

2220-2275

VILLAGE WALK DRIVE
HENDERSON | NEVADA 89052

100-190

SOUTH GREEN VALLEY PARKWAY
HENDERSON | NEVADA 89012

The District at Green Valley Ranch



OFFICE SPACE FOR LEASE

CBRE

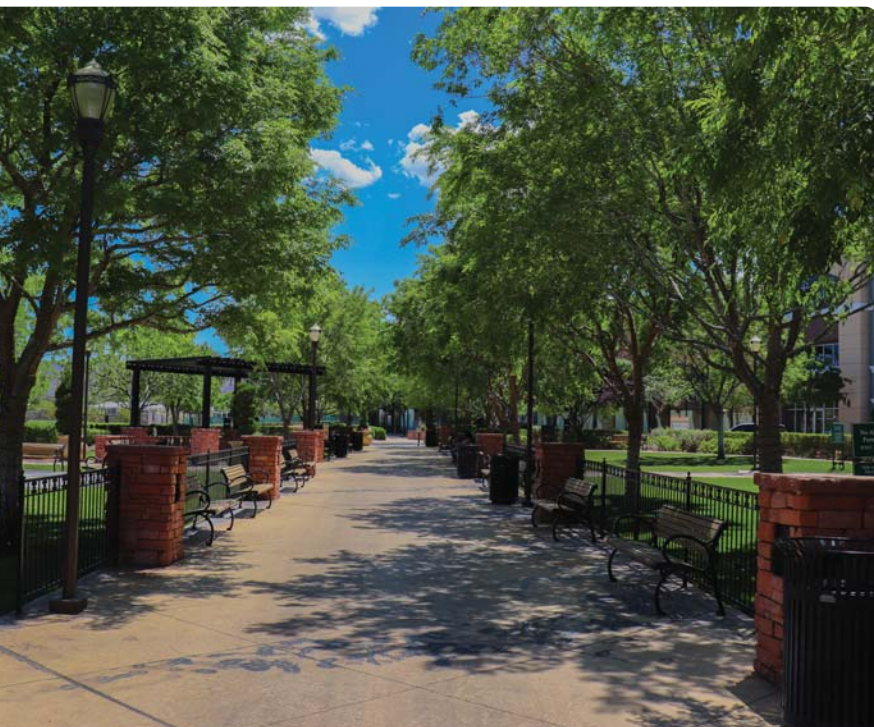
PROPERTY OVERVIEW

The District at Green Valley Ranch provides a vibrant and diverse mix of shopping, dining, entertainment, residences and office space- all in an urban environment with a pedestrian friendly main street plaza and a beautiful central park. The project is located on South Green Valley Parkway and Interstate 215. The mixed use project has direct access to the I-215 which provides a short commute to the Harry Reid International Airport and the entire Las Vegas Valley.

- Lease rate of \$3.25-\$3.40/sf/month
- Parking Ratio 4.5:1000
- Located within minutes from Harry Reid International Airport and the Las Vegas Strip

The District at Green Valley Ranch





AMENITIES

The District at Green Valley Ranch has numerous amenities on-site and nearby for all office needs such as Lucille's BBQ, Shake Shack, King's Fish House, P.F. Chang's, William Sonoma, Skinny Fats, Sephora, Lululemon, Whole Foods, The Cheesecake Factory, Panera Bread, Pottery Barn, Sola Salon Studios and Green Valley Ranch Hotel and Casino.

PHASE II - BUILDING 170 SUITE 260

1,053 RSF / 908 USF

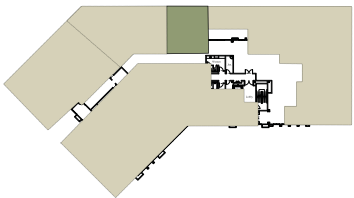
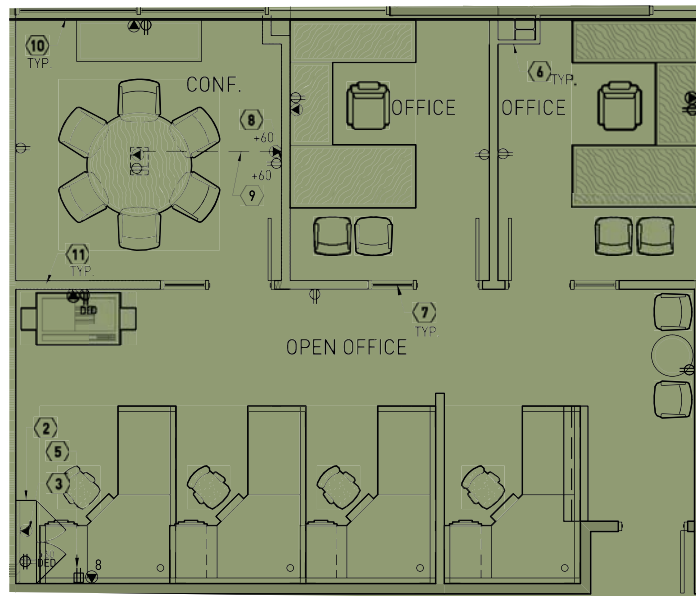
PHASE II - BUILDING 170 SUITE 270

