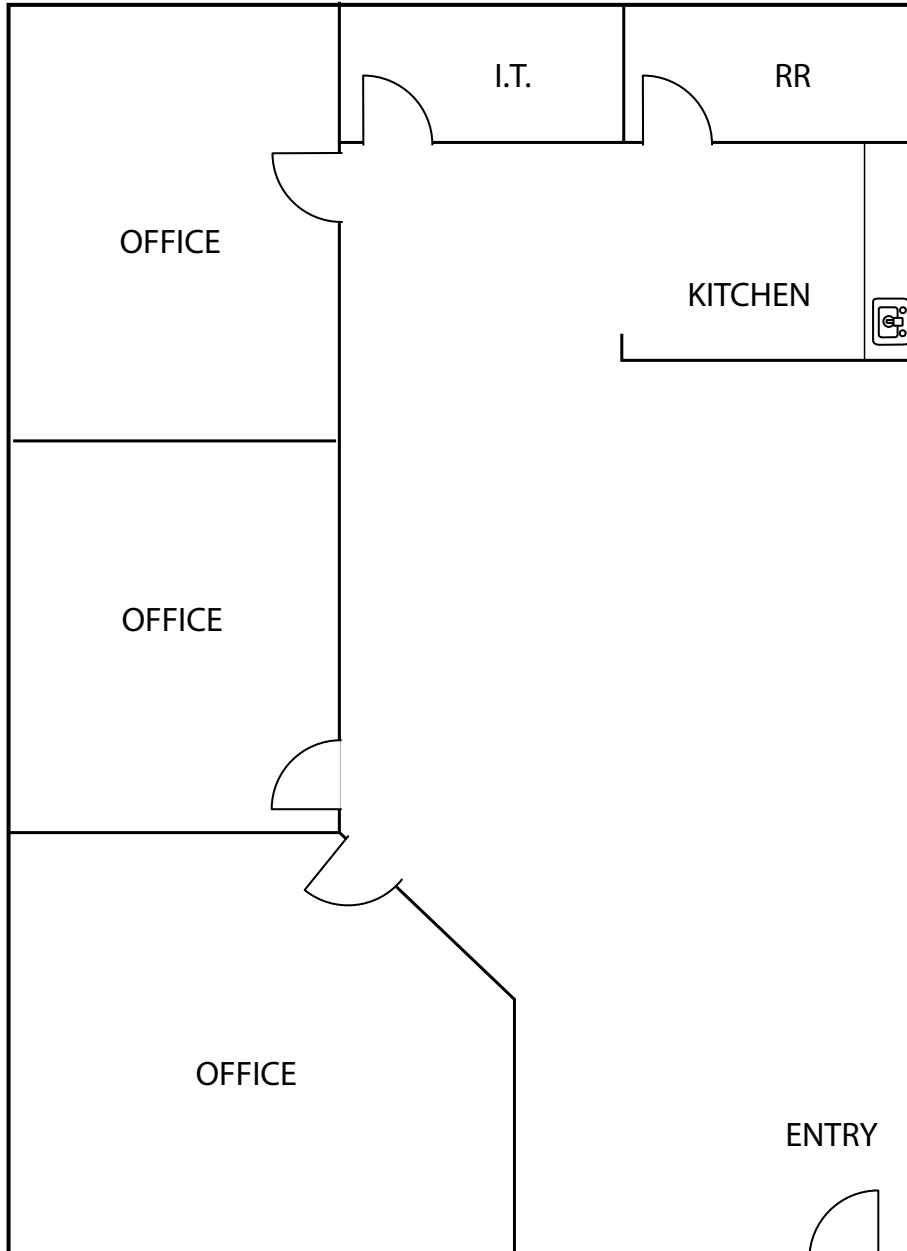
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## 1481 W Warm Springs Rd - SUITE 143 (1,915 SF)



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## 1485 W Warm Springs Rd - SUITE 105 (2,100 SF)



