

# FOR LEASE: Galleria Corporate Center

375 Stephanie #16, Henderson, NV 89014



BRIEF SUMMARY REPORT | Listing ID: #160497

Prepared By: Soozie Jones Walker | Created On: February 22, 2012

**\$0.00** **2 spaces available**

Co-op Commission	3.00
Land SF/\$ Per	21780/\$0.00
Acres/\$ Per	1.00/\$0.00
Property Use	
Zoning	CC
Parcel Number	178-09-520-003
T, R, S	22S, 62E, 09
Land Size	0.50 acres
Bld SF/\$ Per	5,740 / \$0.00
No. of Buildings	1
No. of Units	0
No. of Stories	1
Cap Rate	0.00
Multiplier	0.00
Vacancy	0.00



### Area Description

Fabulous location just moments from the Galleria Mall, Sunset Station, the I-95 and I-215 Freeways and all of Green Valley/Anthem communities. Restaurants on the property and surrounding area.

### Property Features

- Corner Location
- Excellent Visibility
- Building Signage
- Windows Surround
- Minutes to Both Freeways
- Immediate Occupancy
- New Free Standing Building

### PROPERTY CONTACT:

**Soozie Jones Walker**  
Commercial Executives  
7219 W. Sahara Ave., Suite 100  
Las Vegas, NV 89117  
702-316-4500



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DETAILED SUMMARY REPORT | Listing ID: #160497

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**Financial Overview**

List Price	\$0
Per Month	\$0.75 sf/m
Per Year	\$9.00 sf/y
Co-op Commission	3.00%
Commission Comments	-
Down Payment	0
Cap Rate	0.00%
Cash on Cash	--
Multiplier	0.00
Financial Terms	-
Consider Exchange	No

**Cash Flow**

Cash Flow Type	-
Year	-
Scheduled Gross	\$0
Vacancy	0
Reimbursement	\$0
Effective Gross	\$0
Operating Expenses	\$0
Operating Income	\$0
Debt Service	\$0
Capital Costs	\$0
Cash Flow (pre-tax)	\$0

**Debt Information**

Debt Type	-
Debt Service	\$0
Principal	\$0
Interest Rate	0.0
Amortization	0
Due	-
Loan Description	-

**General Property Information**

Property Use	
Land SF	21,780.00 sf
Land Acres	0.50 acres
Building SF	5,740 sf
Bld SF/\$ Per	5,740 / \$0.00
No. of Buildings	1
No. of Units	0
No. of Stories	1
Free Standing	N/A
Year Built	2006
Built Yet	Yes
Building Class	B
Zoning	CC
Parcel Number	178-09-520-003
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	Yes
Water	Yes
Electric	Yes

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