Class A Office | **For Lease**

STEPHANIE

Beltway Center

Colliers

Henderson, Nevada

Broadhead + Lemmon Office Team

Premium exposure & accessibility

Stephanie Beltway Center is a four-building, ±131,200 SF office project located in the Henderson submarket. Convenient, well-located master planned business park with Stephanie Street frontage, just off the I-215 Beltway, and close to Harry Reid International Airport.

LEASE RATE
$1.95 PSF, NNN
$2.05 PSF, NNN - Bldg. 150 - Spec Suites

AVAILABLE SF
±1,800 SF – Full Buildings

AMENITIES
Numerous walkable retail, dining, and service

PARKING
5:1,000 Ratio

140 BUILDING

Now Fully Leased!
Highly Functional Flex Building
Large Parking Lot

150 BUILDING

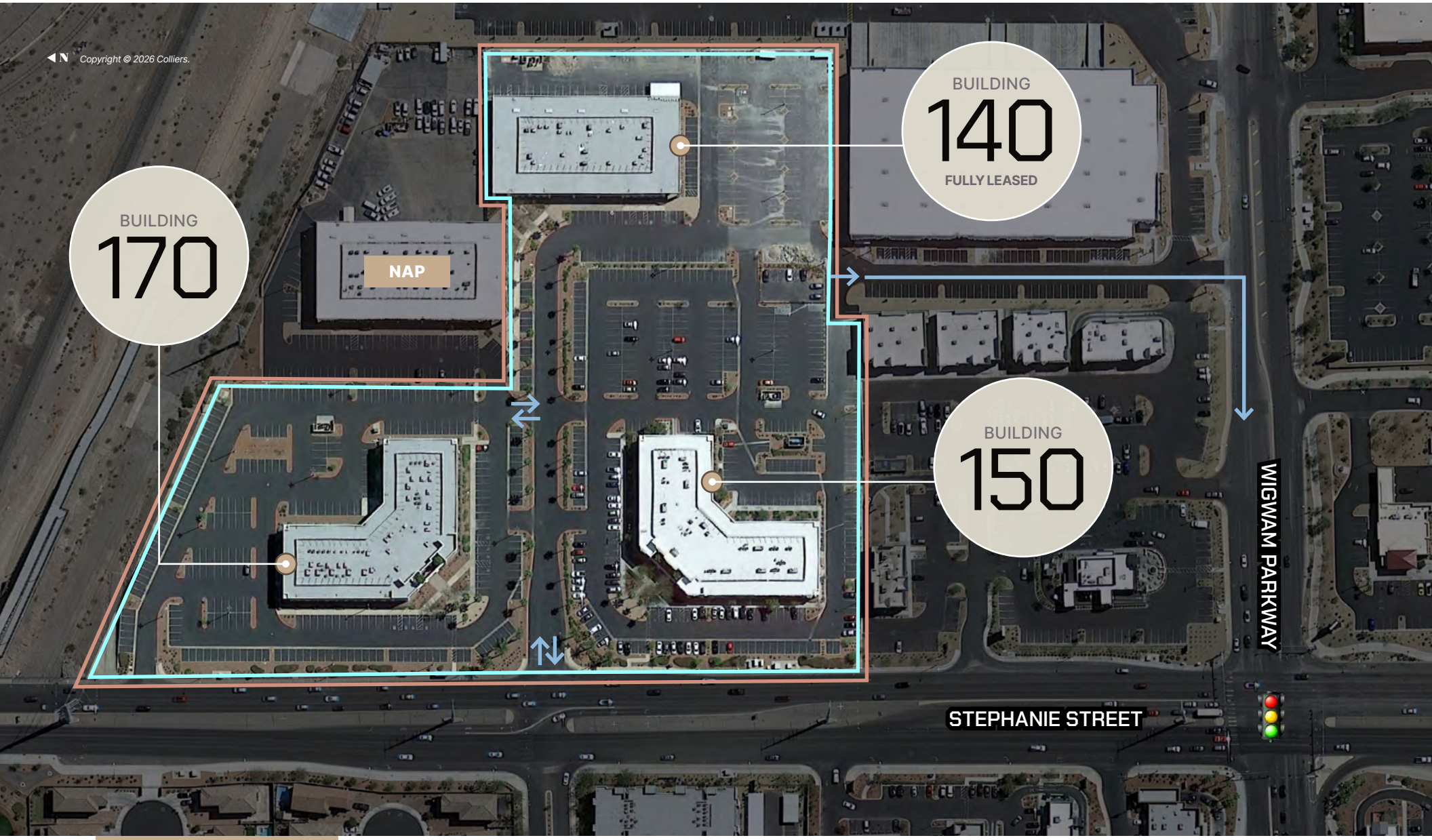
±1,824 RSF – ±34,157 RSF
Spec Suites Coming Soon!
2-Story Multi-Tenant Building
Ample Frontage & Signage