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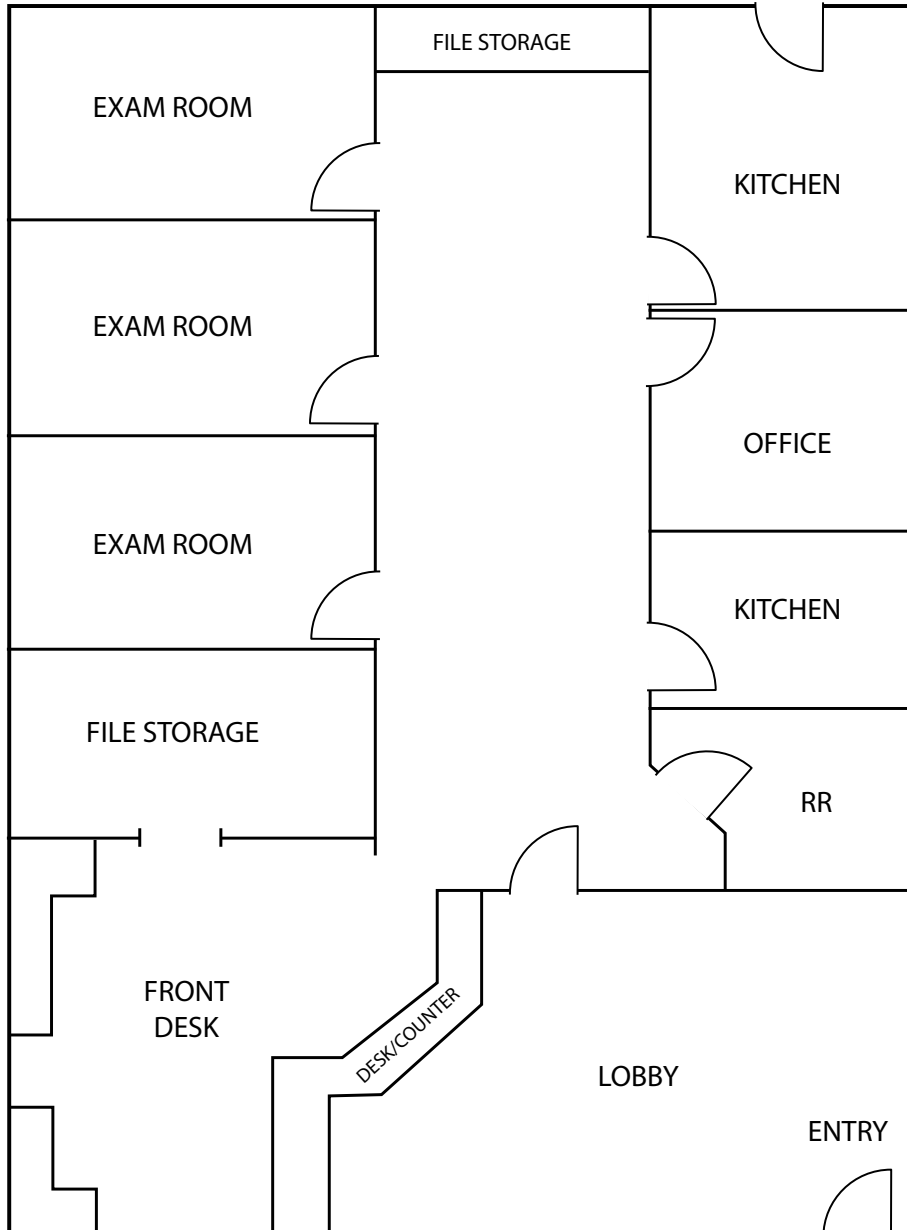
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## FLOOR PLAN

### 1485 W Warm Springs Rd - SUITE 105 (2,100 SF)



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## **1485 W Warm Springs Rd - SUITE 108 (1,981 SF)**



