

# WATER STREET DISTRICT OFFICE FOR LEASE



## 38 WATER 38 WATER STREET, HENDERSON, NV 89015

- New Construction
- Highly Visible and Desirable Location
- Located in Henderson's Historic Water Street District
- Ample Parking Available
- Zoned DCC - Downtown Core Commercial
- 



*Exclusively Marketed By:*

**LISA GILSTRAP, CCIM**  
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office 702 739 6222  
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## LEASE INFORMATION

<b>Commission</b>	3%
<b>Total Square Feet</b>	8,863
<b>Minimum Square Feet</b>	954
<b>Maximum Square Feet</b>	1,086
<b>Date Available</b>	Immediate
<b>Term</b>	3 Year Minimum
<b>Lease Rate</b>	\$1.50 psf / mo.
<b>Lease Type</b>	MG
<b>Zoning</b>	DCC Downtown Core Commercial

## BUILDING INFORMATION

<b>Building Class</b>	B
<b>Year Built</b>	2011
<b>Total Buildings</b>	1
<b>Total Floors</b>	3
<b>Sprinklers</b>	Yes
<b>Parking Spaces</b>	23
<b>Broadband</b>	Yes
<b>APN</b>	179-186-11-193
<b>Jurisdiction</b>	Henderson
<b>Cross Streets</b>	Lake Mead
<b>Signage</b>	Water / Pacific Available



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## PROPERTY DESCRIPTION

38 WATER is a newly constructed, three story office building fronting Water Street in Historic Downtown Henderson. The first floor is ideal for an art gallery, the third floor is ideal for medical or other office users. The active Water Street District Business Association promotes The Arts Walk every third Thursday so patrons can stroll Water Street and enjoy great food, shops, art, culture and meet the artists. The year round Henderson Farmers Market also meets in the Immediate area. The building is walking distance to City Hall, the Henderson Convention Center, the Justice Facility, the Gibson Library and city parks.

Availabilities	USF	RSF	Base Rent	CAM	Monthly Payment	Space Description
<b>FIRST FLOOR</b>						
First Floor Suite 100	954	1,097	\$1.50	\$0.40	\$2,084.30	Left of the front door, street level and interior entrances.
First Floor Suite 150	1,086	1,249	\$1.50	\$0.40	\$2,373.10	Right of the front door, street level and interior entrances.

### IDEAL USES:

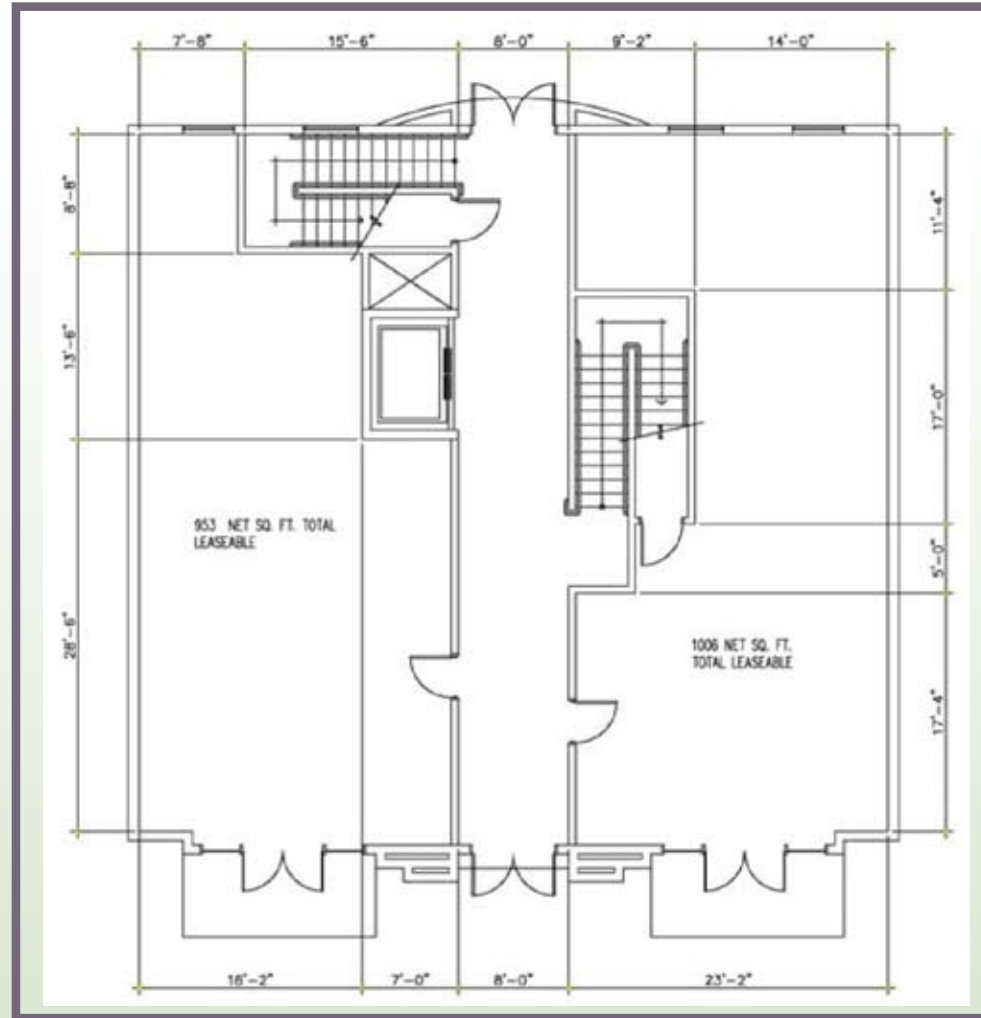
Professional office, medical office, legal, insurance, physical therapy, chiropractic, pharmacist

#### ABOUT LEE & ASSOCIATES

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38 Water Street, Henderson, Nevada 89015



1st Floor