170 BUILDING

±1,800 RSF – ±50,948 RSF
2-Story Multi-Tenant Building
Ample Frontage & Signage

STEPHANIE
Beltway Center

Highly Visible Business Park with Excellent Access



Henderson, Nevada

Henderson, Nevada

±1,824 RSF – ±34,157 RSF Available

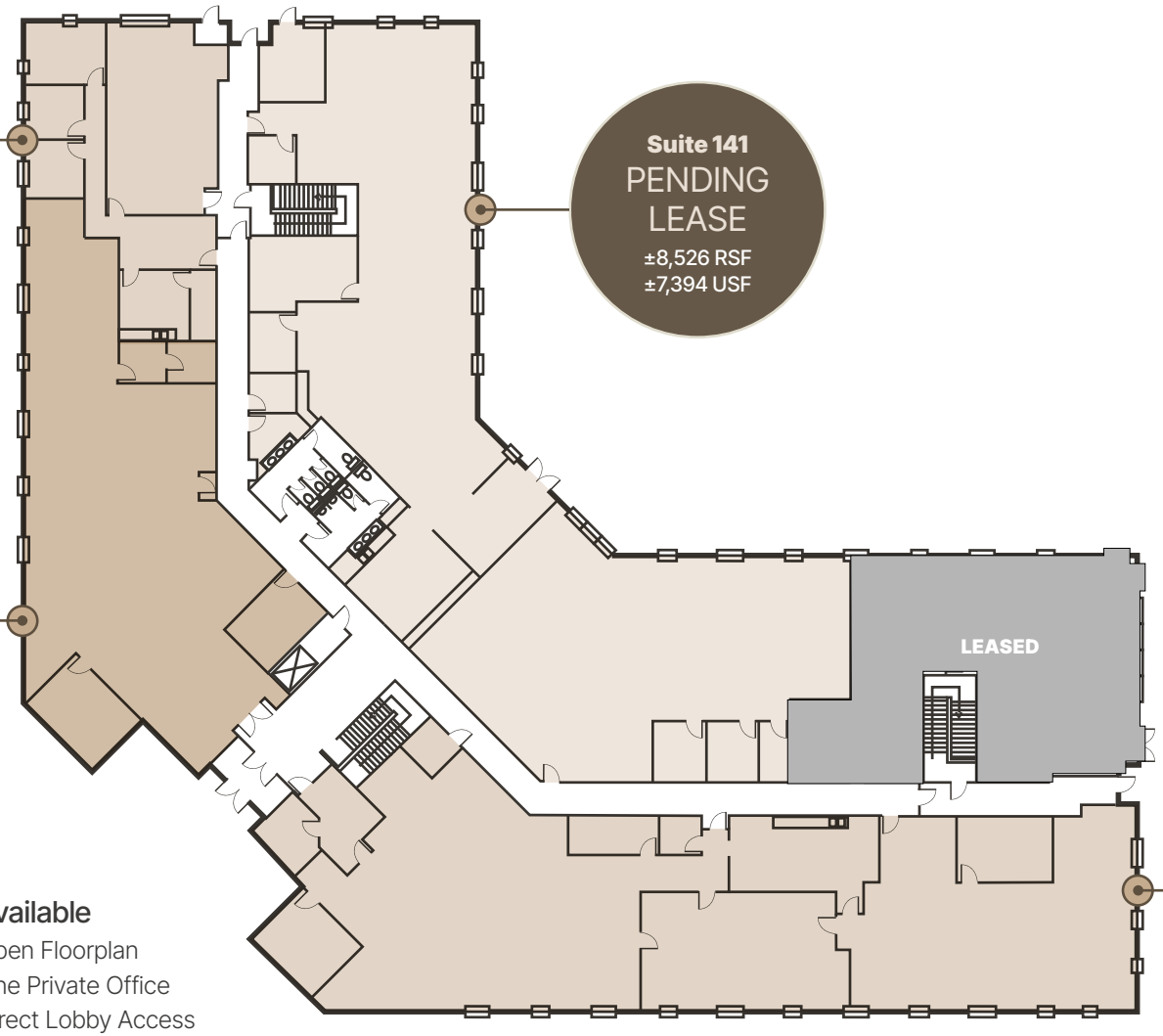
BUILDING 150

Stephanie Street | Henderson, NV

STEPHANIE
Beltway Center

1ST FLOOR

AS-IS PLAN



Suite 100
±2,211 RSF
±1,918 USF
(Available 11/1/2026)

Suite 141
PENDING LEASE
±8,526 RSF
±7,394 USF

Suite 120
±4,480 RSF
±3,885 USF

Available
Open Floorplan
One Private Office
Direct Lobby Access

Available
Open Floorplan
Full Buildout w/ Private Offices

Suite 130
±7,855 RSF
±6,813 USF

SPEC SUITES COMING SOON!

