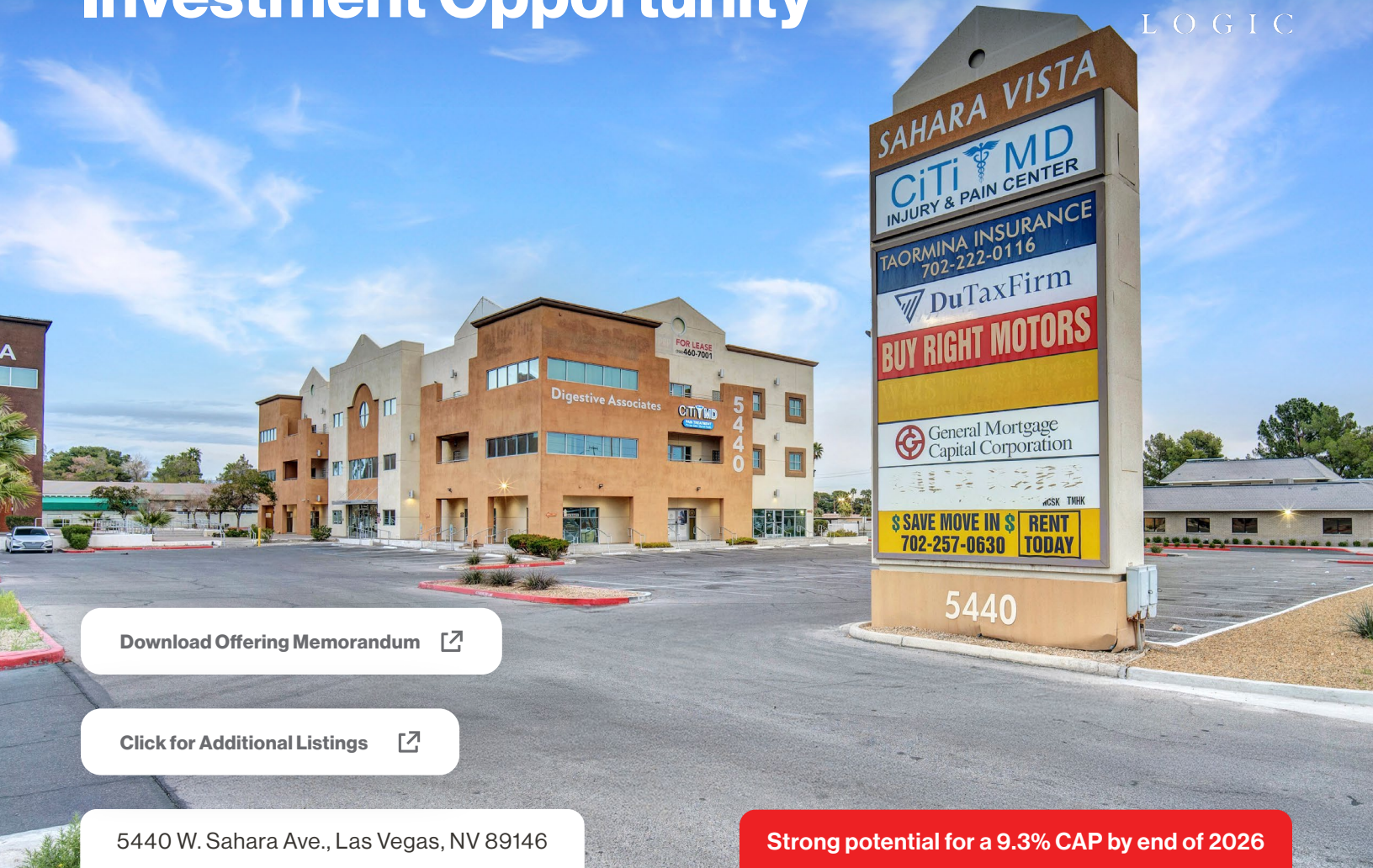
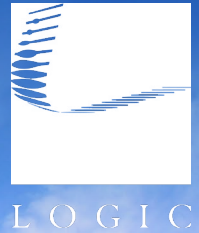


For Sale or Lease

# Value-Add Office Investment Opportunity



[Download Offering Memorandum](#)

[Click for Additional Listings](#)

5440 W. Sahara Ave., Las Vegas, NV 89146

**Strong potential for a 9.3% CAP by end of 2026**



**\$6,500,000**  
Offering Price



**6.5%**  
CAP Rate



**\$1.25 - \$1.50 SF NNN**  
Rental Rate



**± 39,311 SF**  
Total Square Footage



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- Current rents are under market and prime for NNN conversion
- Available medical and traditional office space for lease from ± 873 - 10,359 SF
- Heavy medical tenant in vibrant corridor with frontage on Sahara
- Zoning: C-1
- Year Built: 1998
- Contact broker for offering memorandum and additional details

**702.888.3500** | [LogicCRE.com](http://LogicCRE.com) | 3900 S. Hualapai Way, Suite 200, Las Vegas, NV 89147

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.





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