

# AVAILABLE FOR LEASE

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

## 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 | c: 702.907.0767 | [leasing@virtusco.com](mailto:leasing@virtusco.com)

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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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
1481-132	1,488	Peddieson & Davis
1481-133	1,179	Pinnacle Therapeutic
1481-134	1,179	Green Valley Law Group
1481-135	1,121	Everest Home Health
1481-136	1,121	Mothers Choice Midwifery
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 (8/15/25)</b>
1481-141	1,179	Farmers
1481-142	1,179	Akana
<b>1481-143</b>	<b>1,915</b>	<b>AVAILABLE (Shell)</b>
1481-144	2,520	Designated Defense
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
1485-105	2,100	Fingerprinting Express
1485-106	2,000	Doyle & Rastegar-Lari
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

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## AUGUSTA PARK

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**1481 W Warm Springs Rd - SUITE 140 (1,126 SF) - Asking Rate: \$1.75/sf**



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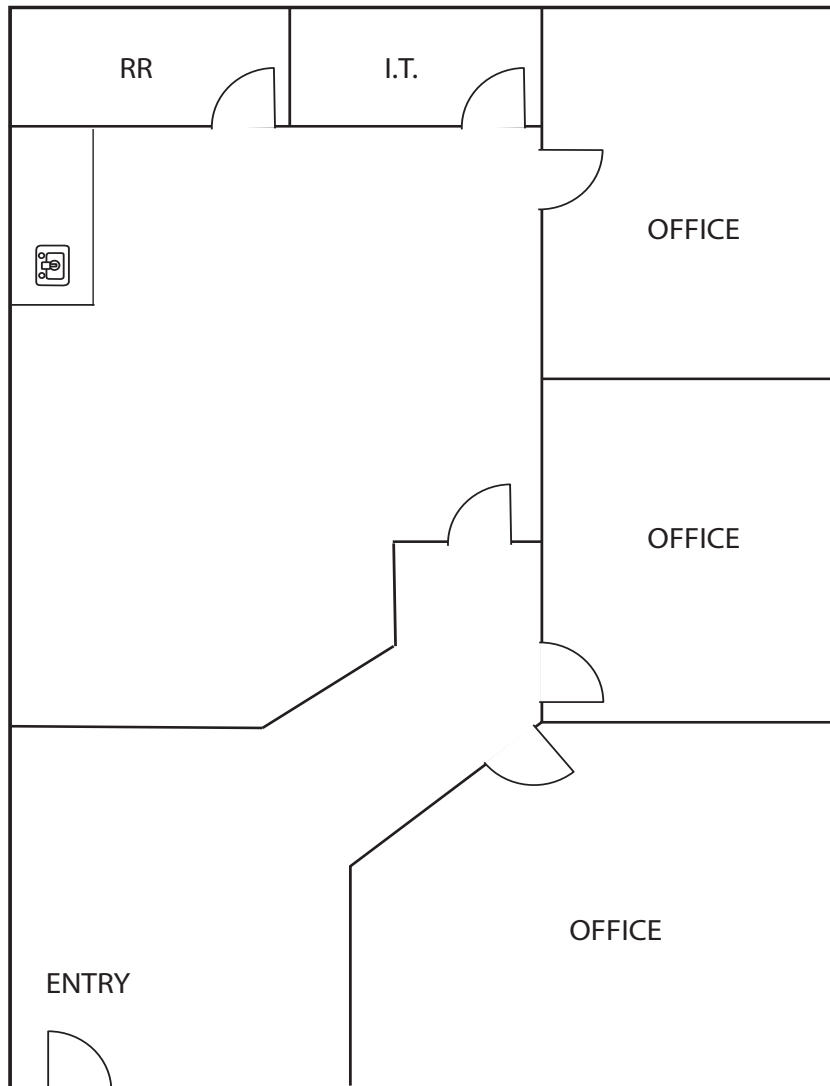
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### FLOOR PLAN

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



Floor plan is not to exact scale. It is intended for general information purposes only.

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**1485 W Warm Springs Rd - SUITE 108 (1,981 SF) - Asking Rate: \$2.00/sf**



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**1481 W Warm Springs Rd - SUITE 143 (1,915 SF) - Asking Rate: \$1.55/sf**



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