Ranging from:
±1,824 SF – ±3,190 SF

See next page for details

BUILDING 150

Stephanie Street | Henderson, NV

STEPHANIE
Beltway Center

1ST FLOOR

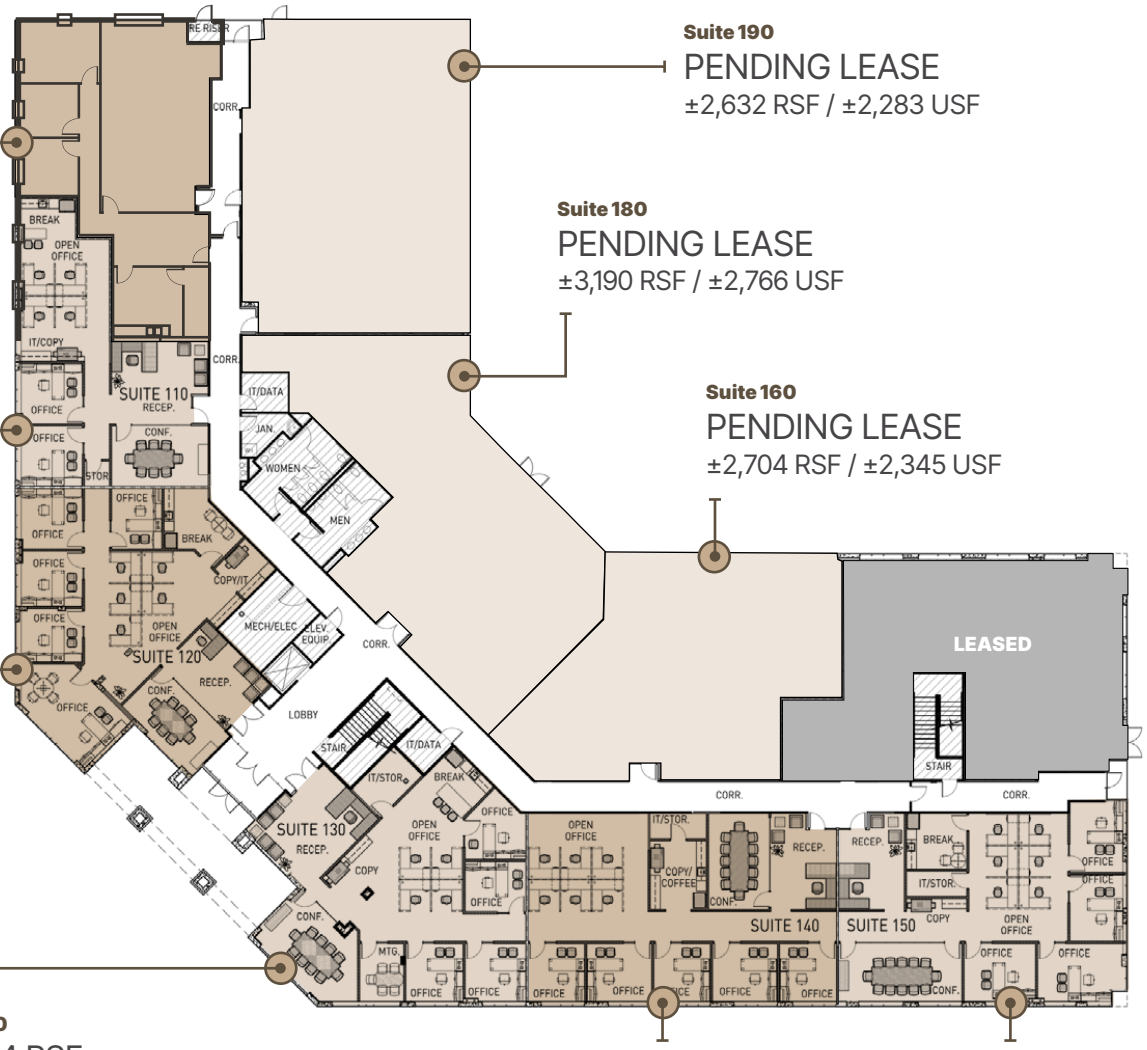
SPEC SUITES

Suite 100
±2,211 RSF
±1,918 USF
(Available 11/1/2026)

Suite 110
±1,824 RSF
±1,582 USF

Suite 120
±2,656 RSF
±2,303 USF

Suite 130
±2,624 RSF
±2,276 USF



Suite 190
PENDING LEASE
±2,632 RSF / ±2,283 USF

Suite 180
PENDING LEASE
±3,190 RSF / ±2,766 USF

Suite 160
PENDING LEASE
±2,704 RSF / ±2,345 USF

Suite 140
±2,705 RSF
±2,346 USF

Suite 150
±2,526 RSF
±2,191 USF

LEASE RATE
$2.05 PSF, NNN

SPEC SUITES COMING SOON!

Ranging from:
±1,824 SF – ±3,190 SF

For illustration purposes only. Subject to change.

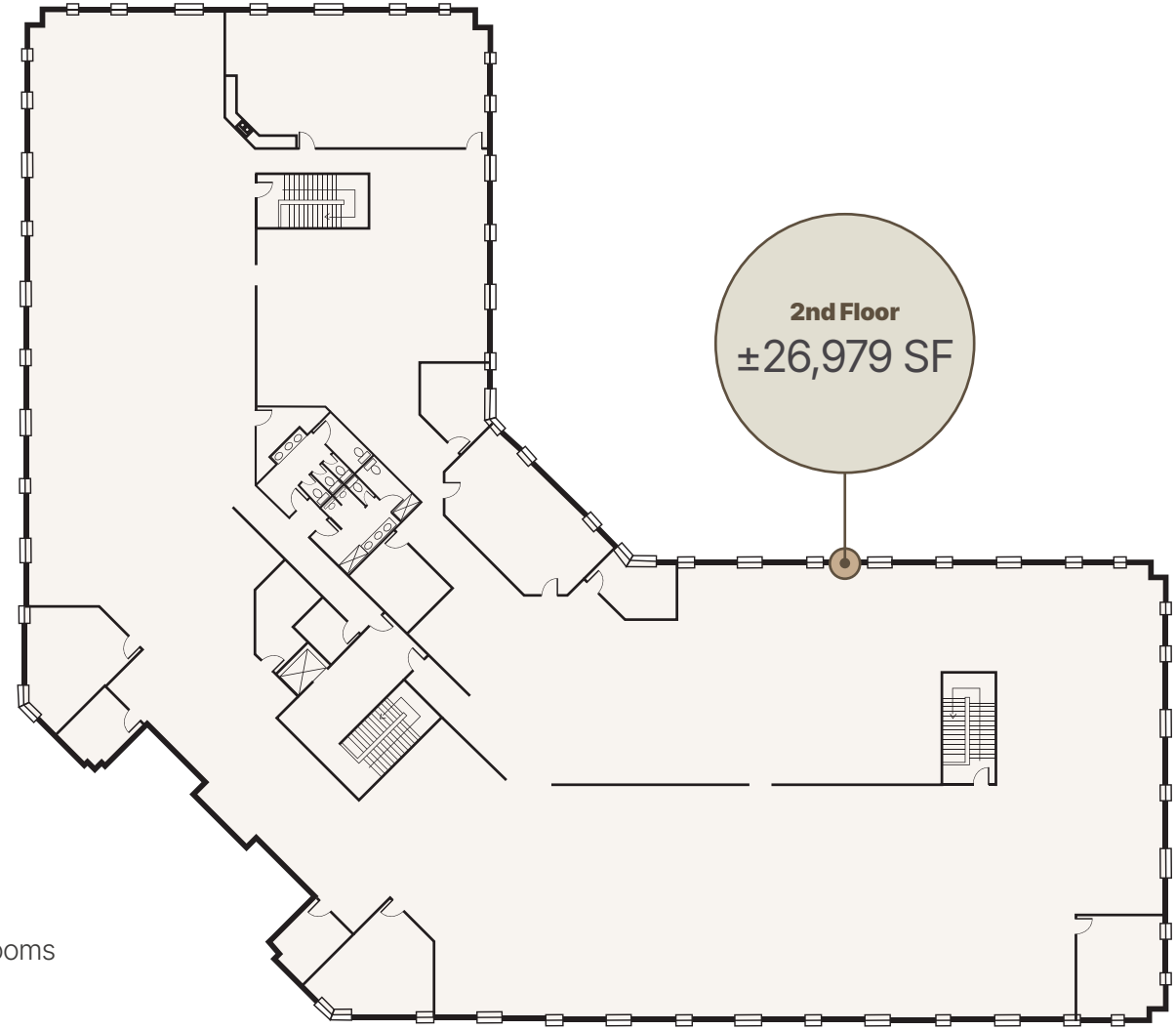
BUILDING 150

Stephanie Street | Henderson, NV

STEPHANIE
Beltway Center

2ND FLOOR

Divisibility Options Available
Contact Broker



LEASE RATE
$1.95 PSF, NNN

Available

Open Floorplan
Conference & Meeting Rooms
Large Breakroom
Divisible

For illustration purposes only. Subject to change.

STEPHANIE
Beltway Center

BUILDING 150

LOBBY

Henderson, Nevada

Henderson, Nevada

±1,800 RSF – ±50,948 RSF Available

BUILDING 170

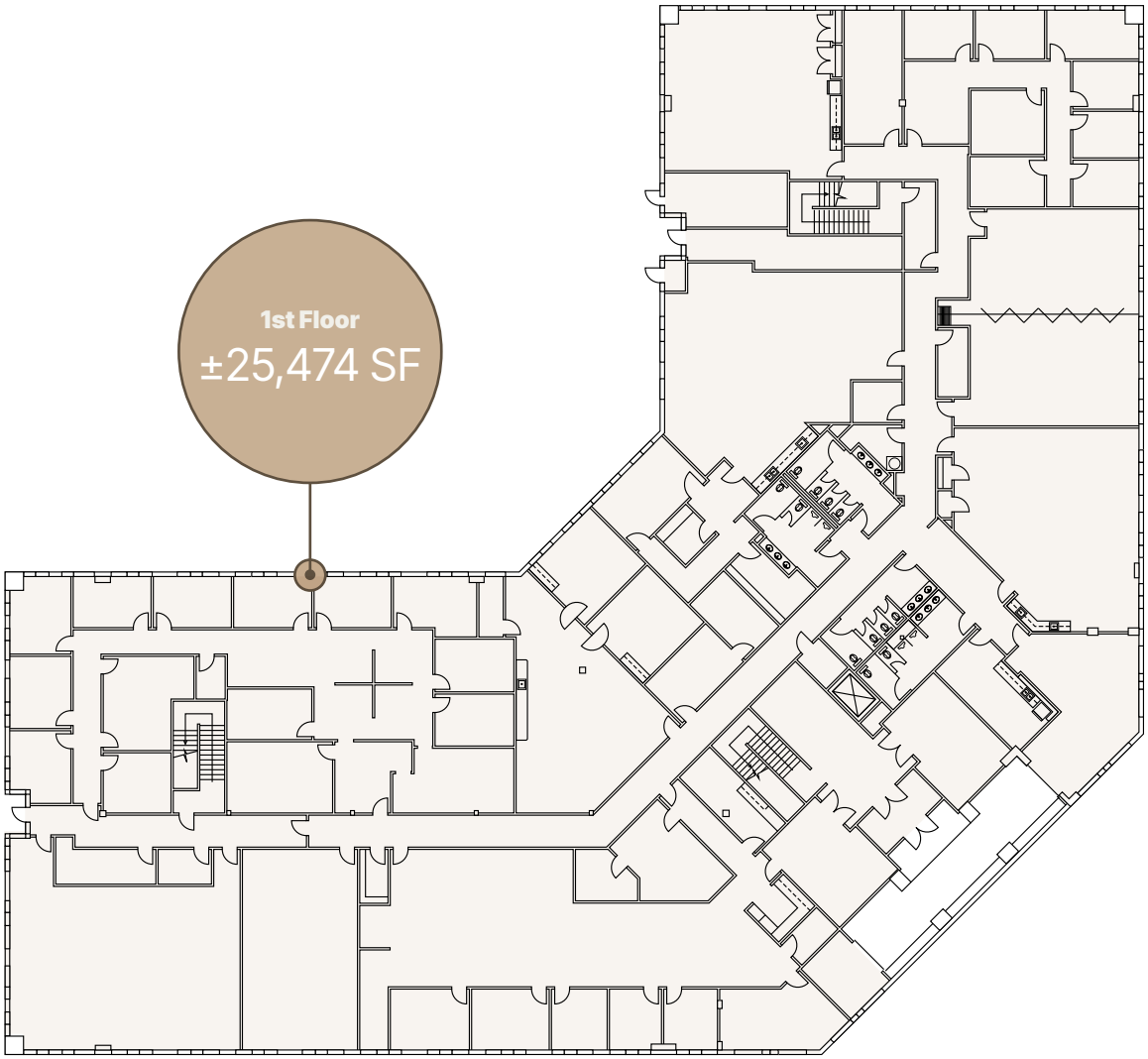
Stephanie Street | Henderson, NV

STEPHANIE
Beltway Center

1ST FLOOR

Available

Open Floorplan
Conference & Meeting Rooms
Large Breakroom
Divisible



For illustration purposes only. Subject to change.

LEASE RATE
$1.95 PSF, NNN

BUILDING 170

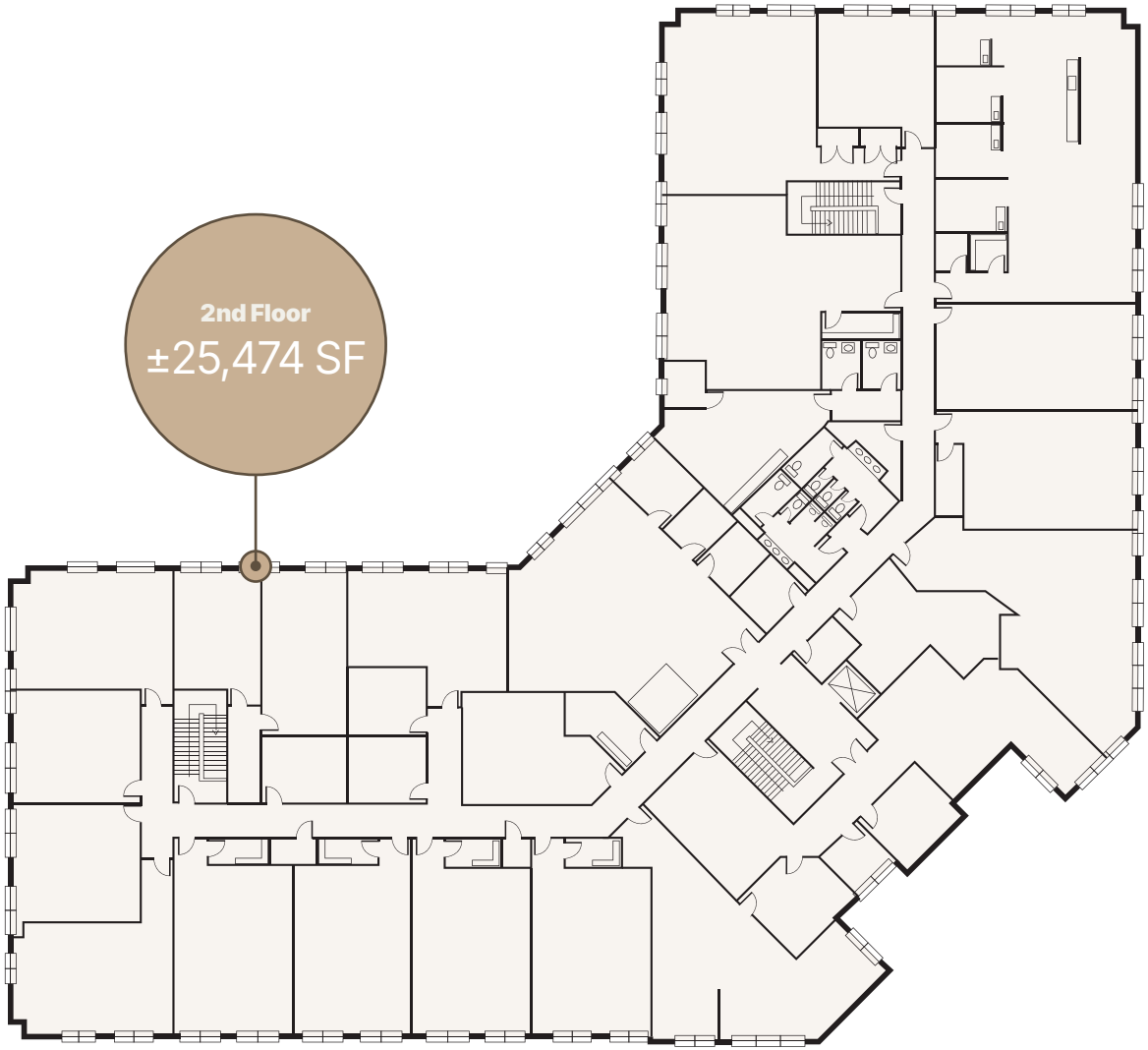
Stephanie Street | Henderson, NV

STEPHANIE
Beltway Center

2ND FLOOR

Available

Open Floorplan
Conference & Meeting Rooms
Large Breakroom
Divisible



For illustration purposes only. Subject to change.

