

2700 E Chandler Avenue

Las Vegas, NV 89120

Office Use For Sale

± 29,220 TOTAL SF



Sales Information:
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Lincoln

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Park 2000 features three garden-style office buildings located in the Airport Submarket off E. Sunset Road, offering convenient access to both the I-15 Freeway and I-215 Beltway. Situated just minutes from Harry Reid International Airport and the Las Vegas Strip, Park 2000 provides quick connectivity to abundant dining and retail amenities and sits directly across from Sunset Regional Park – the crown jewel of Clark County’s park system.

The property offers ample and covered parking and is zoned L1 for light industrial use, making it ideal for a wide range of business types, particularly those requiring substantial power capacity. Park 2000 recently underwent a comprehensive renovation exceeding \$1 million, including:

- New office spec suites in Building A
- Fresh exterior paint
- Enhanced desert landscaping
- Newly striped parking lot

This property is ideal for professional offices, training schools, childcare centers, showrooms, or businesses requiring large power loads.

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Property Conditions:

Fully sprinklered. The previous owner spent > \$1MM to remodel Building A. Property owner remodeled Building B last year 2024 for SOS. Building B roof was replaced this year 2025.

Monthly Expenses:

1. Sprinkler Monitoring / Inspection: Quarterly
2. Weekly Landscaping
3. Building "A" Interior Cleaning + Lot Cleaning: Twice A Week By DCR Services (Existing Tenant)
4. Nightly Patrol By Alarm Co 1x Per Night (Optional)
5. Republic Trash
6. Sewer And Water
7. Common Area Electricity
8. Hoa (Park 2000)
9. Property Tax - Low Tax Rate At 23k Per Year Only

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Building	Size	Occupancy	Available Unit	CAP	Type
A	± 11,980	100%	N/A	7%	Investment
B	± 5,950	100%	N/A	7%	Investment
C	± -11,290	Vacant	C	N/A	Owner User/Investment

- **Lot: ± 2.43 ac**
- **Year: 1987**
- **Zoning: Industrial Light (IL)**

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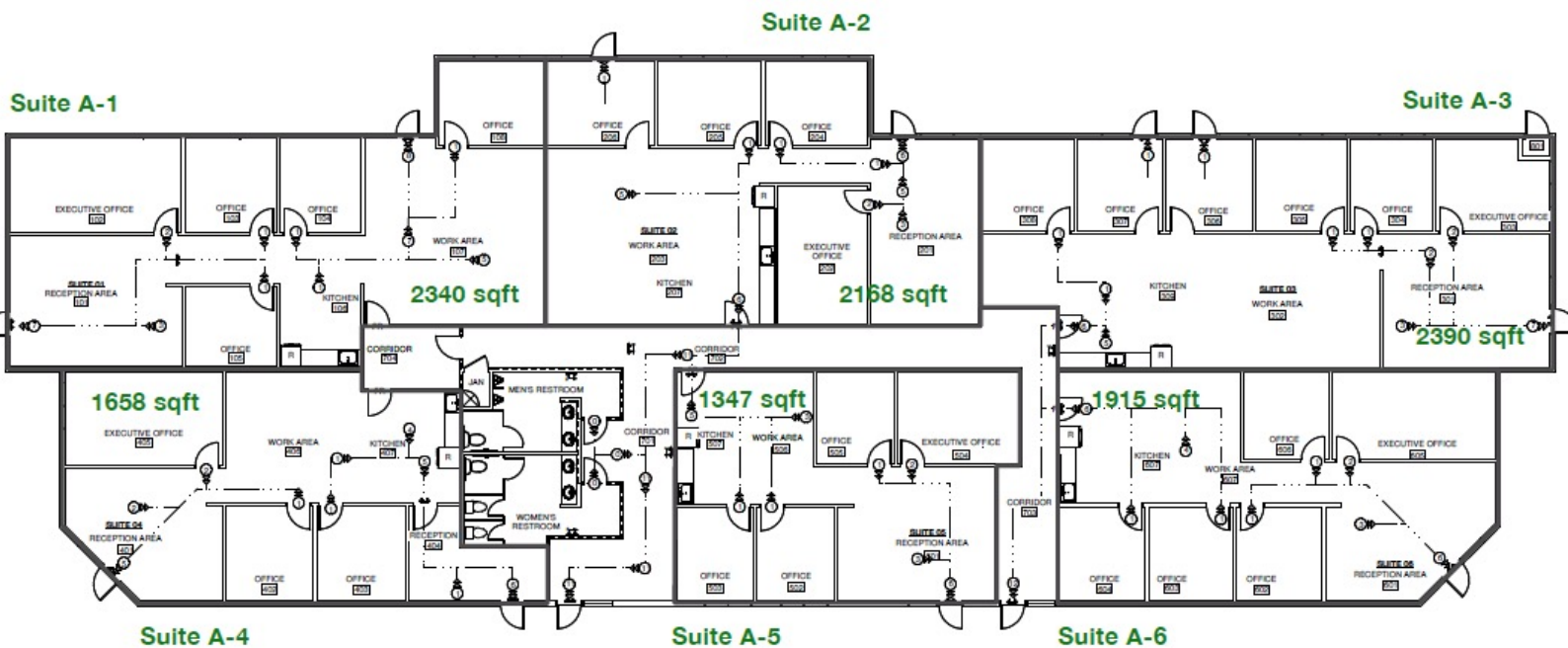
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Building A ±11,960 SF



