



## **Congratulations and welcome to The District at Green Valley Ranch in Henderson, Nevada!**

The following information will be of assistance to you and your team during your lease term:

### **Landlord Contact Information**

#### **Vestar Properties**

2225 Village Walk Drive, Suite 171  
Phone: (702) 564-8595  
Henderson, Nevada 89052

Contacts:	Matthew Levin	General Manager	<a href="mailto:mlevin@vestar.com">mlevin@vestar.com</a>
	Nicole Doane	Associate Property Manager	<a href="mailto:ndoane@vestar.com">ndoane@vestar.com</a>
	Parie Thorpe	Administrative Assistant	<a href="mailto:greception@vestar.com">greception@vestar.com</a>

Please feel free to contact the Management Office during business hours for any questions, concerns or emergencies.

### **Security**

Security patrol is onsite 7 days per week, 24 hours per day. Security is responsible for the common areas of the center. Any security issues within your store should be addressed by your internal risk management department. Security is available for any issues in the common area, to escort employees to their cars, and address any concerns in the common areas. Security can be reached at **702-498-8893** or **702-984-0596**.

### **Center Services**

Daily services in the center include janitorial and parking lot sweeping. These services are performed prior to 8:00am each day, typically in the overnight hours.

Other services in place include parking lot light maintenance, pressure washing, and landscape maintenance. Should you have any concerns with these services, please contact the Management Office.

### **Fire Sprinkler and Monitoring Systems**

The fire system is maintained by NextGen. NextGen's office number is **702-270-4499**. The Management Office will schedule and notify Tenant of all quarterly/annual inspections. Should you have any issues with the fire system, please contact the Management Office.

## **Approval of Tenant Improvement Plans & Signage**

Tenant improvement plans and signage must be submitted to Landlord for approval prior to commencement of work. Please refer to the Lease's Sign Criteria for signage requirements. Landlord's written approval is required prior to sign installation. Please note that it is required that signage be installed prior to Tenant's opening date.

## **Utilities**

Please transfer any applicable utilities immediately.

**Electric** - NV Energy

(702) 402-5555

<https://www.nvenergy.com>

**Gas** – Southwest Gas

(877) 860-6020

<https://www.swgas.com>

**Water** - City of Henderson Utility Services

(702) 267-5900

<https://www.cityofhenderson.com>

## **Payments**

Please follow the accompanying instructions to setup online payment. Below is the entity for your property:

VESTAR GREEN VALLEY, LLC

We look forward to working with you on what is certain to be a mutually successful business relationship.

Once again, welcome and thank you!

Matthew J. Levin  
General Manager