LEASE RATE
$1.95 PSF, NNN

STEPHANIE
Beltway Center

BUILDING 170

LOBBY

Henderson, Nevada

STEPHANIE
Beltway Center

Excellent Visibility within High Growth Trade Area

Henderson, Nevada

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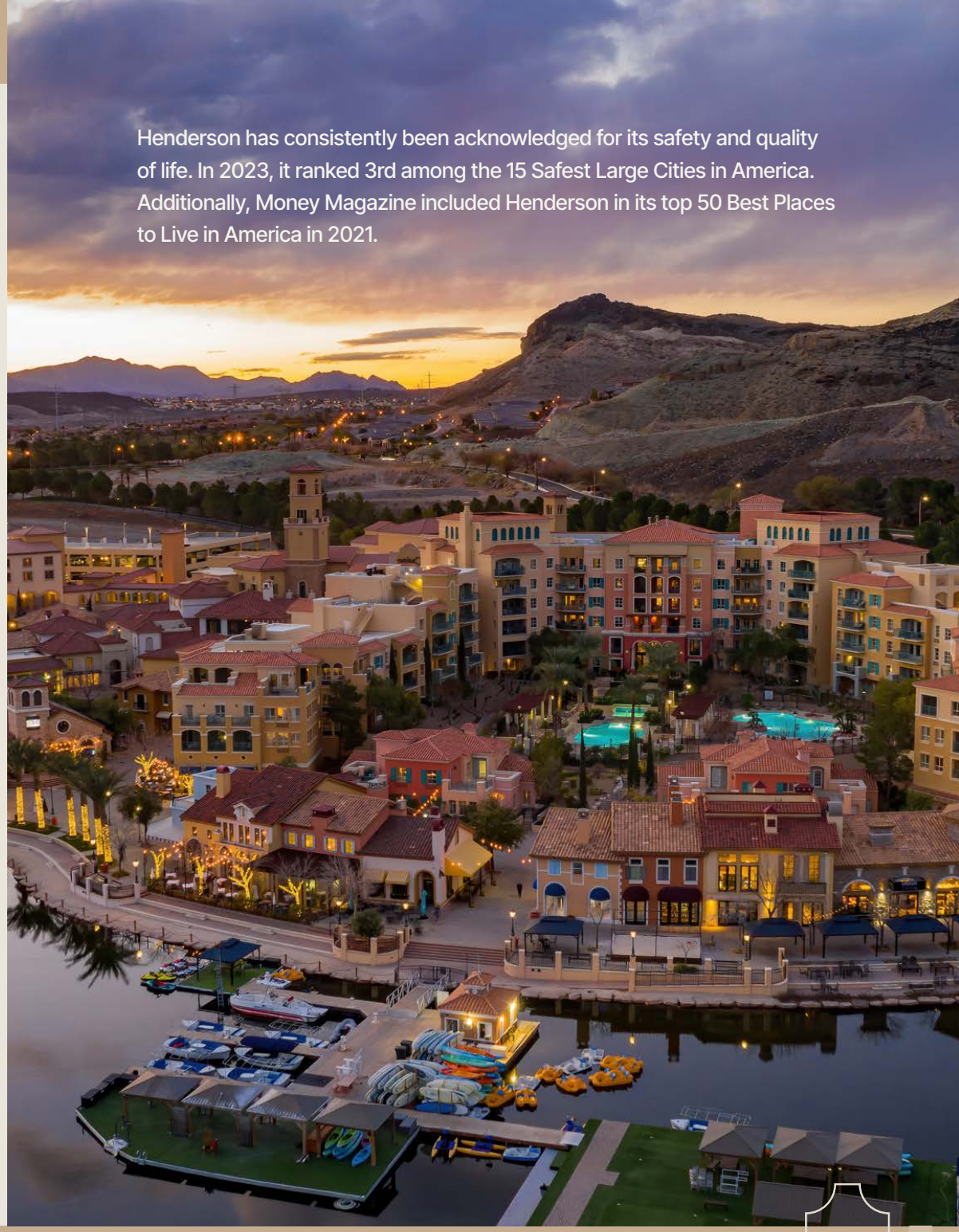
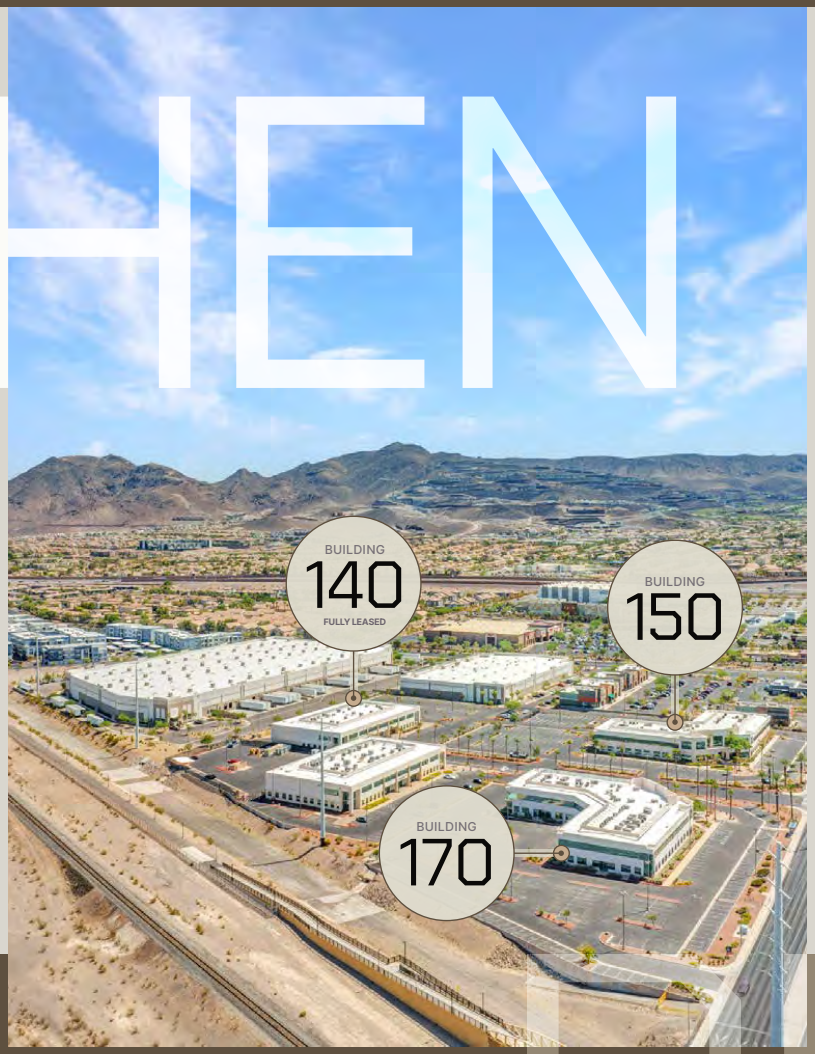
A Glimpse at Henderson

