

• GREEN VALLEY CORPORATE CENTER NORTH •



2275, 2285 & 2370 CORPORATE CIRCLE
HENDERSON, NV 89074

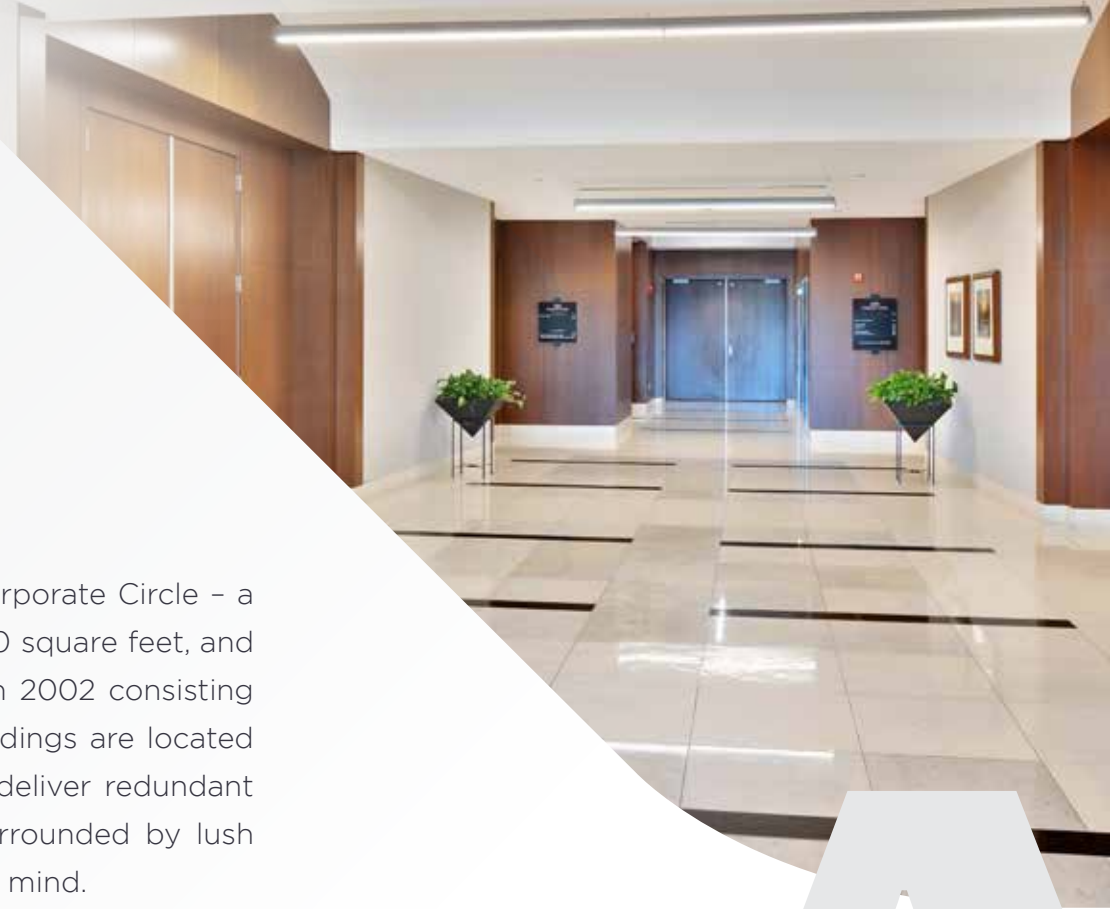


JMA | **CBRE**

2275 & 2285 CORPORATE CIRCLE

THE PROPERTY

Green Valley Corporate Center North encompasses 2275 Corporate Circle – a three-story building constructed in 2000 consisting of 66,810 square feet, and 2285 Corporate Circle – a two-story building constructed in 2002 consisting of 45,337 square feet. These Class A professional office buildings are located in Southern Nevada's first master-planned community and deliver redundant state-of-the-art fiber optic capabilities. Outdoor seating surrounded by lush mature landscaping provides a peaceful place to refresh your mind.



