



**1070 WIGWAM  
PARKWAY  
SUITES 110 & 120 & 130**

**+1,210 to +1,470  
SF HENDERSON  
OFFICE SPACES**



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The Barashy Group presents  
two office suites for lease at  
1070 Wigwam Pkwy  
in Henderson, NV



# EXECUTIVE SUMMARY OVERVIEW

## LEASE OVERVIEWS

Introducing three lease opportunities at 1070 Wigwam Pkwy in Henderson, NV: **Ste 110, 120, and 130. Suite 110** is a **±1,210 SF commercial professional office space**, ideal for smaller professional or behavioral science firms, such as a law office, accounting firm, psychiatry, chiropractic services, and more. With three offices, a kitchen, reception area, and private restroom, the open layout with private offices lining the walls provides an efficient and flexible layout.

**Suite 130** is a **±1,348 SF commercial professional or medical office** space, ideal for medical or counseling services. With five offices, a kitchen, reception area, and lobby, it offers a well-suited layout for small to medium-sized tenants. The property is conveniently located with easy access to major highways (I-215, I-11, I-515) and has dedicated parking. On both spaces, Landlord is seeking a 3-5 year term and is offering a modified-gross lease at **\$1.65/SF/Mo** with **no CAMs**. Both spaces are **currently available** for lease.

## HIGHLIGHTS

- **Prime Location:** Henderson, NV (89074). The space benefits from a central and easily accessible location, serving one of the most affluent communities in the state.
- **Flexible Lease Terms:** With a desired term of 3-5 years and most operating expenses covered, tenants can enjoy the convenience and peace of mind of just focusing on growing the business without the variability and headaches of managing too many costs.
- **Excellent Accessibility:** With its proximity to major highways including I-215, I-11, and I-515, this property offers convenient and quick access, ensuring ease of transportation for clients and employees.



# EXECUTIVE SUMMARY DETAILS

## Net Rentable Areas:

Suite 110: ±1,210 SF

Suite 130: ±1,348 SF

## Total Annual Rent:

Suite 110: \$23,958

Suite 130: \$26,690

## Monthly Rate:

\$1.65/SF/Mo (MG)

## Desired Lease Term:

3-5 Years

**CAMs:** None (*Rare!*)

## Year Built:

2006

## Tenant Responsibilities:

- Power
- Internet
- Office-related Janitorial Services

## Suite 110: ±1,210 SF

- Three (3) Private Offices
- One (1) Reception/Lobby
- One (1) Restroom
- One (1) Break Room with Kitchenette
- One (1) Common Lobby

## Suite 130: ±1,348 SF

- Five (5) Private Offices
- One (1) Reception/Office
- One (1) Restroom
- One (1) Break Room with Kitchenette
- One (1) Reception Area
- One (1) Common Lobby

**Dedicated Parking:** Yes

**Dedicated Parking:** Yes



# SPECIFICATIONS

<b>Zoning</b>	Community Commercial (CC)
<b>Jurisdiction</b>	Henderson
<b>Water</b>	Department of Utility Services
<b>Electric</b>	NV Energy
<b>Gas</b>	Southwest Gas Corporation
<b>Sanitary Sewer</b>	City of Henderson Water Reclamation District
<b>Flooring</b>	Tile
<b>Windows</b>	Standard windows
<b>Roof Type/Cover</b>	Flat
<b>HVAC</b>	Central heating/cooling
<b>Exterior Walls</b>	Stucco
<b>Lighting</b>	LED
<b>Parking</b>	4.17/1,000 or 24 parking spots
<b>Stories</b>	One (1)

