



PROPERTY HIGHLIGHTS

Green Valley Civic Center is a conveniently located single story office complex located at the intersection of Green Valley Parkway and Sunset Road in Henderson. The grounds are open and spacious with upgraded landscaping and break areas. The center is parked at 4 spaces per 1,000 square feet, and offers ease of access for both customers and employee parking. Up front parking as well as ample dedicated parking is available and the center can be accessed via a dedicated traffic signal at the entrance from Green Valley Parkway.

The center is located at the intersection of Sunset Road and Green Valley Parkway, with access to the 215 freeway and McCarran Airport. The area offers substantial shopping, services and eateries in all direction, many within walking distance. The property is flanked by the Green Valley Library, and the intersection is served by two major bus routes.

- Signalized entrance
- Ample dedicated parking
- Ample shopping and services
- Central location



DEMOGRAPHICS

	2022	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		16,654	148,110	392,122
Estimated Households		7,474	58,722	158,228
INCOME				
Est. Median HH Income		\$61,489	\$69,136	\$64,713
Est. Average HH Income		\$94,996	\$97,248	\$93,021

Source: STDB

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Exclusively listed by Sun Commercial Real Estate, Inc.

2501-2651 Property Photos



2501 Building



2551 Buildings



2625 Building



2651 Building



360 AERIAL TOUR



PROPERTY WALK-THROUGH

GREEN VALLEY CIVIC CENTER
2501 - 2651 N. GREEN VALLEY PARKWAY
HENDERSON, NEVADA 89014

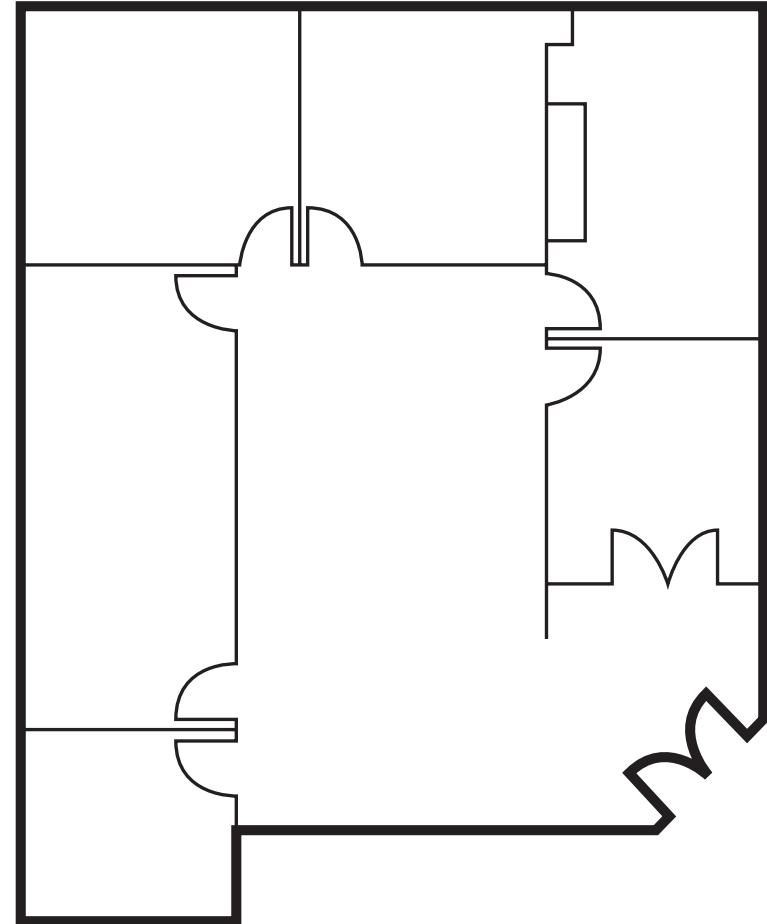
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2501 N. Green Valley Parkway | Suite 110

±2,147 Rentable Square Feet



This bright and open suite features a double door entrance, a reception area with a counter, a large open work area, two offices with large exterior windows, two offices with hallway windows, a document prep area, and a conference room with small windows and two doors.