1,463 RSF / 1,262 USF

AVAILABILITY

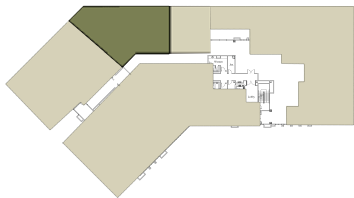
FLOOR PLAN

170 S. Green Valley Parkway - Phase II: Suite 260



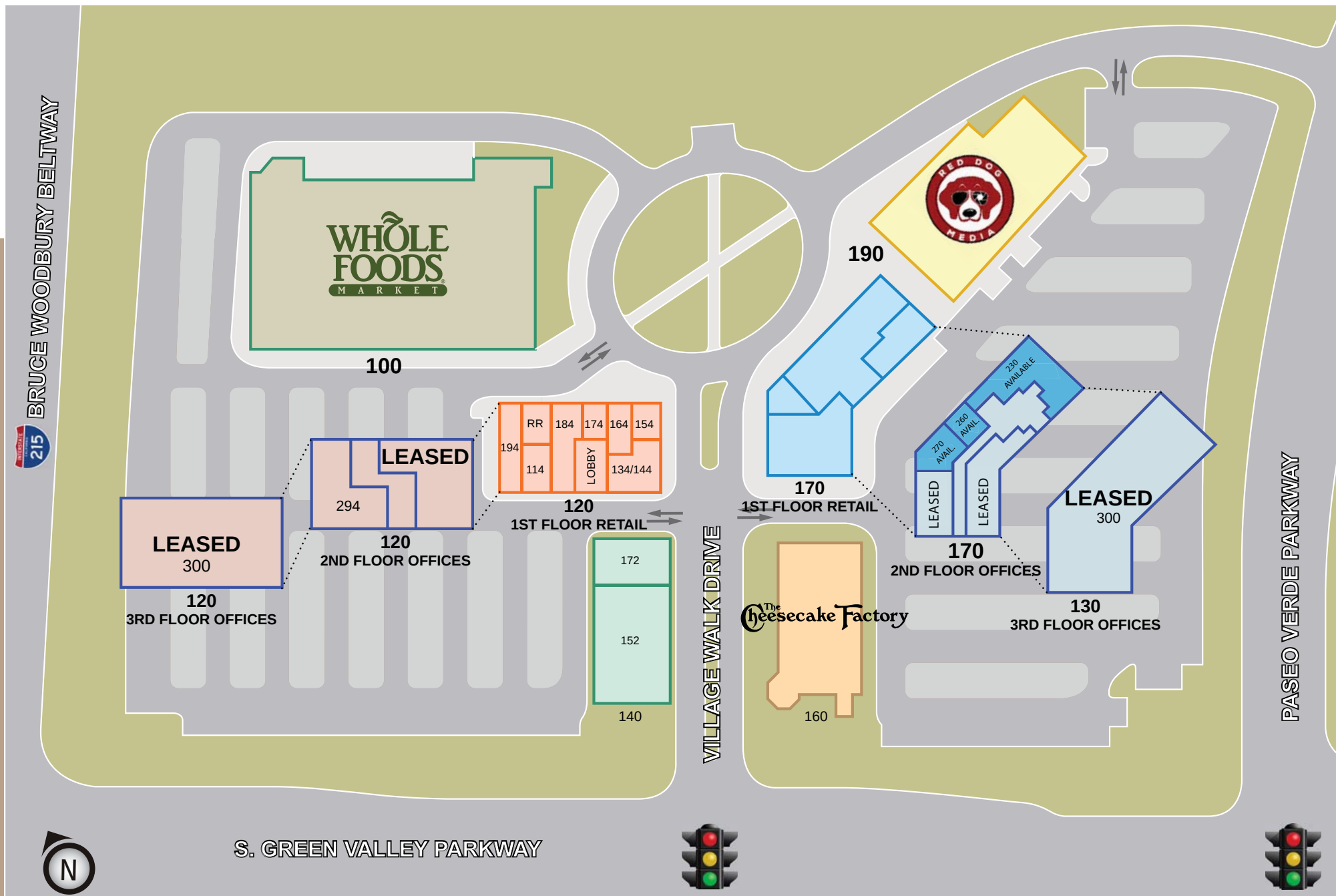
- ±1,053 RSF / ±908 USF
- Waiting area
- 2 private offices
- 1 Conference room
- Open bullpen area
- Work/break room