CLASS A
OFFICE
BUILDINGS

2275 & 2285 CORPORATE CIRCLE

PROPERTY HIGHLIGHTS



TWO CLASS A PROFESSIONAL OFFICE BUILDINGS

in a campus like environment totaling approximately 112,147 SF with the ability to provide the capacity and flexibility to accommodate current and future company needs



OFFICES WITH A VIEW

an office with a view overlooking the Las Vegas valley



THE CONVENIENCE OF NEARBY AMENITIES

such as shopping, restaurants, gyms, banks and gas stations



PARKING RATIO

of approximately 4.4:1000, Covered Reserved Spaces available



LEASING RATE

\$2.95/RSF/Month/FSG



IMMEDIATE ACCESS TO THE I-215 BELTWAY

via Green Valley Parkway and minutes away from the I-15 and I-515/US-95.



GREEN BUILDING INITIATIVES THROUGHOUT

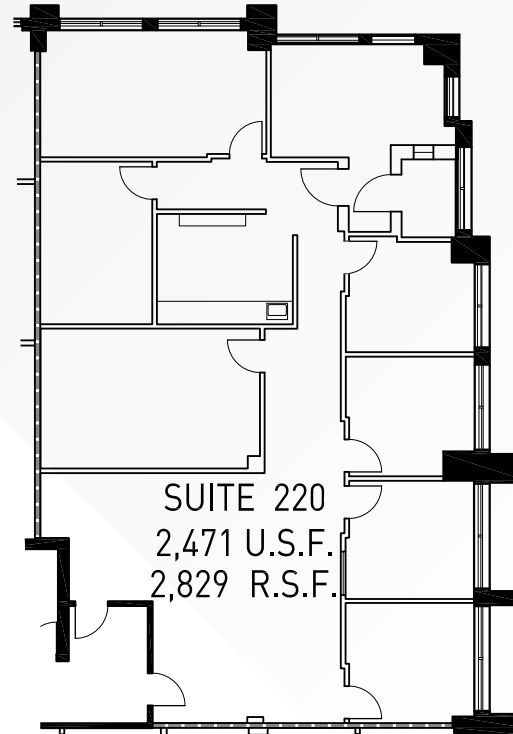
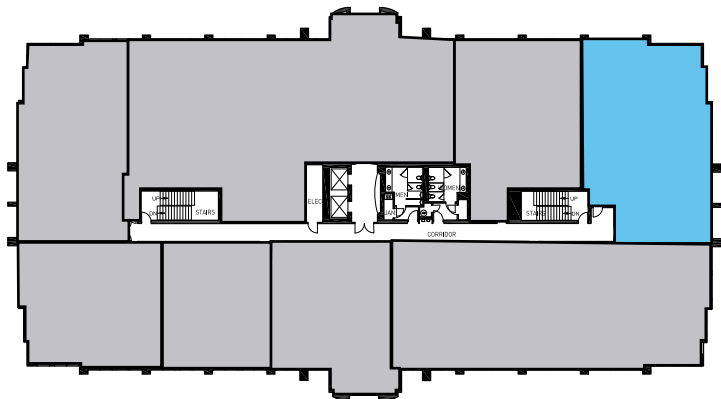
including high-efficiency air conditioning to reduce energy consumption, waste management, recycling programs and more.



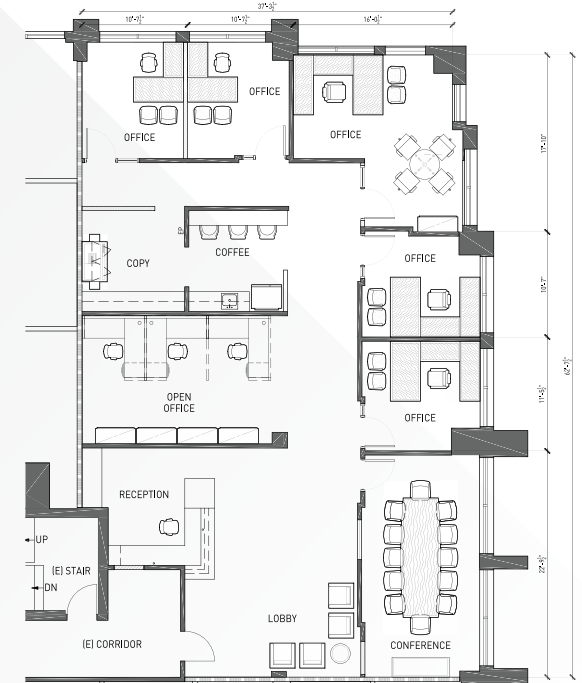
2275 CORPORATE CIRCLE

SUITE 220 FLOOR PLAN

- + 2,471 USF / 2,829 RSF
- + Reception Area
- + Conference Room
- + 6 Offices
- + Copy / Work Room
- + Break Room