*Not to Scale

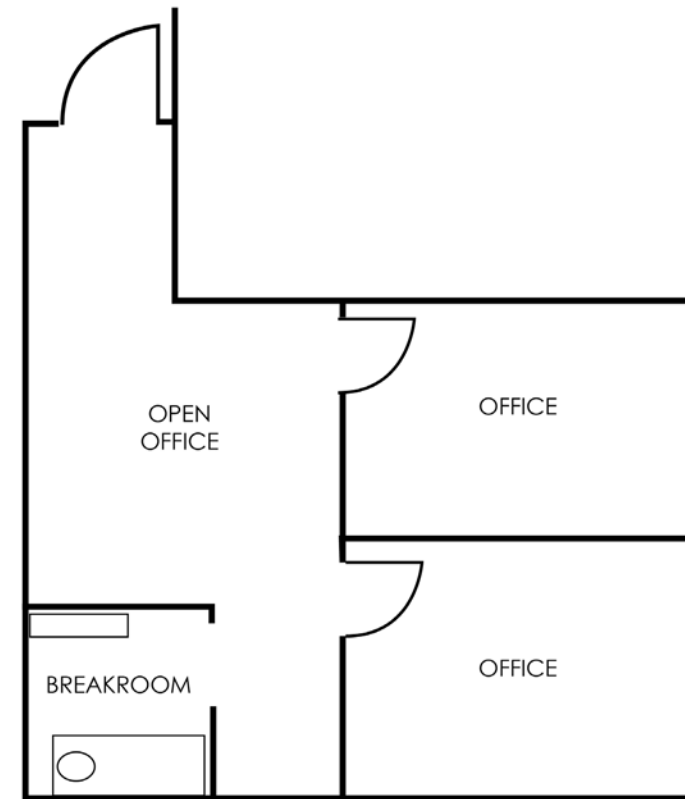
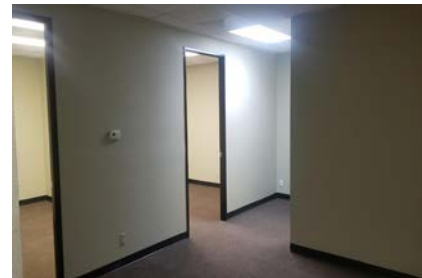
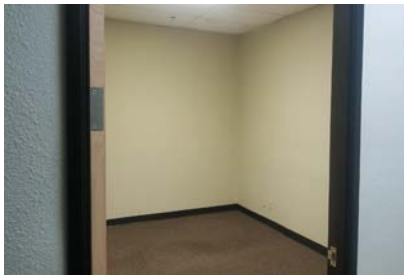
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This small efficient suite features a lobby/reception area, two offices and a break room.



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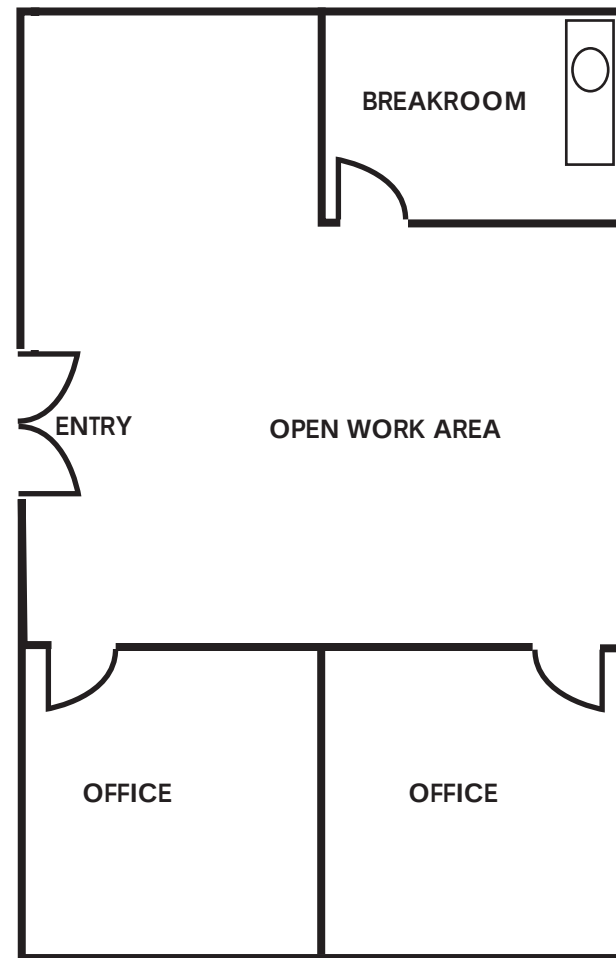
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2501 N. Green Valley Parkway | Suite 134

±1,133 Rentable Square Feet



This small efficient suite features a an open work/ reception area, two offices and a break room.