Building	Tenant	Size	Start	End	CAM + Rent	Annual Increase
A-1	Core Personnel	±2,340 SF	3/1/24	2/29/28	\$3,811.00	3%-4%
A-2	Lion Mountain	±2,168 SF	1/1/25	1/31/26	\$3,252.00	3%-4%
A-3	Best Roofing	±2,390 SF	5/23/25	6/30/30	\$3,704.50	3%-4%
A-4	DCR Services	±1,658 SF	9/1/23	10/31/29	\$2,387.52	3%-4%
A-5	Short & Steven Law	±1,347 SF	7/1/23	6/30/28	\$1,996.62	3%-4%
A-6	Related to A-2	±1,915 SF	1/1/26	2/28/30	\$3,000.00	3%-4%

• Total Annual Income: \$217,819.68

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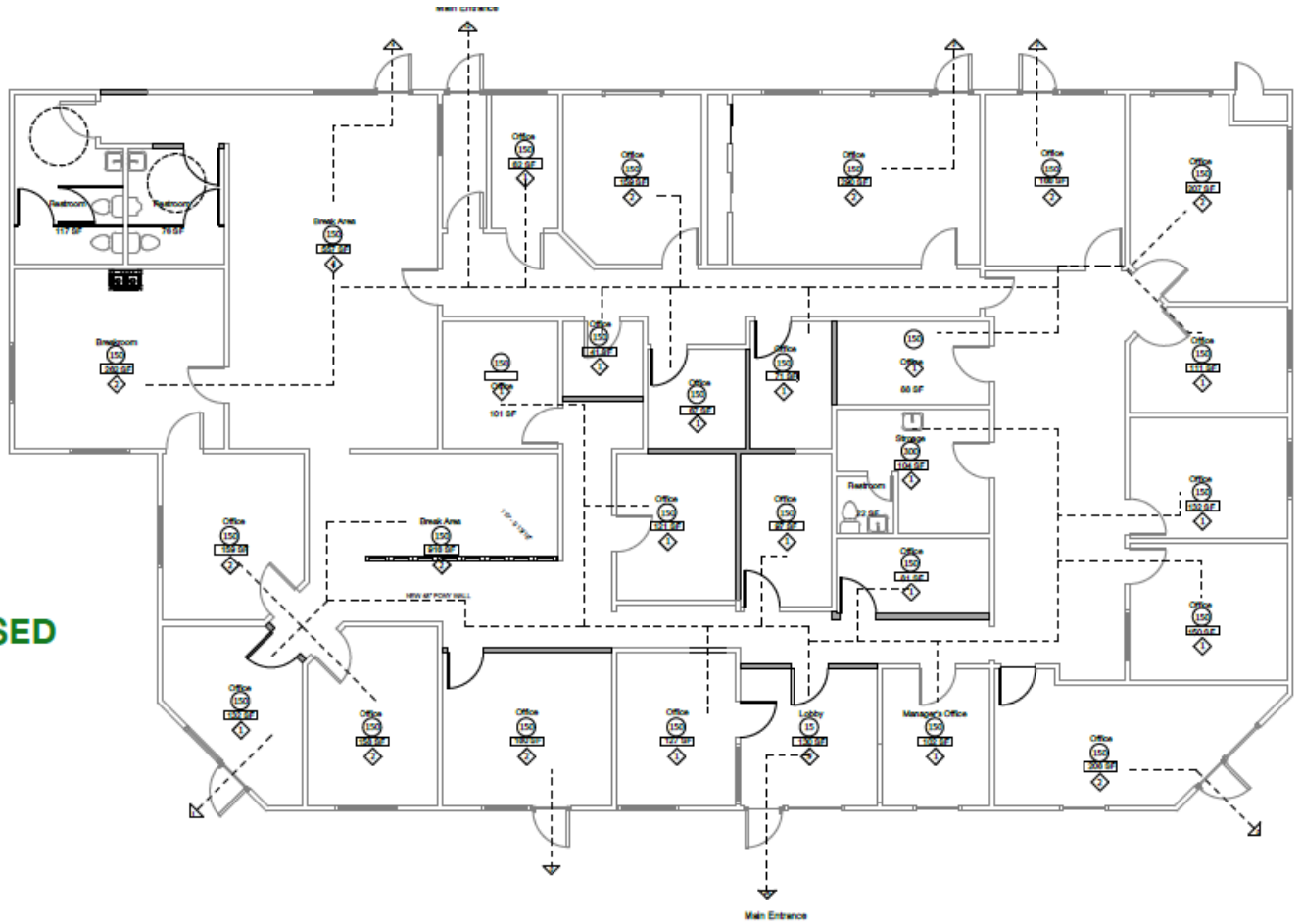
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Building B ±5,950 SF