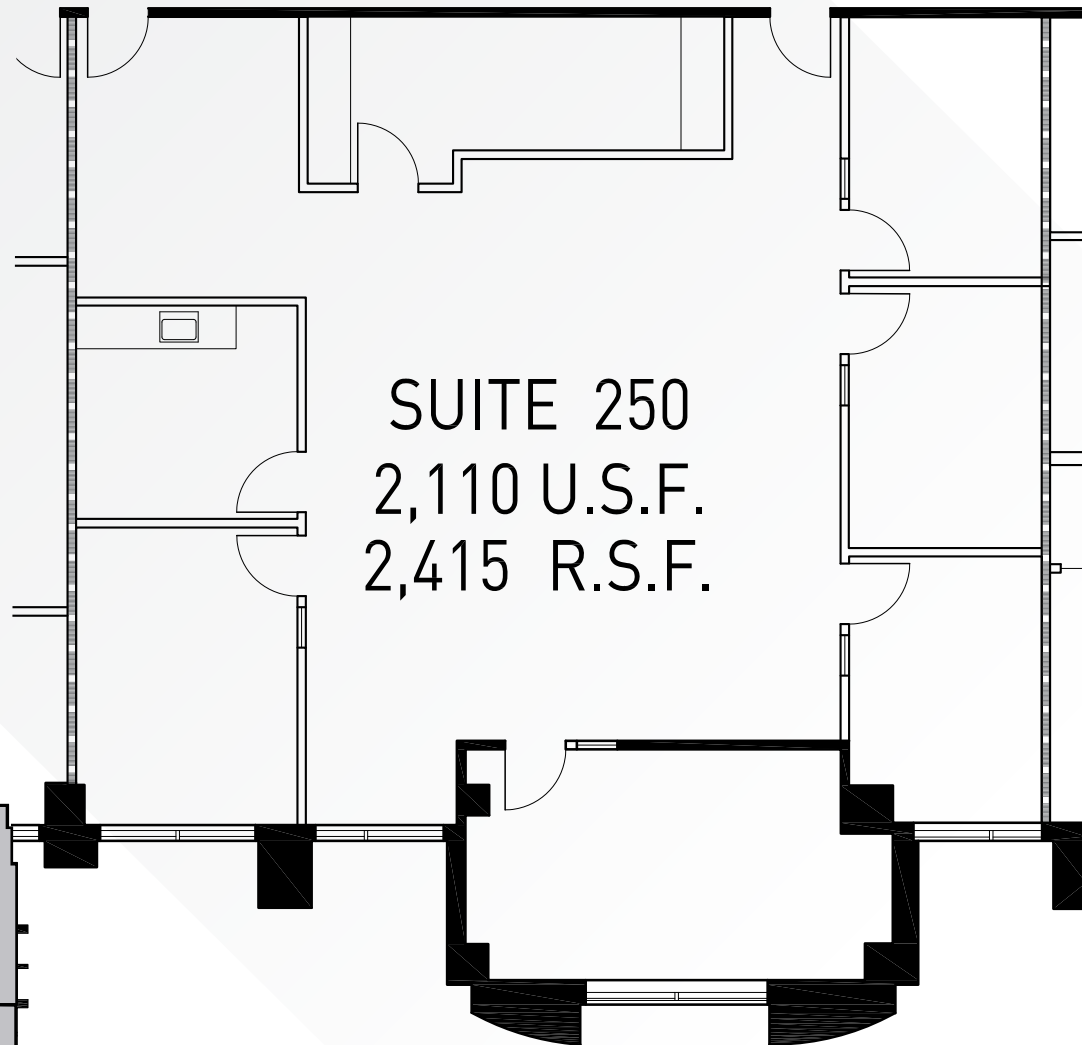
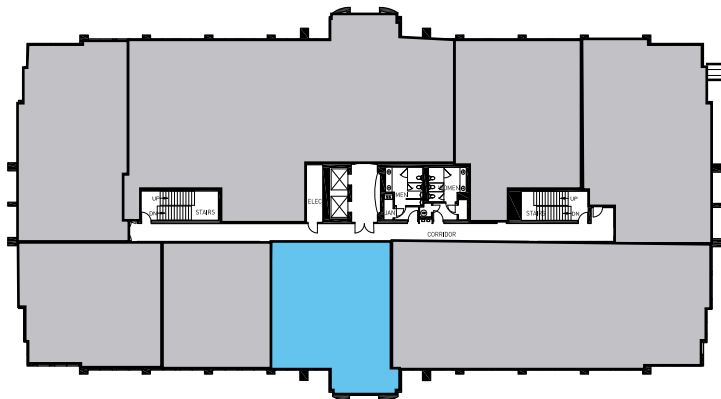
PROPOSED SPEC SUITE