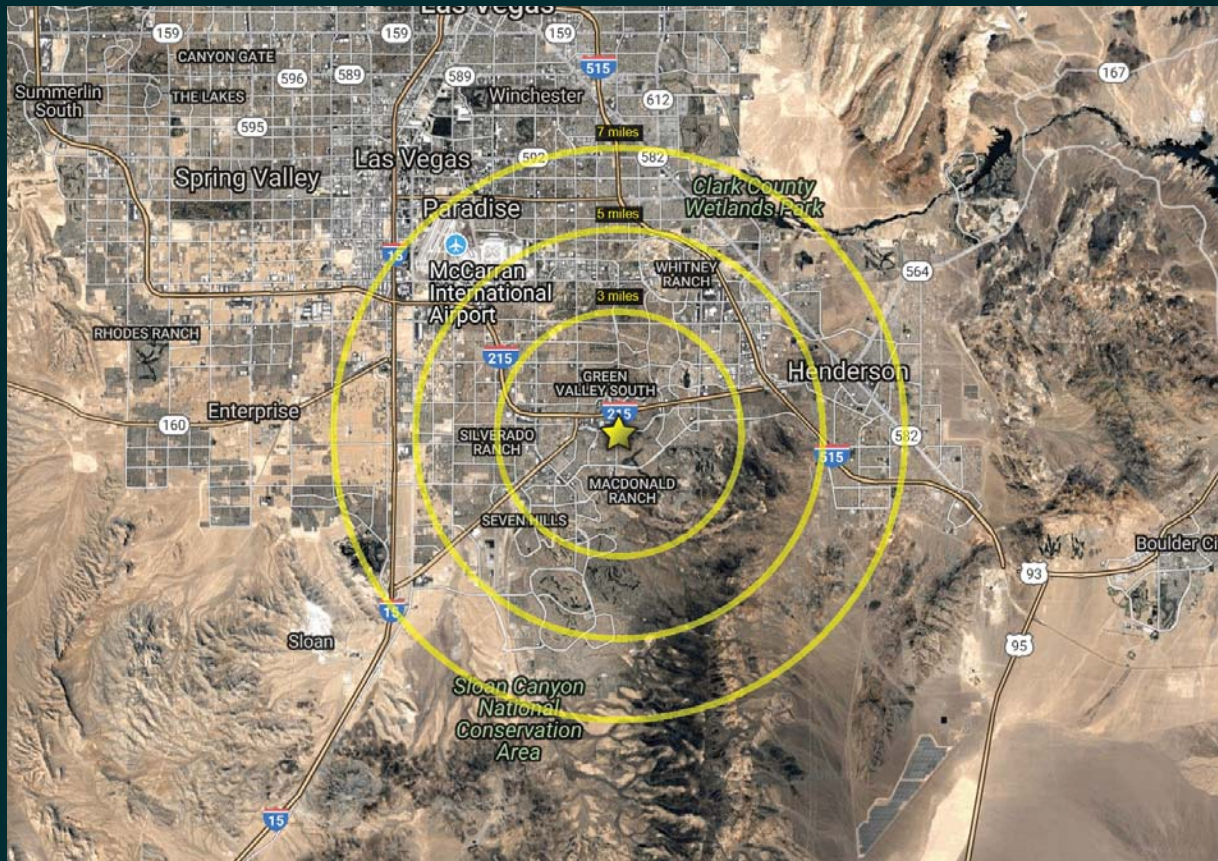
170 S. Green Valley Parkway - Phase II: Suite 270



- ±1,463 RSF / ±1,262 USF
- Waiting area
- 2 private offices
- 1 Conference room
- Open bullpen area
- Work/break room







OFFICE SPACE FOR LEASE

2220-2275

VILLAGE WALK DR.

100-190

S. GREEN VALLEY PKWY.

BRAD PETERSON

Senior Vice President

+1 702 369 4809

brad.peterson@cbre.com

Lic. S.0015152

JUSTIN WITT

Vice President

+1 702 369 4837

justin.witt@cbre.com

Lic. S.017760

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE