

The image shows the exterior of a commercial building with a prominent circular entrance. The address "11540" is displayed above the entrance. The building has a tan and brown color scheme. There are large windows on either side of the entrance, and some landscaping with green bushes and tall grasses in the foreground. A clear blue sky is visible in the background.

3177 SF  
Coming Available  
January 2025 Move-in!

**Rent Includes  
CAMS Power  
HVAC**

**11540 S Eastern Ave.  
Henderson, NV 89052**

Wes Drown, CCIM

[wes@officelv.com](mailto:wes@officelv.com)

702-287-6553

11540 S Eastern Ave.

Grand Lobby East-Side

**RE/MAX**  
COMMERCIAL



**Lease Rate Includes Suite Power and HVAC!**

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wes@officelv.com

txt/call

702-287-6553

11540 S Eastern Ave. In the Henderson Foothills of Anthem

Aerial

**RE/MAX**  
COMMERCIAL



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txt/call

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CAMPUS SETTING between Anthem and Seven Hills Master planned Communities

Very High Income Demographics at the Top of the Hill in 89052

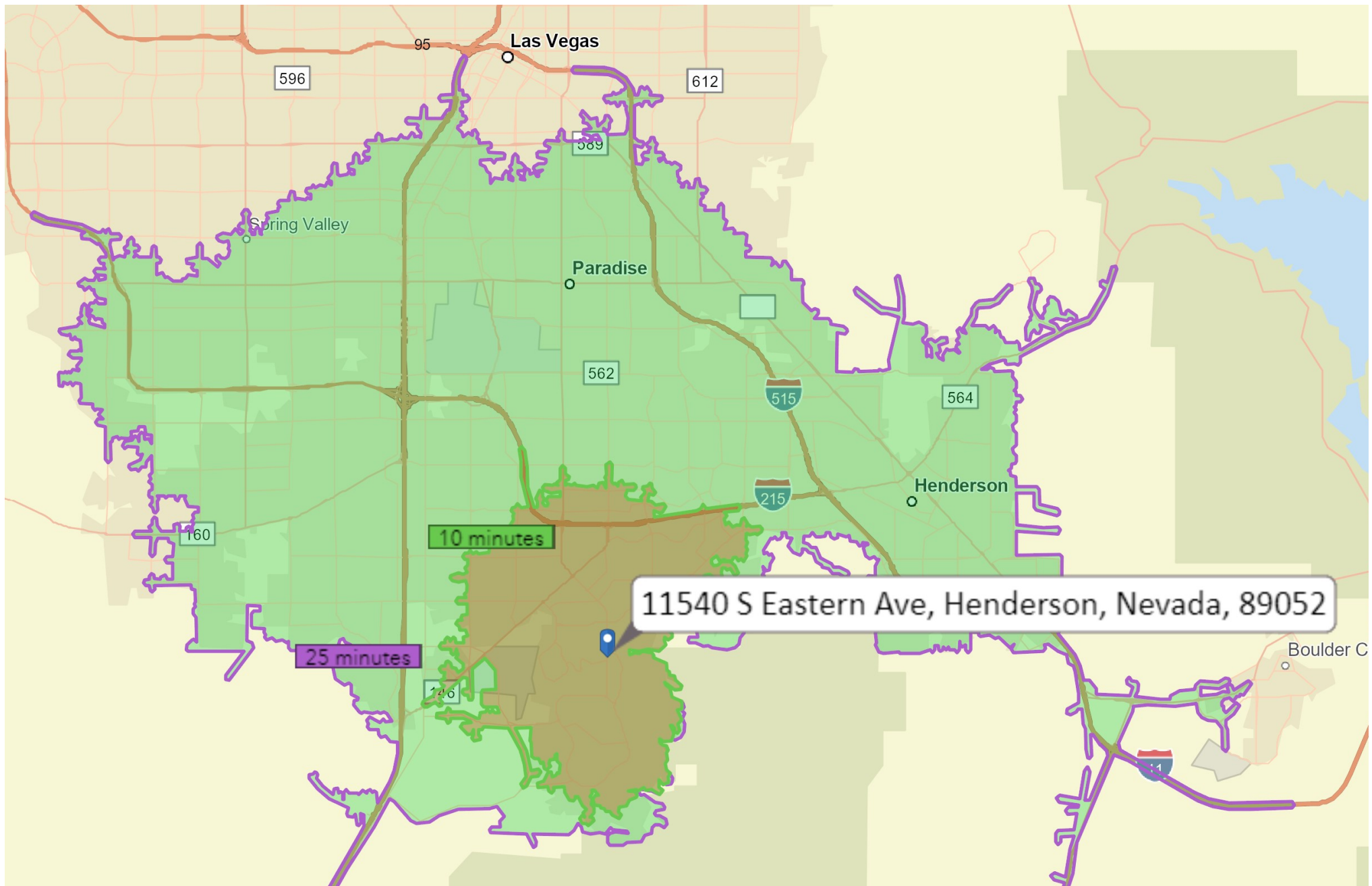
Anthem Village

Lush Campus Setting

Great Access



Within 25 minutes, you can be...



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txt/call

702-287-6553

11540 S Eastern Ave.

Suite 120

3177 SF

**RE/MAX**  
COMMERCIAL



**More  
Pictures  
Coming  
Soon**



**Bright Lobbies on  
East and west  
entrances**

**Tons of Light  
Large Breakroom**



**2 entrances  
Common Area  
Bathrooms**



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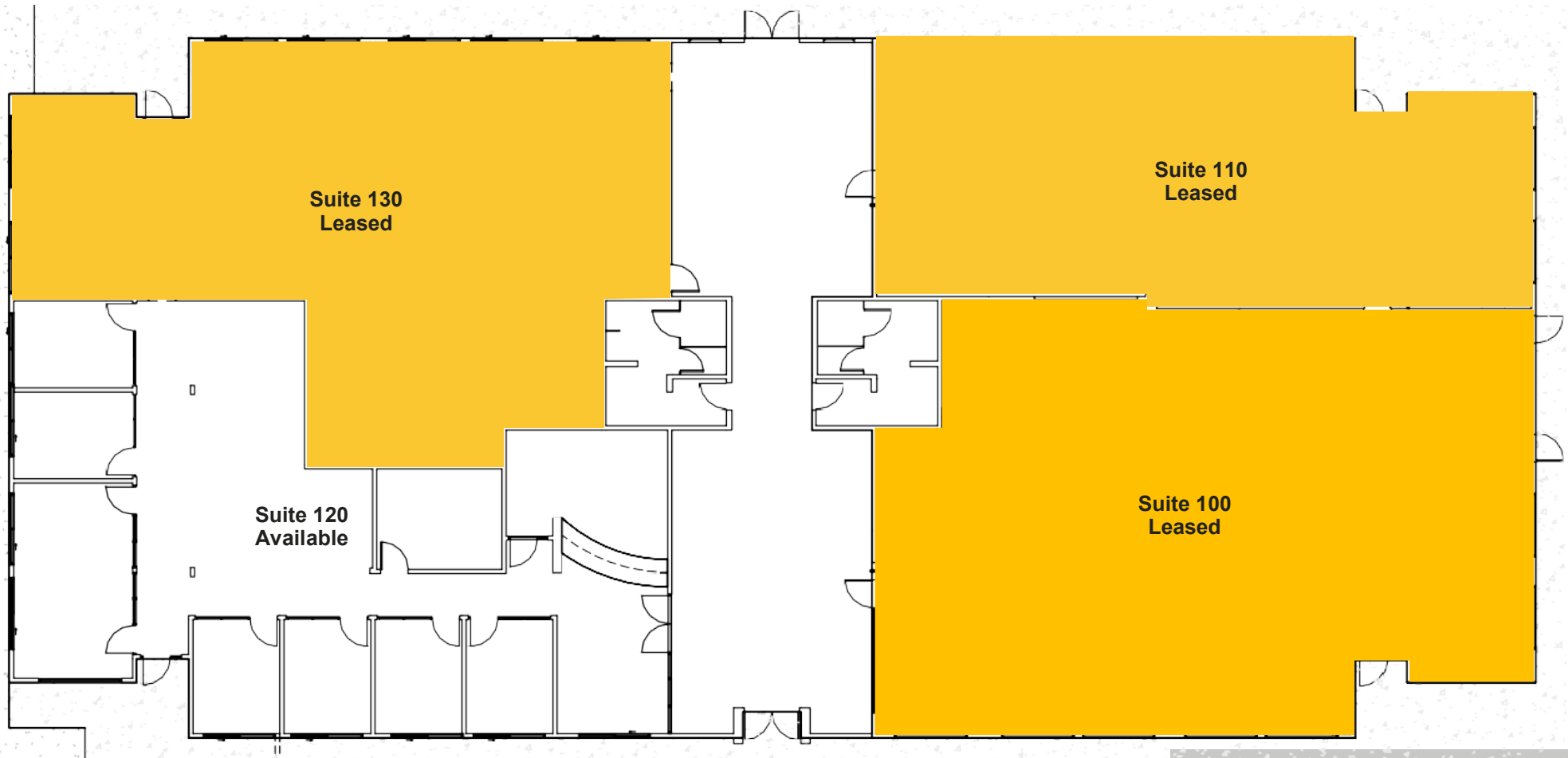
txt/call

702-287-6553

11540 S Eastern Ave.

## LEASE PLAN

12,243 GBA



| Suite Number | Rentable SF | Status                   |
|--------------|-------------|--------------------------|
| Suite 100    | 3,668       | Leased                   |
| Suite 110    | 2,345       | Leased                   |
| Suite 120    | 3,177       | AVAILABLE 1/2025 Move-In |
| Suite 130    | 2,933       | Leased                   |

Move in Ready!  
Professional  
Modern Office space  
Lush Tranquil setting  
Easy Access

**Schedule a private tour.**

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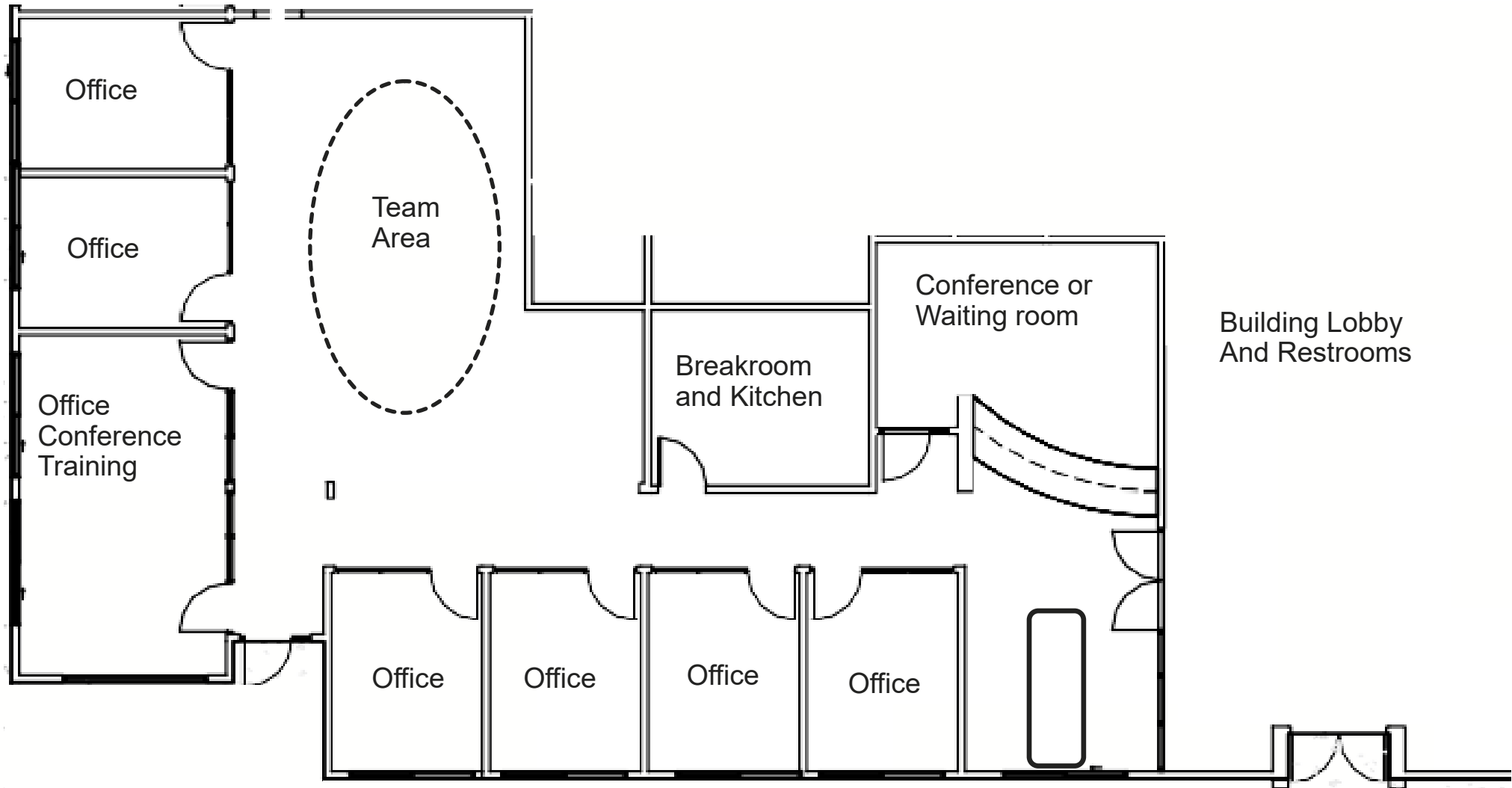
11540 S Eastern Ave.

SUITE 120

CORNER SUITE

3,177 RSF

**RE/MAX**  
COMMERCIAL



**Eastern Ave.**

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