2275 CORPORATE CIRCLE

SUITE 250 FLOOR PLAN

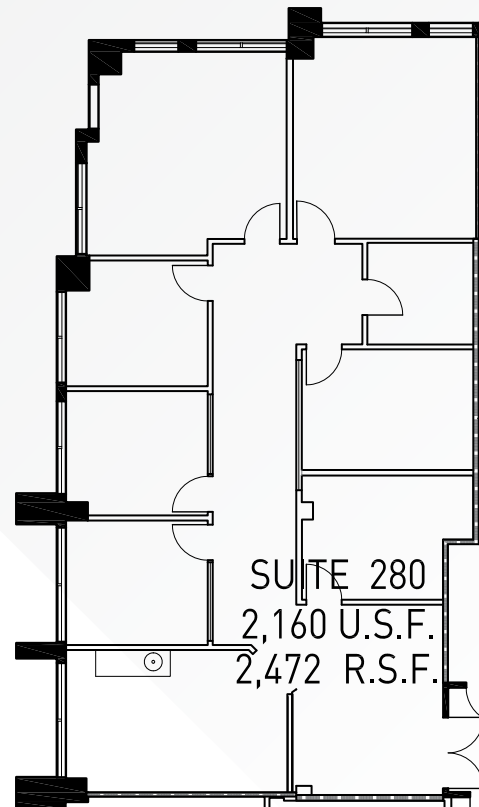
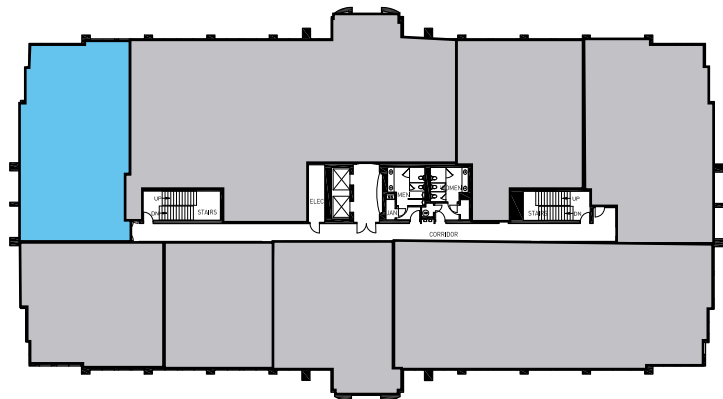
- + 2,110 USF / 2,415 RSF
- + Reception Area
- + Conference Room
- + 4 Offices
- + Copy Room
- + Break Room
- + Open Bullpen Area



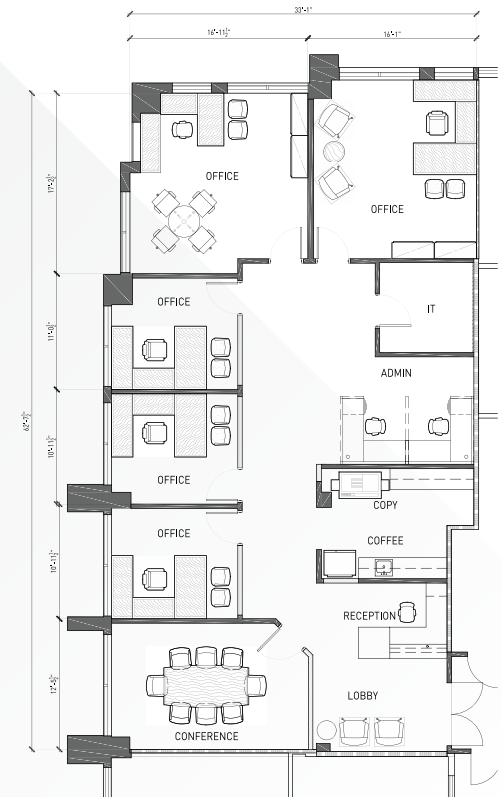
2275 CORPORATE CIRCLE

SUITE 280 FLOOR PLAN

- + 2,160 USF / 2,472 RSF
- + Reception Area
- + Conference Room
- + 4 Offices
- + 2 Executive Offices
- + Storage / IT Room
- + Break Room