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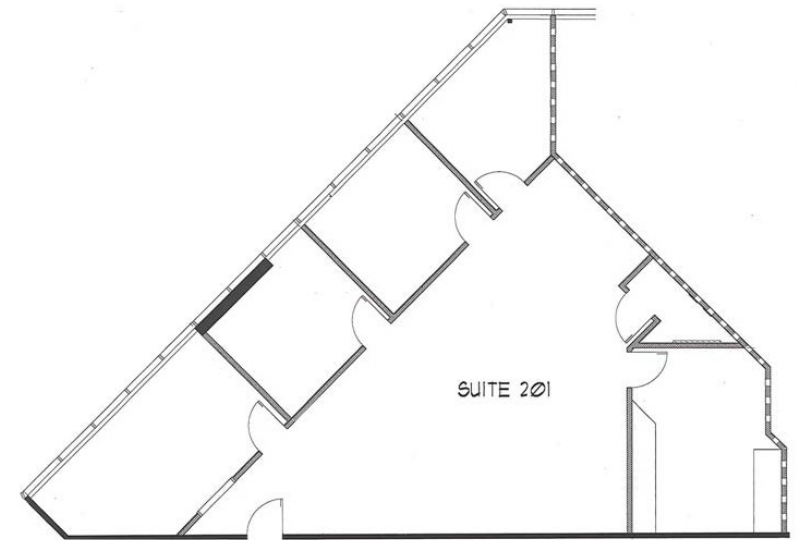
The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

2551 N. Green Valley Parkway | Suite 201

±1,855 Rentable Square Feet



This spacious and bright suite features two large open work areas, 3 offices with windowed doors, and a separate locker/supply/storage room.



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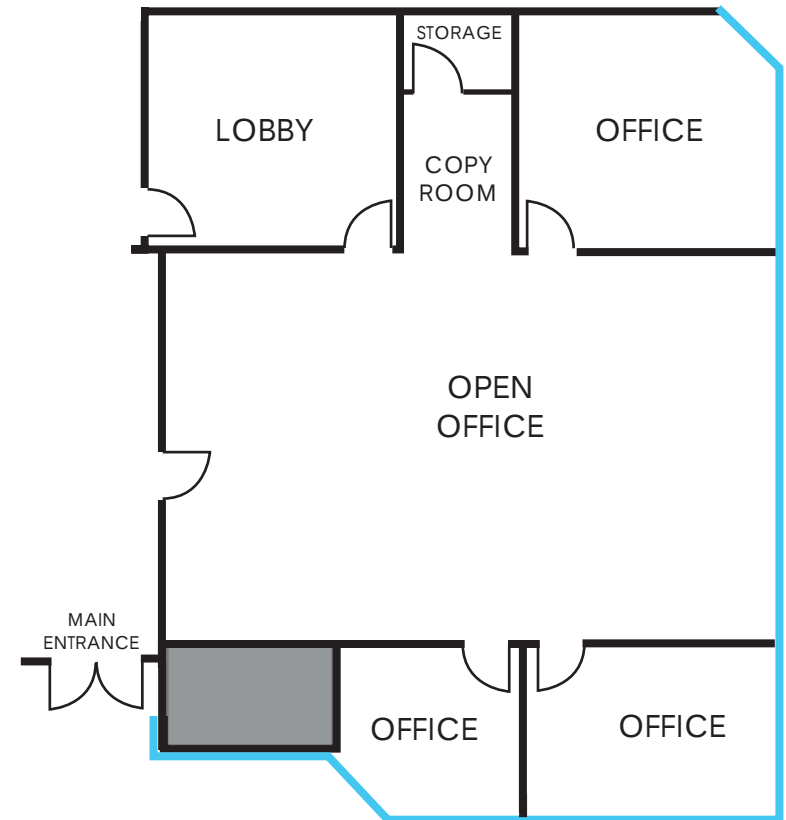
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2551 N. Green Valley Parkway | Suite 203

±1,970 Rentable Square Feet



This suite features a secure lobby, a large open work area, three offices, a copy/document cubby, and a storage closet.



NOT TO SCALE

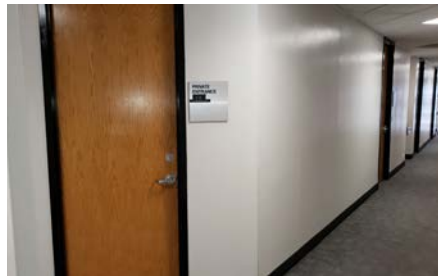
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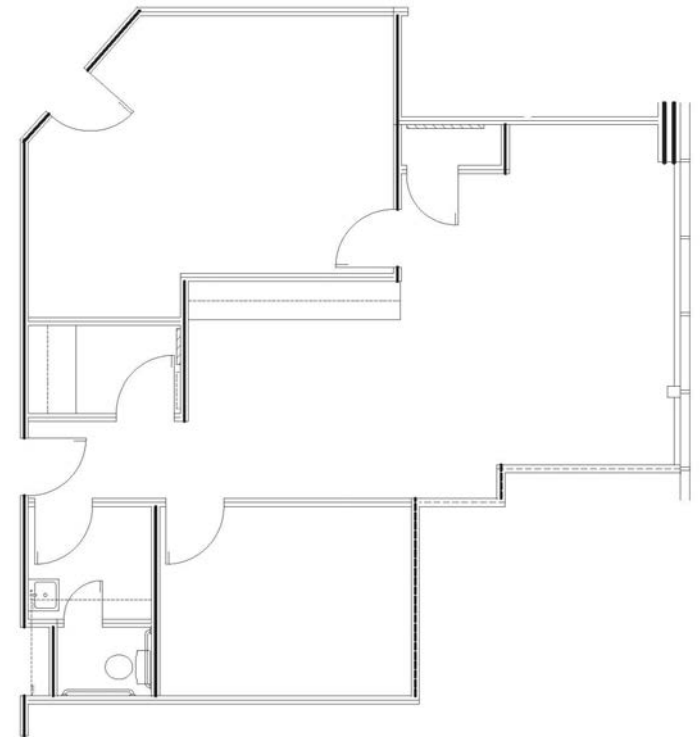
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2551 N. Green Valley Parkway | Suite 303

±955 Rentable Square Feet



This small professional office space features two entrances, a reception and waiting area, a main work area, one office, document prep counters, two storage rooms, and one restroom.



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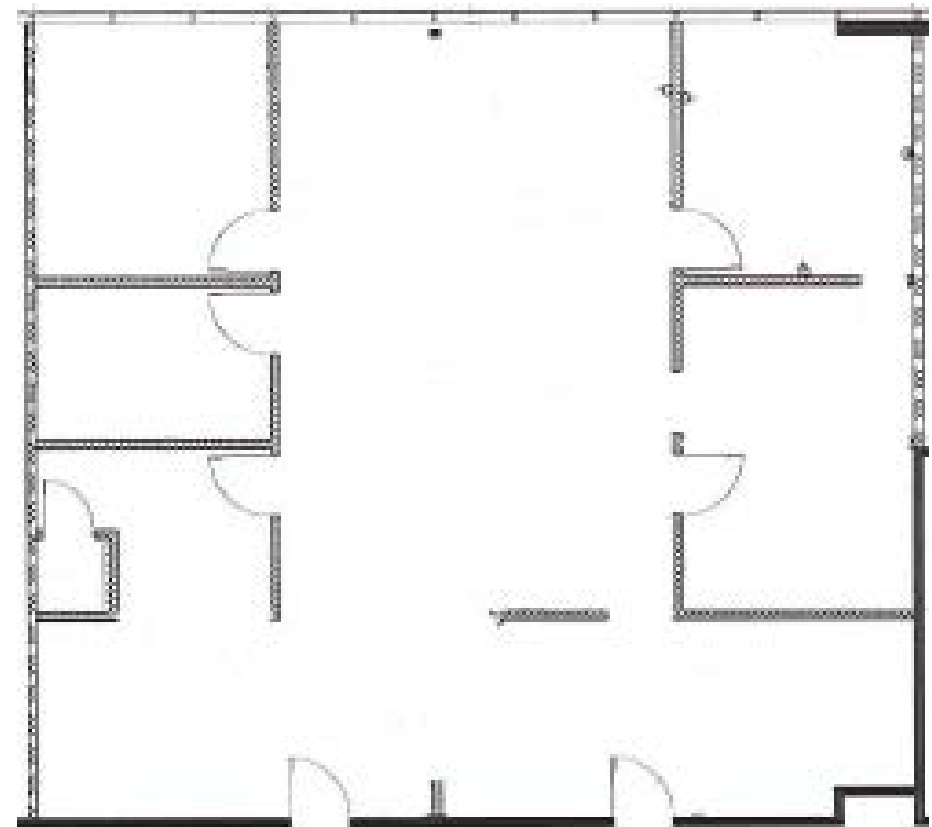
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2551 N. Green Valley Parkway | Suite 410

±2,034 Rentable Square Feet



This professional space features a large open work area, six offices, two storage closets and two entrances.



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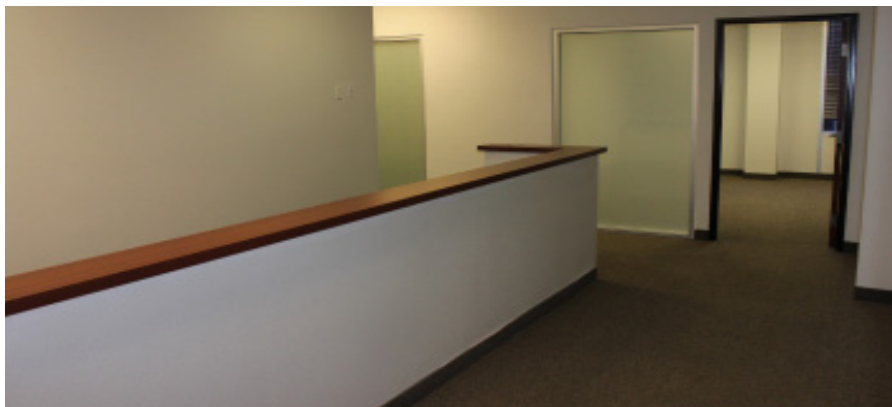
The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

2625 N. Green Valley Parkway | Suite 110

±1,533 Rentable Square Feet



This very elegant glass and aluminum accented suite features a large reception counter, four offices, a conference room, and a break/storage room with a sink.



*Not to Scale

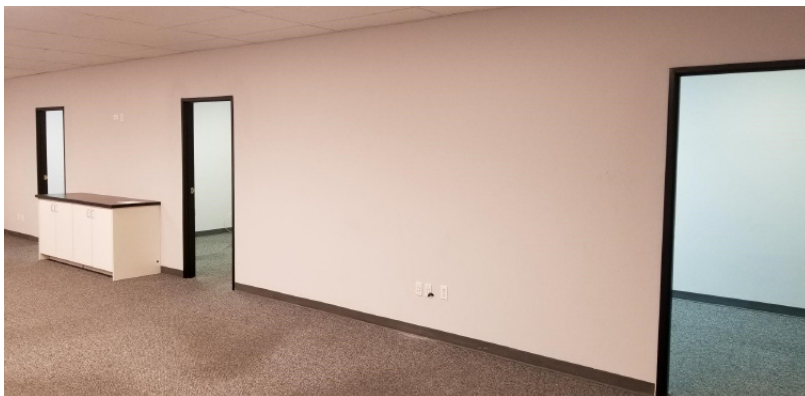
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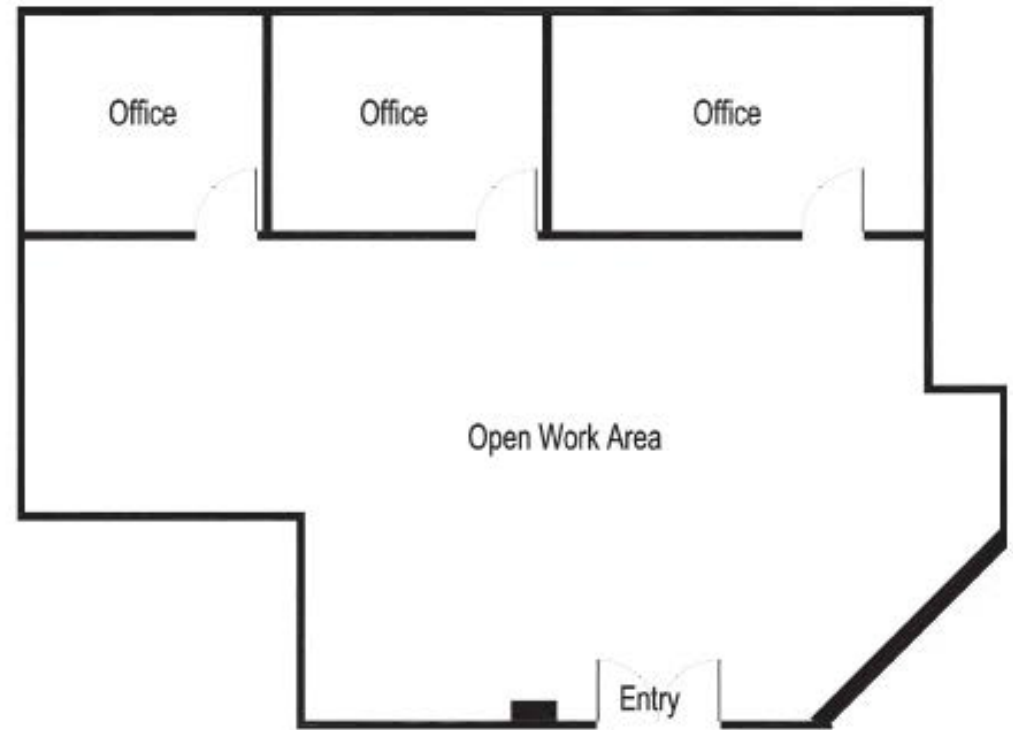
The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