## **ADDRESS:**

1070 Wigwam Parkway  
Henderson, NV 89074

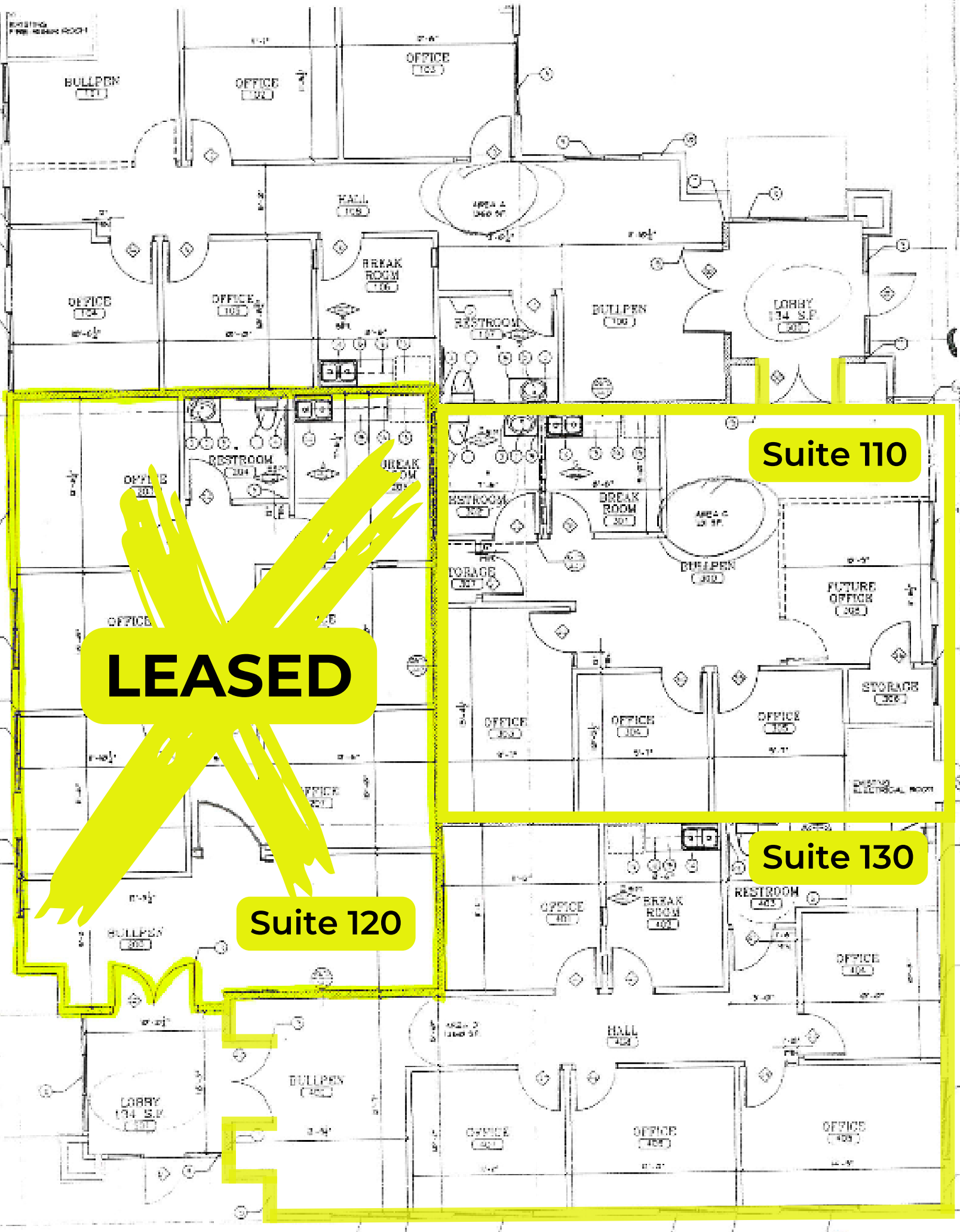
## **PARCEL:**

178-15-710-038





# FLOOR PLANS



Suite 110