100% LEASED



Building	Tenant	Size	Start	End	CAM + Rent	Annual Increase
B	SOS	±5,950 SF	11/1/24	10/30/29	\$10,710.00	3%-4%

• Total Annual Income: \$128,520.00

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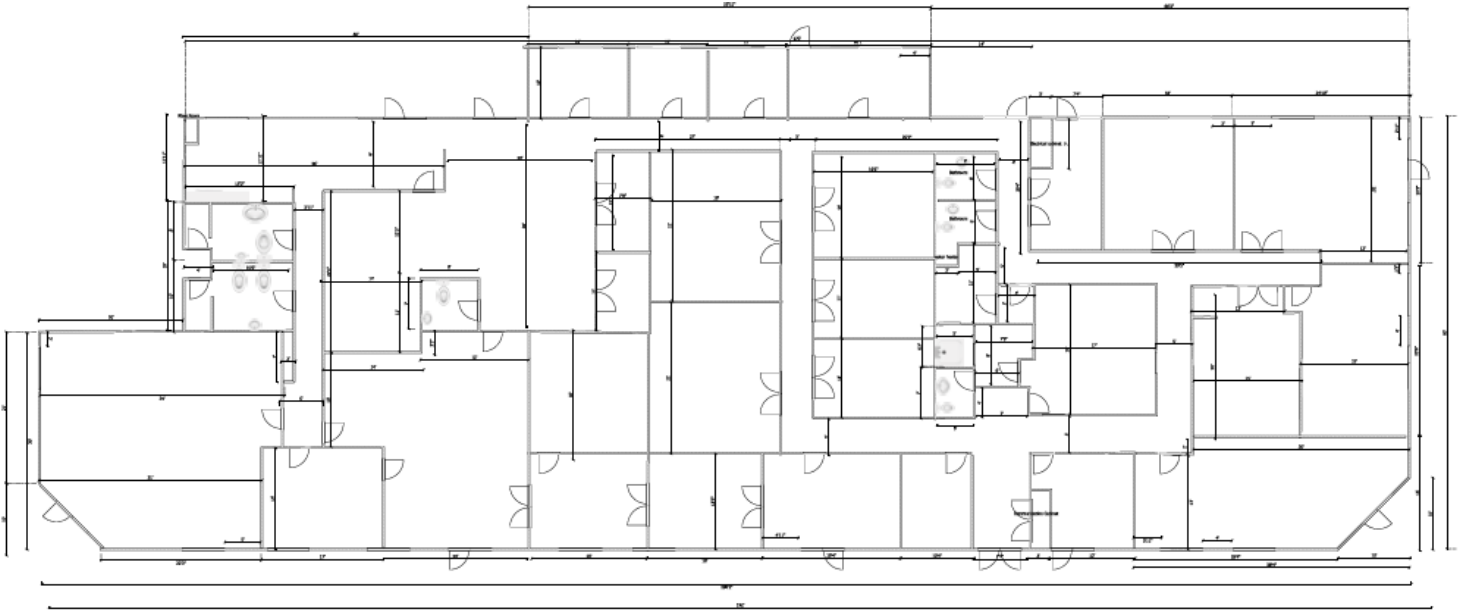
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Building C ±11,290 SF