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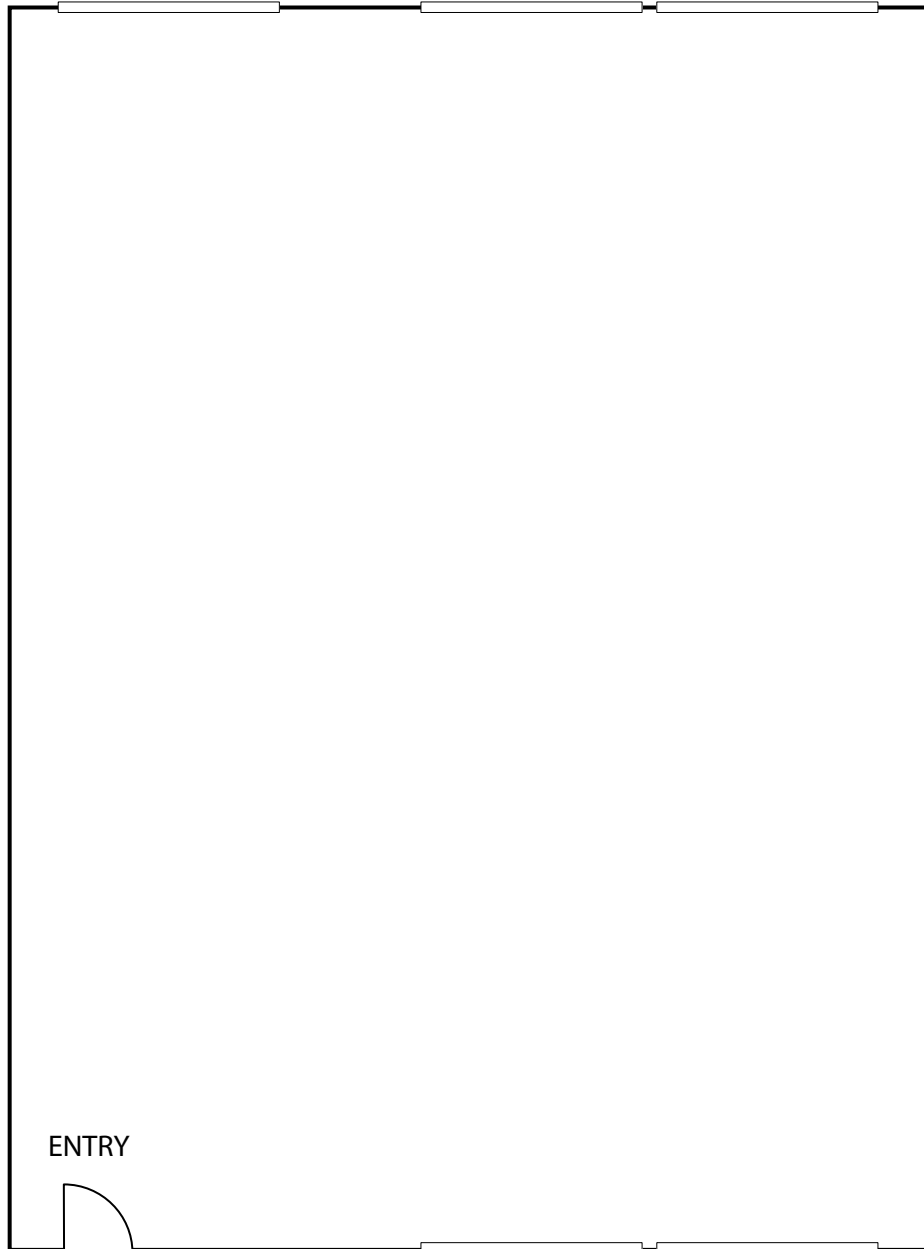
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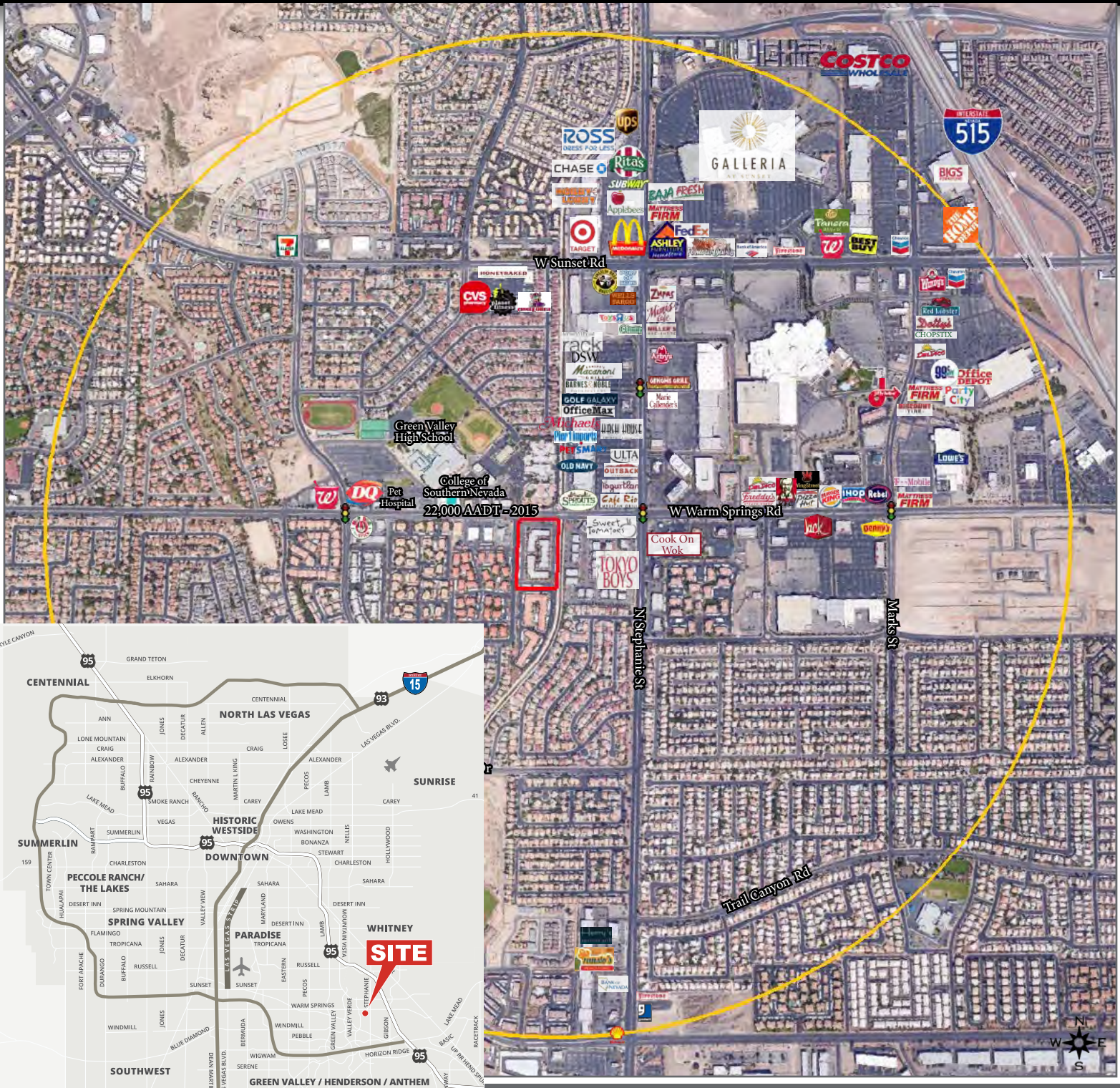
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