

3177 SF

60-Day Move-in!



11540 S Eastern Ave. #120
Henderson, NV 89052

Wes Drown, CCIM

wes@officelv.com

702-287-6553

11540 S Eastern Ave.

Grand Lobby East-Side



High Image Lobby-All POWER and HVAC Inc. in CAMS

Wes Drown, CCIM

wes@officelv.com

txt/call

702-287-6553

11540 S Eastern Ave. In the Henderson Foothills of Anthem

Aerial

RE/MAX
COMMERCIAL



Wes Drown, CCIM

wes@officelv.com

txt/call

702-287-6553



CAMPUS SETTING between Anthem and Seven Hills Master planned Communities

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

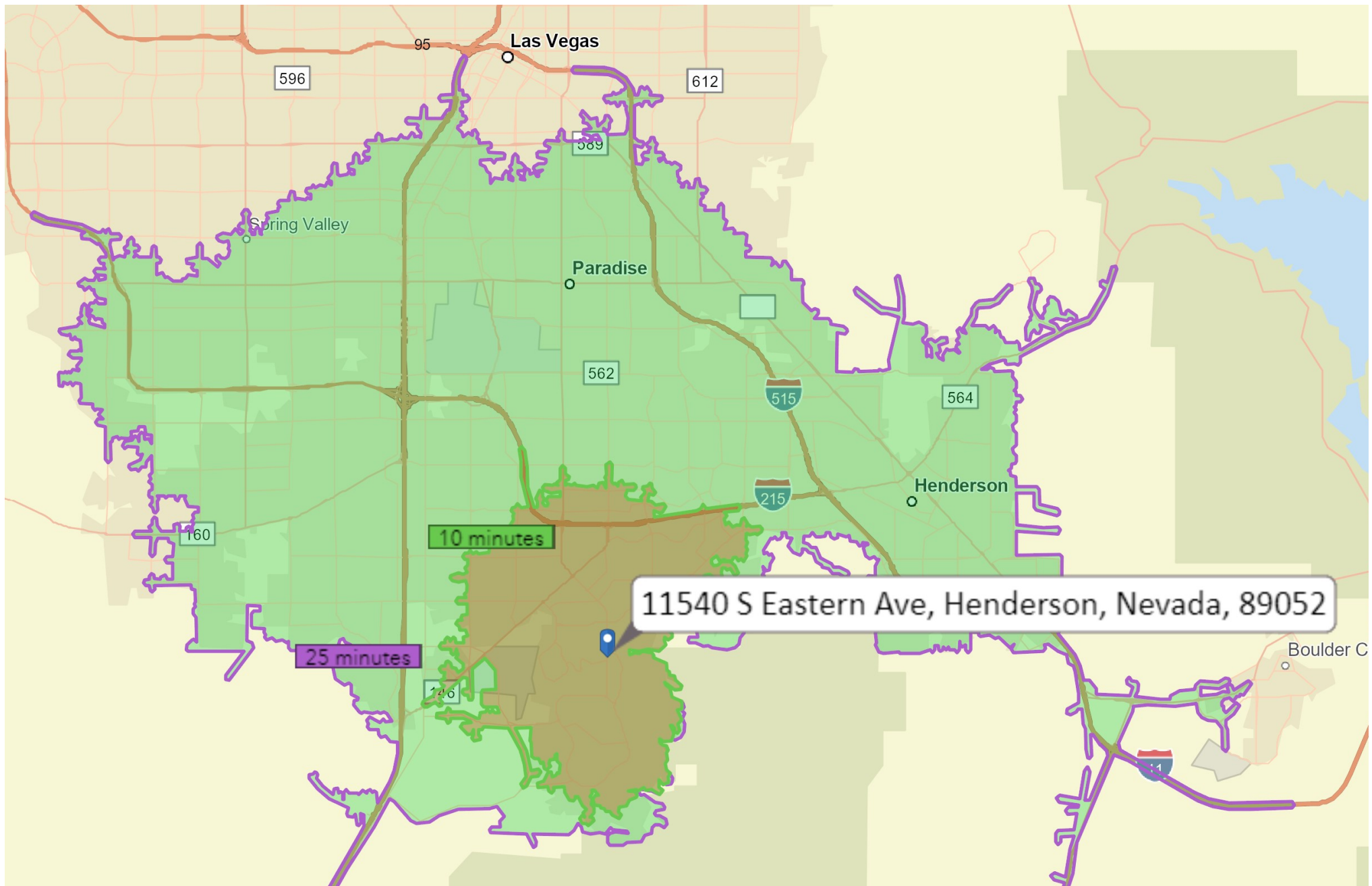
Anthem Village

Lush Campus Setting

Great Access



Within 25 minutes, you can be...



Wes Drown, CCIM

wes@officelv.com

txt/call

702-287-6553

11540 S Eastern Ave.

Suite 120

3177 SF

RE/MAX
COMMERCIAL



**Bright Lobbies on
East and west
entrances**



TI's

**Available
3-5 year
Leases**



**Tons of Light
Large Breakroom**



**2 entrances
Common Area
Bathrooms**



Wes Drown, CCIM

wes@officelv.com

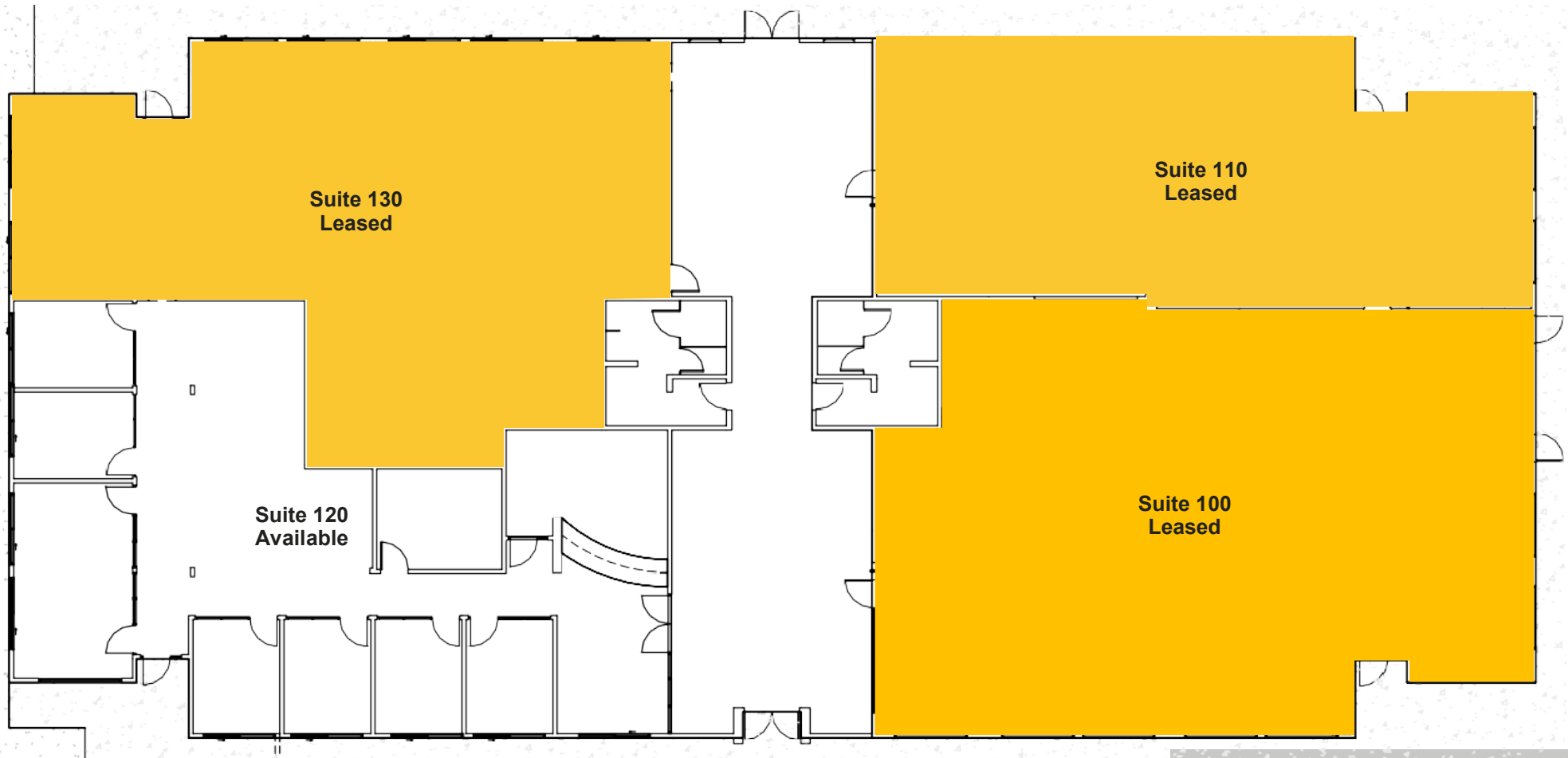
txt/call

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 60-day Move-In
Suite 130	2,933	Leased

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

Schedule a private tour.