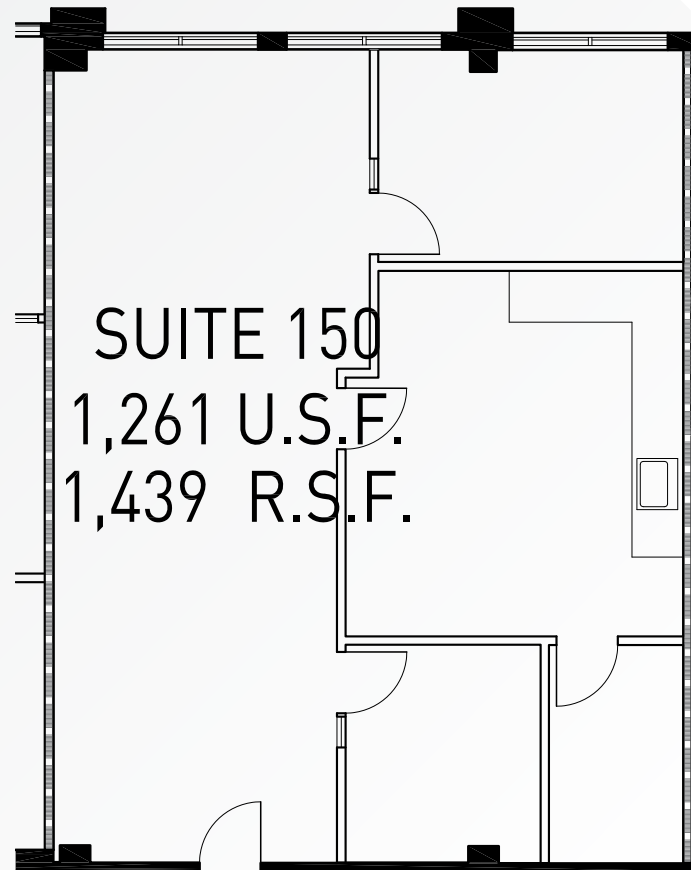
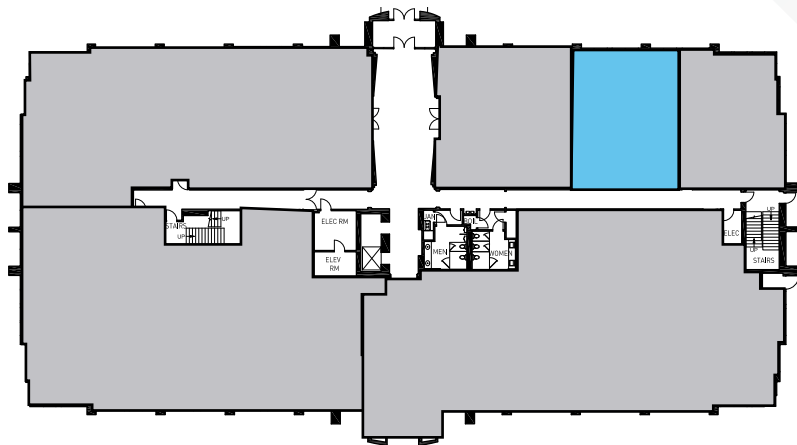
PROPOSED SPEC SUITE



2285 CORPORATE CIRCLE

SUITE 150 FLOOR PLAN

- + 1,261 USF / 1,439 RSF
- + Reception Area
- + 2 Offices
- + Storage / IT Room
- + Break Room
- + Small Open Area