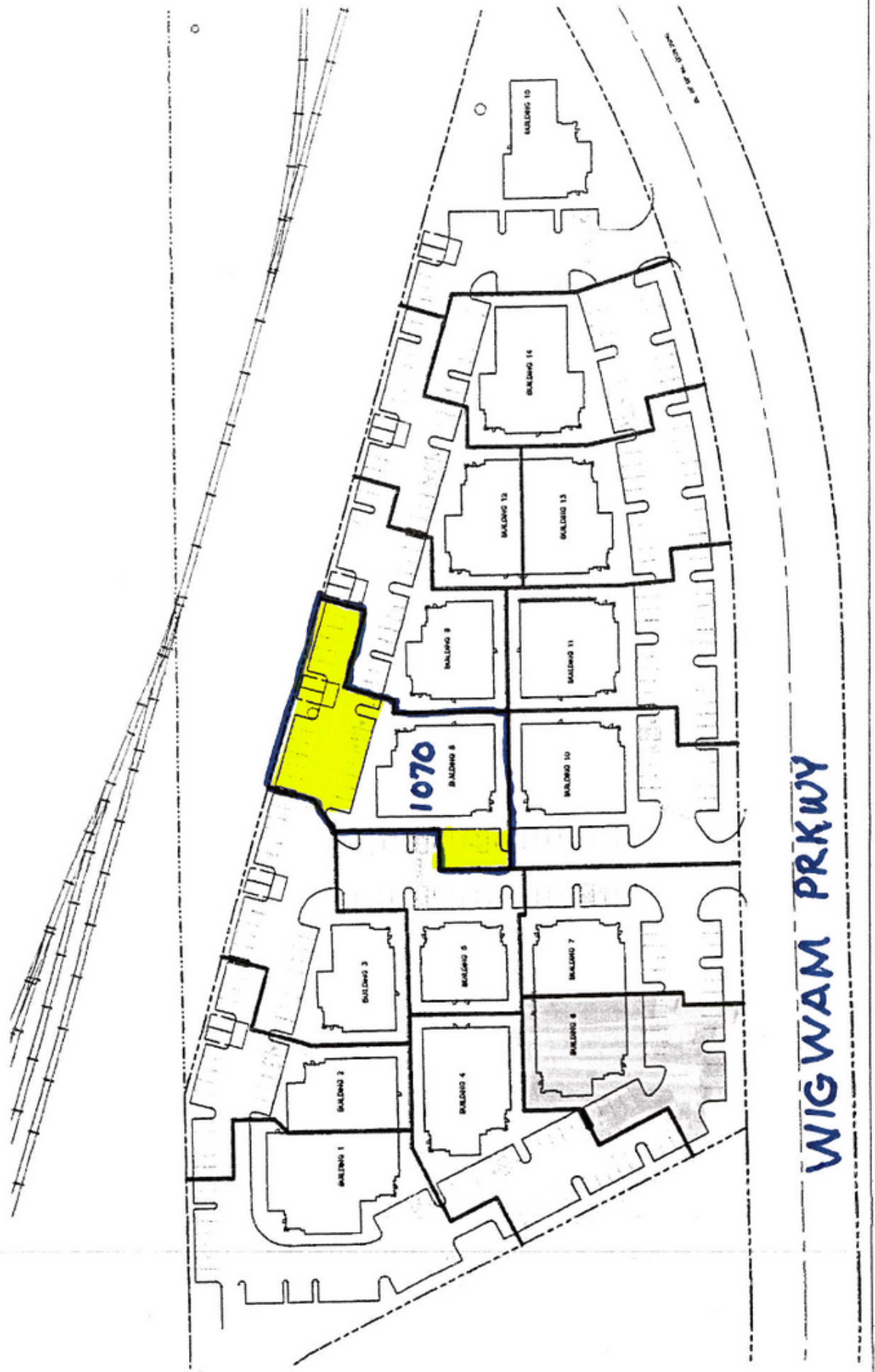
**LEASED**

Suite 120

Suite 130



# PARKING & SITE PLAN



WIGWAM PRKWY

1070 wigwam  
Parking layout