Wes Drown, CCIM

wes@officelv.com

txt/call

702-287-6553

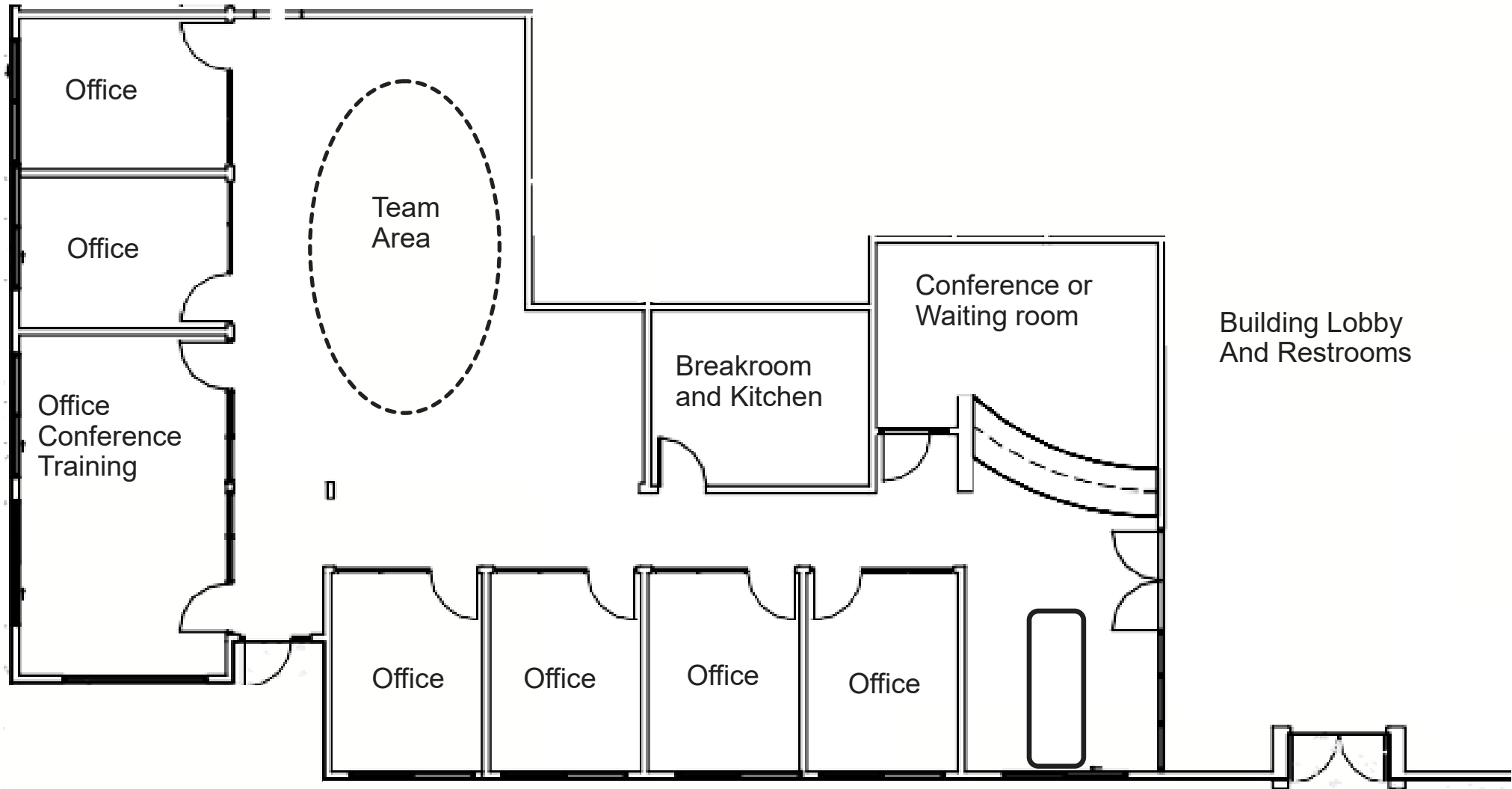
11540 S Eastern Ave.

SUITE 120

CORNER SUITE

3,177 RSF

RE/MAX
COMMERCIAL



Eastern Ave.

Wes Drown, CCIM

wes@officelv.com

txt/call

702-287-6553