2285 CORPORATE CIRCLE

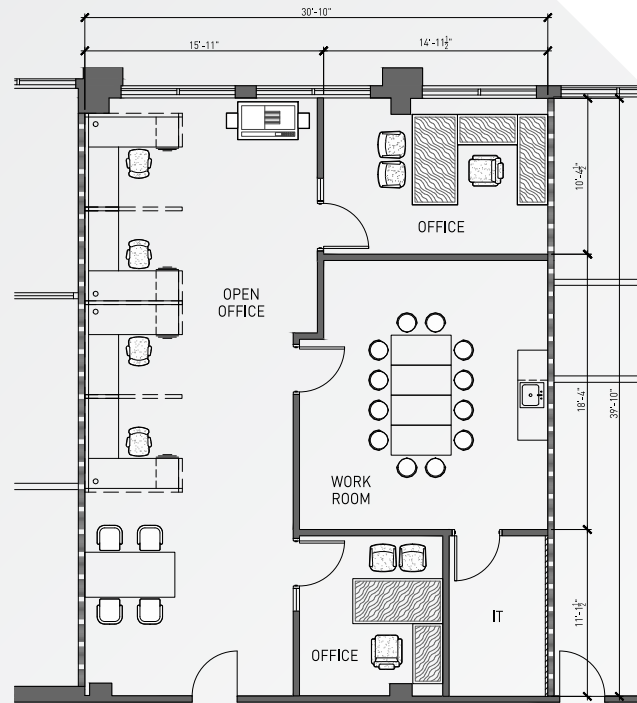
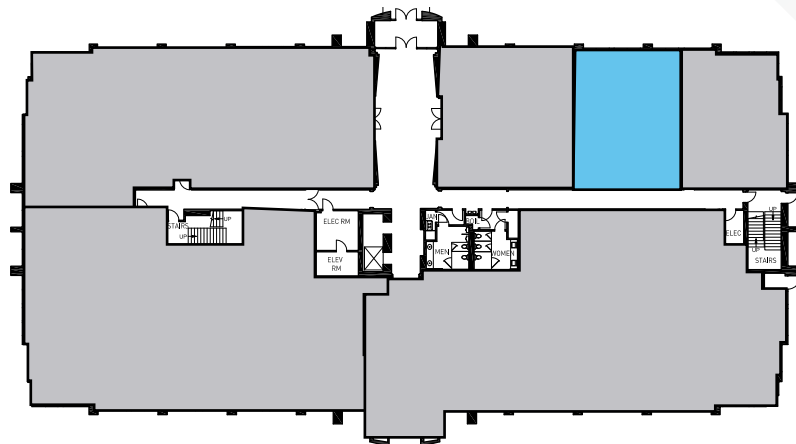
SUITE 150 FLOOR PLAN

OPTION 1:

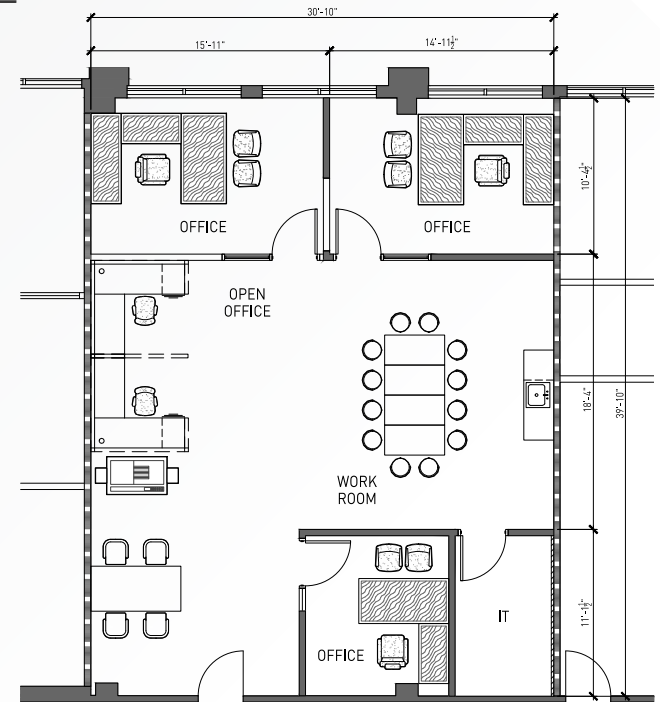
- + 1,261 USF / 1,439 RSF
- + Reception Area
- + 2 Offices
- + Storage / IT Room
- + Work Room
- + Open Office Area

OPTION 2:

- + 1,261 USF / 1,439 RSF
- + Reception Area
- + 3 Offices
- + Storage / IT Room
- + Work Room
- + Open Office Area



PROPOSED SPEC SUITE OPTION 1



PROPOSED SPEC SUITE OPTION 2



GREEN VALLEY AREA

Green Valley is an upscale master planned community located in the ever-growing city of Henderson Nevada. Shoppers, food connoisseurs, gamers, sports fans and work-out buddies all meet to enjoy the vast amenities and conveniences in Green Valley Henderson. This expanding area is home to The District and Galleria at Sunset shopping malls, countless sit down dining and quick dip in & out restaurants and coffee shops, Green Valley Ranch Casino and Hotel, Lifetime Fitness, the new Silver Knights professional hockey team and the Las Vegas Raiders Intermountain Healthcare Performance Center.

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FOR MORE
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