**PROPERTY  
PHOTOS**





Suite 110: ±1,210 SF





Suite 120: ±1,470 SF





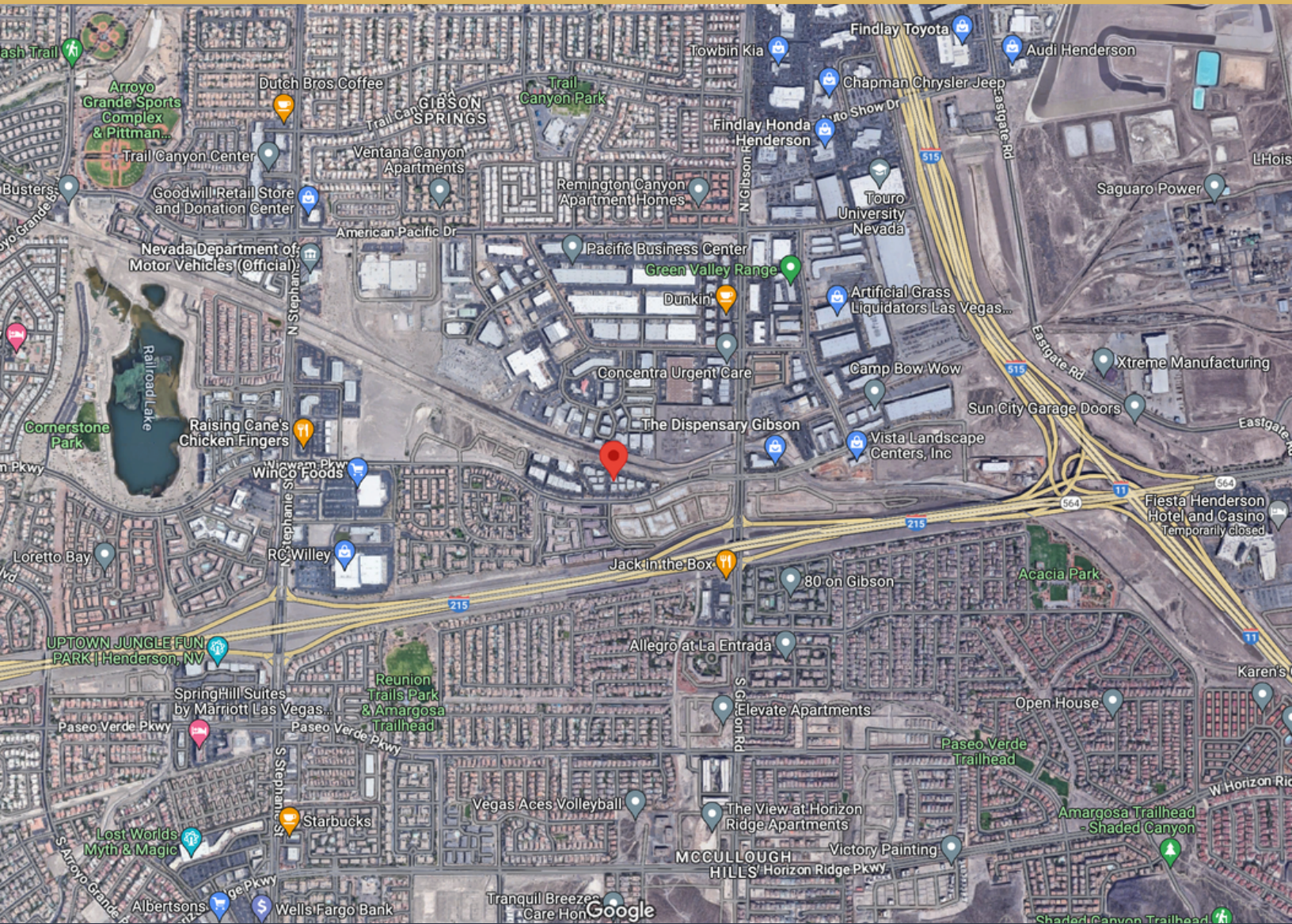
Suite 130: ±1,348 SF

IMAGES  
COMING  