Henderson, Nevada, is the state's second-largest city, home to over 359,059 residents. Recognized for its exceptional quality of life, Henderson has been named one of the best places to live in the U.S. by Money Magazine and ranked among the safest cities in America. The city boasts a thriving economy, strong job market, and diverse housing options, from master-planned communities to urban living spaces. With more than 70 parks, extensive trail systems, premier shopping and dining destinations, and top-rated schools, Henderson offers a balanced lifestyle for families, professionals, and retirees alike. The city continues to grow with strategic commercial and residential developments, including revitalization efforts in the Water Street District and expansion in West Henderson. As a hub for business, innovation, and outdoor recreation, Henderson remains a premier destination to live, work, and play in Southern Nevada.



Henderson has consistently been acknowledged for its safety and quality of life. In 2023, it ranked 3rd among the 15 Safest Large Cities in America. Additionally, Money Magazine included Henderson in its top 50 Best Places to Live in America in 2021.

HEN



NEW RETAIL ADDED

Smith's Marketplace opened in 2021 in Cadence. The store spans ± 125,000 SF and added 230 jobs to the area. The Smith's Marketplace is the second Nevada Marketplace store and includes a fuel station. Nine retailers will occupy a 16-acre space located near Smith's Marketplace. Planned businesses include Starbucks, Domino's, Jersey Mike's, Teriyaki Madness, Wells Fargo, Providence Dental and UPS.

LAKE LAS VEGAS

Lake Las Vegas is a spectacular residential and resort destination situated on a privately-owned 320-acre lake, home to 11,000 rooms at picturesque luxury resorts, each just minutes away from on-the-water fun, championship golf courses, fantastic dining, and more.

CADENCE MASTER-PLANNED COMMUNITY

Cadence is a 2,200-acre master-planned community in Henderson, kicked off 2022 ranking in the top 10 best-selling master-planned communities in the U.S. according to John Burns Real Estate Consulting and RCLCO. Beyond national recognitions and strong sales, the Cadence community continues to blossom. The community features ±15,000 homes, a 50-acre central park and a variety of schools, bike trails, dog parks, pools, and a community amphitheater.

DERSON

The city of Henderson was named one of the country's best places to live by money magazine in 2012, 2008, and 2006, and the #3 safest city in America amongst 297 others according to MoneyGeek.com.

Ranked Top 10 In The Nation

Ranked 3rd on the 15 Safest Large Cities list in 2023. The city is considered to be one of the best places to live in Nevada and ranked among the top 50 Best Places to Live in America by Money Magazine (2021).

Let's Talk!

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STEPHANIE

Beltway Center

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Broadhead + Lemmon Office Team

Colliers

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