

AVAILABLE FOR LEASE

Lease Rate: \$1.90/SF NNN

(2025 estimated CAMs are \$0.58 PSF)

2470 & 2490 PASEO VERDE PARKWAY



OFFICE/RETAIL SPACE • 2470 & 2490 PASEO VERDE PARKWAY | Henderson, NV 89074

PROPERTY DESCRIPTION

2470 & 2490 Paseo Verde Parkway is two Class A office/retail buildings totaling ±113,250 sf located just off the 215 Freeway and St. Rose Parkway in the highly desirable Green Valley Corporate Park. Surrounded by an abundance of restaurants and shopping, the property is located immediately west of the District, adjacent to Lifetime Fitness and Green Valley Ranch Resort.

PROPERTY HIGHLIGHTS

- Competitive lease rates
- FREE RENT INCENTIVES (conditions apply)
- Tenant improvement packages available (conditions apply)
- Just off the 215 Freeway and St. Rose Parkway
- Large parking lot with available covered parking options
- Located near Anthem, MacDonald Highlands, and Ascaya



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 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
2470-100	7,522	Wardley Real Estate
2470-105	19,868	AVAILABLE (Coming Soon)
2470-130	15,591	Body Spa Salon
2470-135	6,060	Arroweye
2470-140	10,138	AVAILABLE (July 2025)
2490-100	15,096	Body Spa Salon
2490-115	6,795	Adapt Marketing
2490-120	13,659	Beazer Homes
2490-150A	8,763	DeVry University
2490-150B	9,758	Speakeasy



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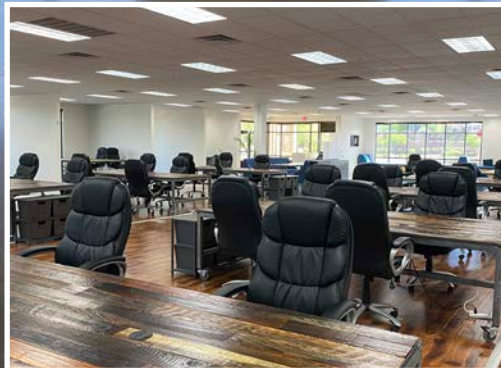
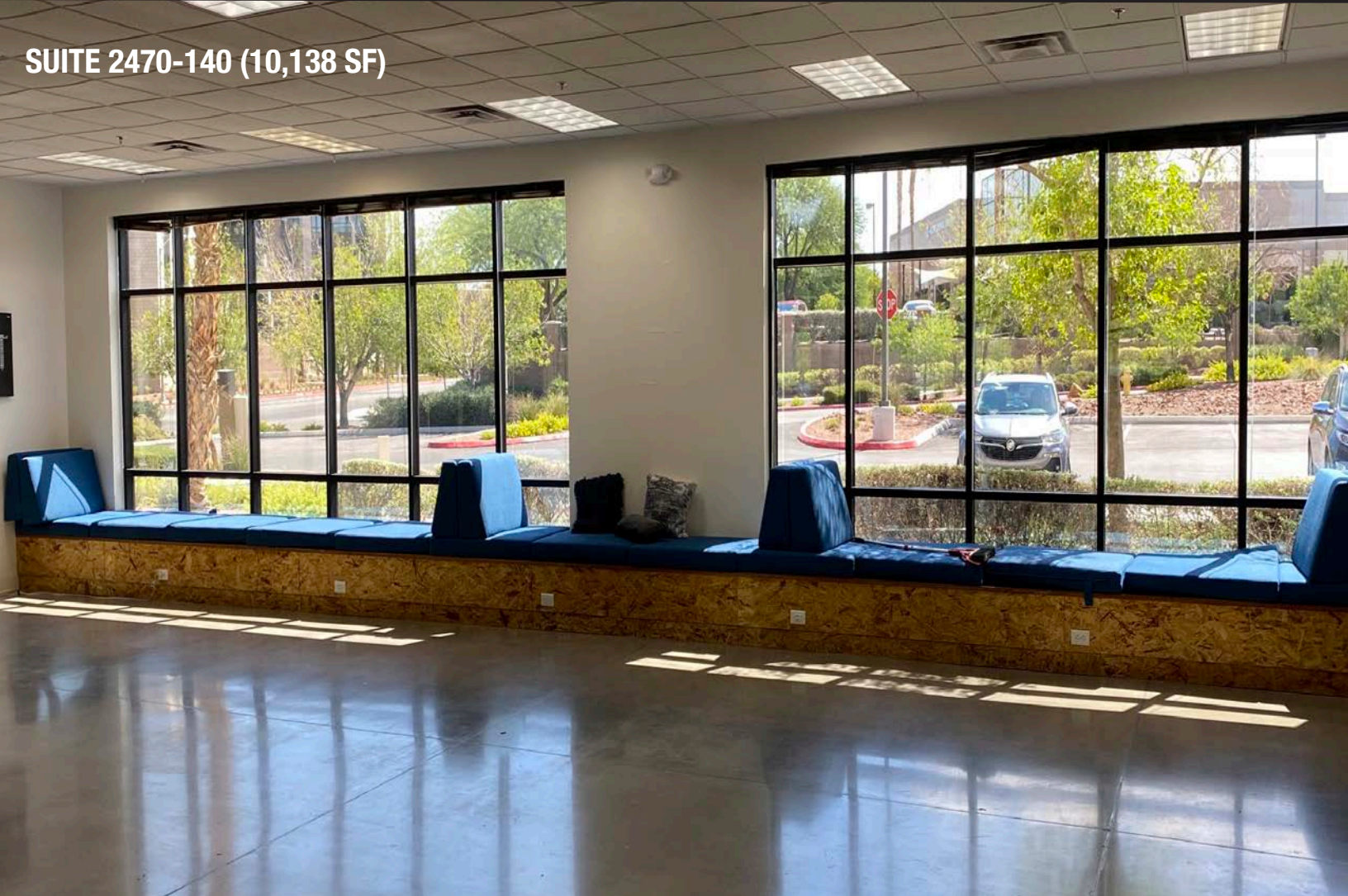
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SUITE 2470-140 (10,138 SF)