SOON

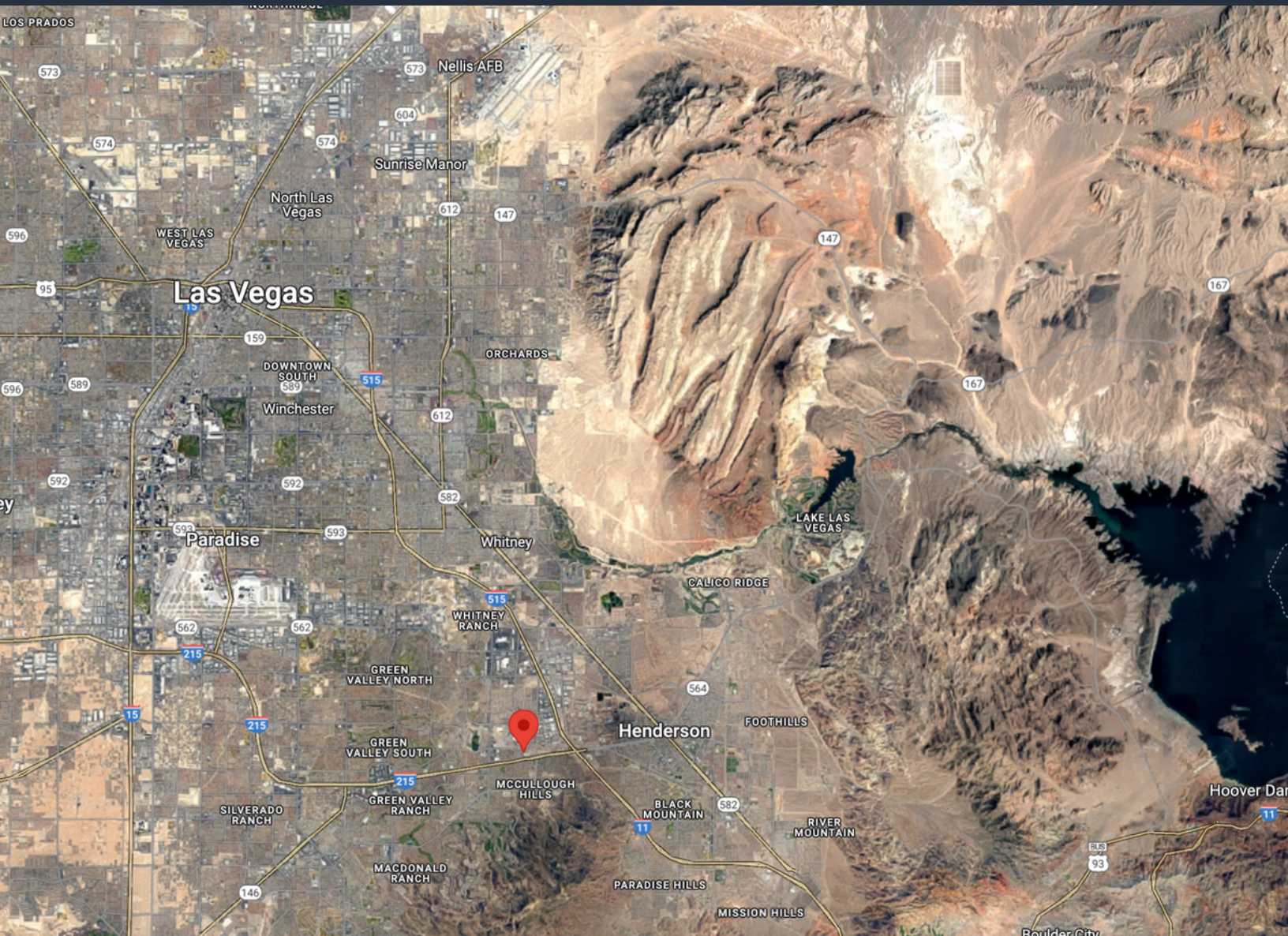




# LOCAL MAP



# REGIONAL MAP







# BARASHY GROUP

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