Size: ±11,290 SF

Lease Rate: \$1.40 NNN PSF, CAM approximately \$0.30/sq ft

Available: Immediately

Terms: 5-10 years

Zoning: Industrial Light (IL)

Ceiling Height: 10' Clear Height

Power: Section 1: 600 AMPS, Single-Phase Power

Section 2: 1000 AMPS, 120/240V, 3-Phase Power

HIGHLIGHTS:

- HVAC: Heavy-duty systems throughout
- Plumbing Throughout – with 6 private restrooms located in different sections
- Fully sprinklered
- Multiple entrances for flexibility and potential multi-tenant use
- Security system installed

Flexible subdivision options:

- C4 – 3,500 SF: 3-phase power, 800–1000 AMPS, 2 restrooms
- C3 – 2,000 SF: 1 restroom, possible office layout or open plan
- C2 – 3,300 SF: Mostly open floor plan + 3–4 offices
- C1 – 2,500 SF: Large open ballroom, 2–3 offices, 2 restrooms

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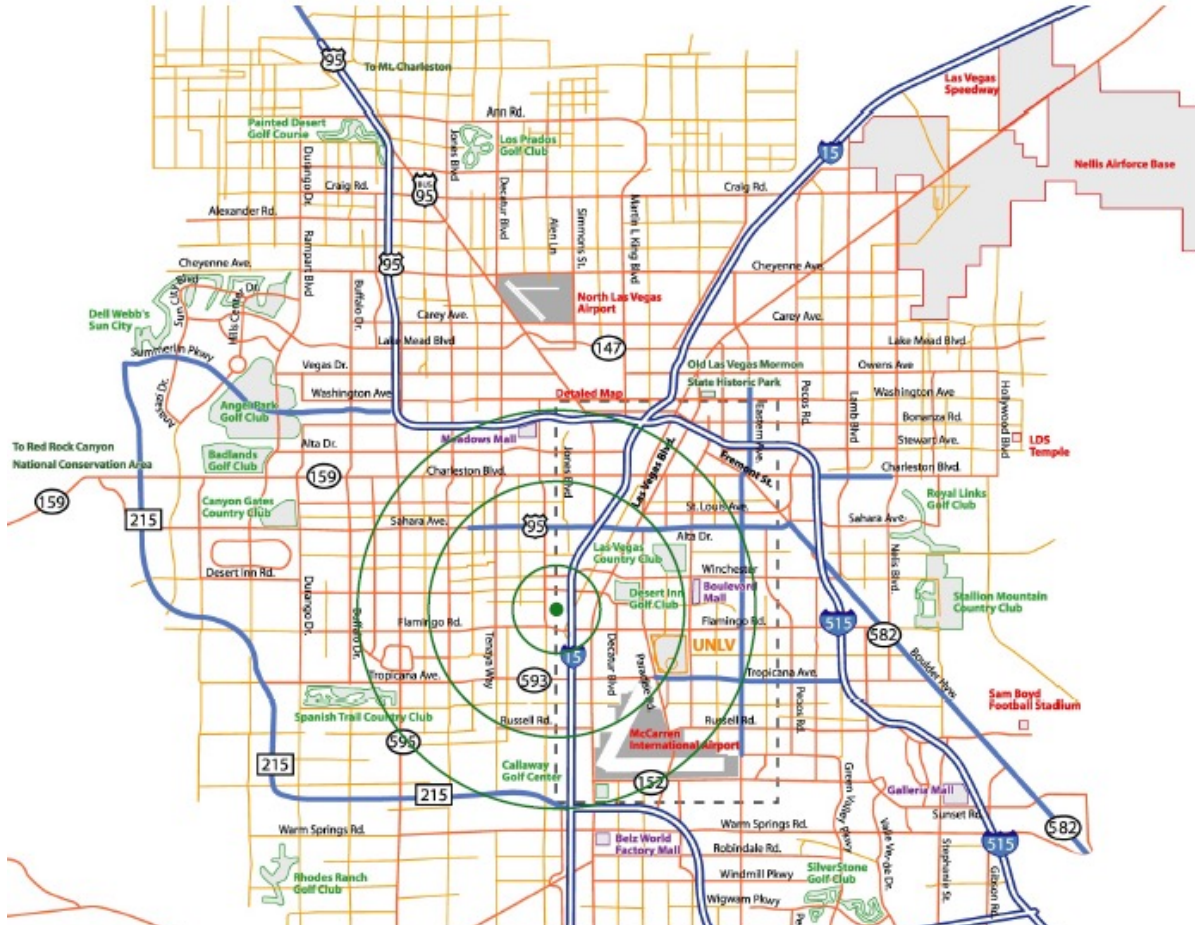
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Population	1mile	3miles	5miles
2020 Population	3,979	128,547	395,174
2024 Population	3,500	129,592	398,804
2029 Population Projection	3,652	138,765	427,114