2625 N. Green Valley Parkway | Suite 275

±1,686 Rentable Square Feet



Open suite featuring a very large conference/work room and 3 large offices with windows.



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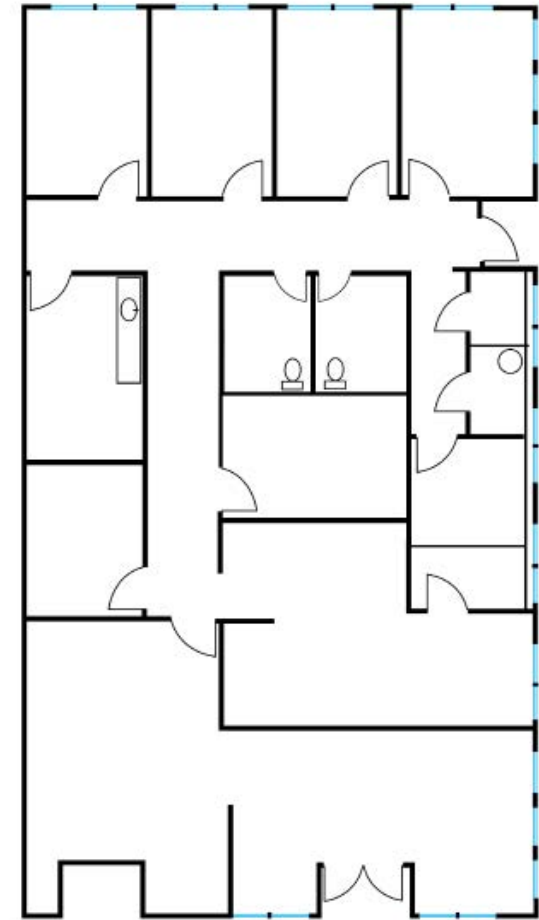
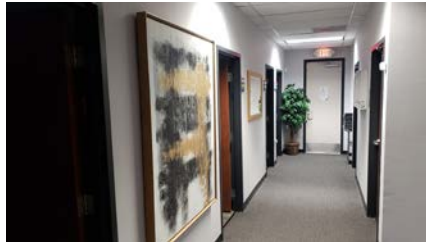
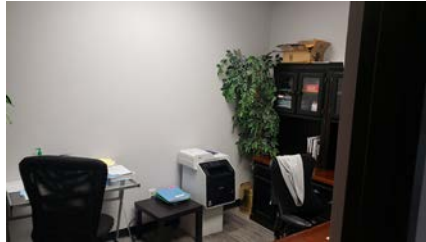
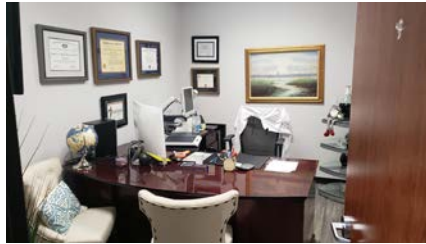
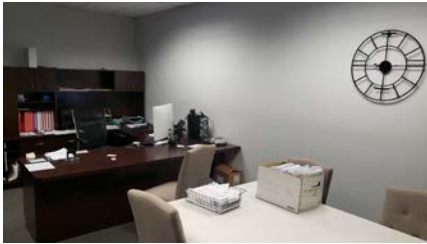
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2651 N. Green Valley Parkway | Suite 103

±2,685 Rentable Square Feet



Lobby/reception/waiting room, 4 wet patient rooms, 2 dry patient rooms or offices, a wet break room, two restrooms, IT room, mop room, one additional entry, and extra storage.



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