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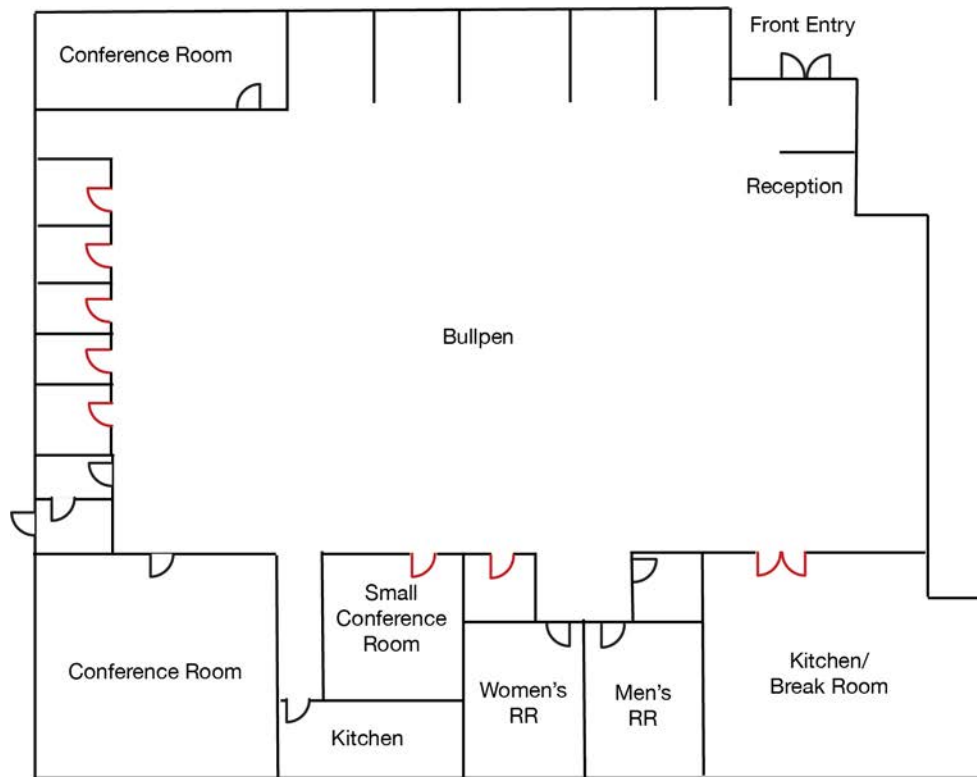
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FLOOR PLAN

2470-140 (10,138 SF)



Red doors indicate sliding doors

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

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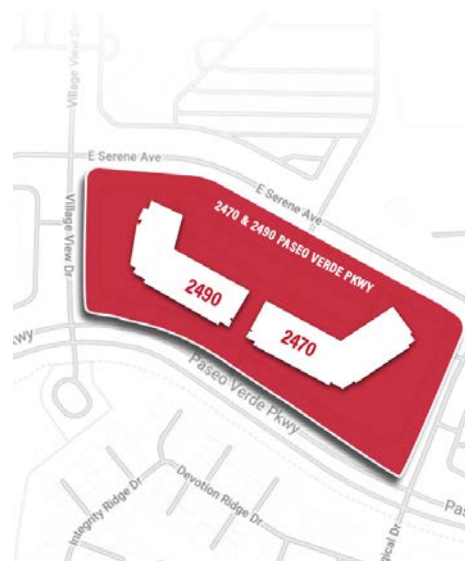
AVAILABLE FOR LEASE

Lease Rate: \$1.90/SF NN4

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