Annual Population Growth	1mile	3miles	5miles
2024-2029	0.87%	1.42%	1.42%

Households	1mile	3miles	5miles
Total Specified Consumer Spending	\$41.1M	\$1.5B	\$4.6B

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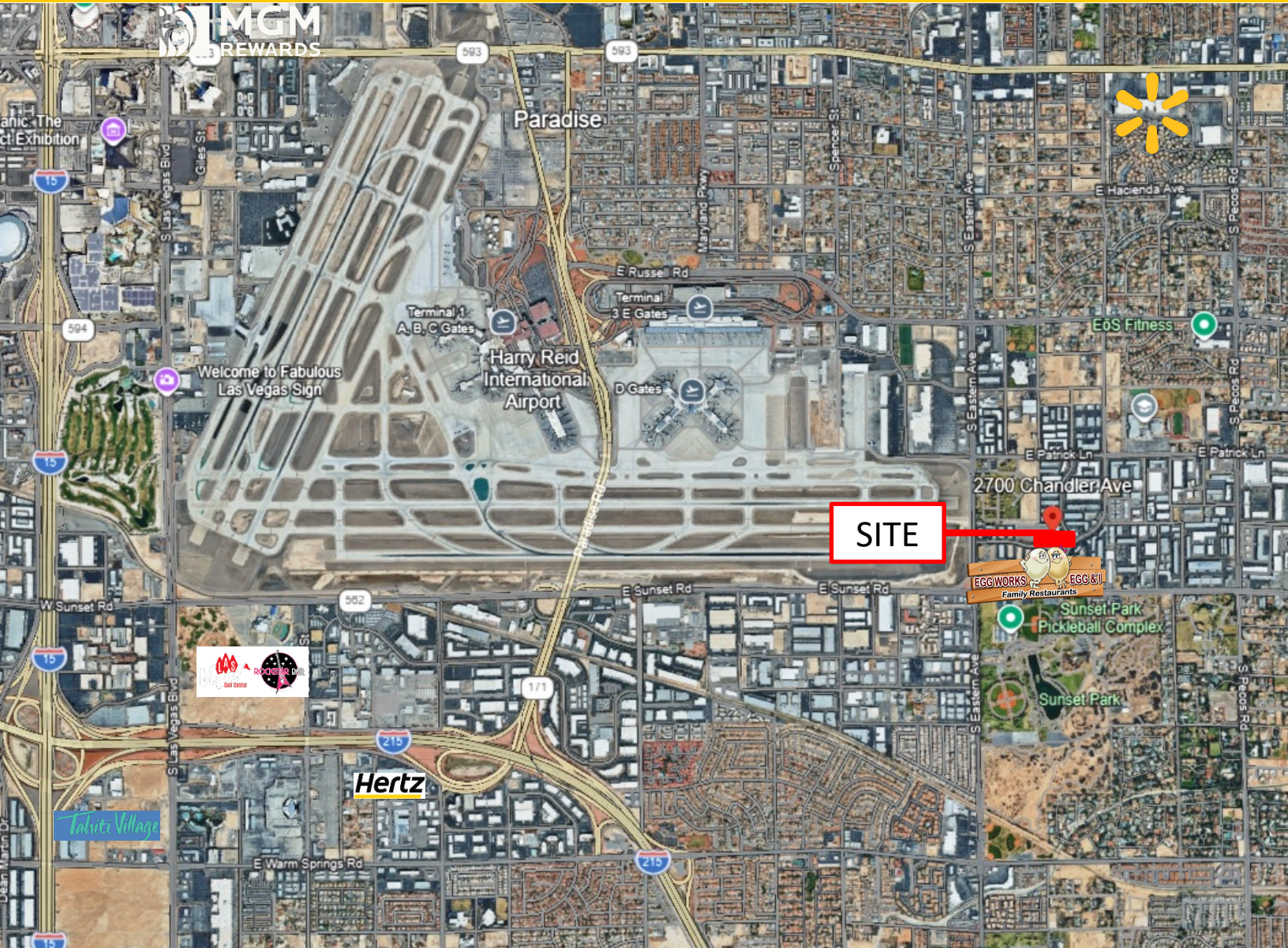


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