

BERMUDA SPRINGS CORPORATE PLAZA

285 & 295 E. Warm Springs Road, Las Vegas, NV 89119

OFFICE
CONDO UNITS
AVAILABLE
For Sale



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Sale Details



\$361,200 - \$7,275,469

Sale Price



±1,032 SF - ±21,892 SF

Space Available



Airport

Submarket

Property Highlights

- Two single-story office buildings for sale
 - Ideal for owner-users
 - Able to demise into smaller condo units for acquisition
 - Office condos can be purchased individually (±1,032 SF to ±11,288 SF)
- Airport submarket with close proximity to the Strip, the I-15, and I-215 FWYs
- Total Property SF: ±21,892
 - Building 285 SF: ±10,604 (6 units) | Building 295 SF: ±11,288 (5 units)
- Built in 2002 on ±2.16 AC - Refurbished in 2025
- Zoned: Commercial Professional (C-P)
- Parking: 119 total surface stalls with covered parking available (±5.44 per 1,000 SF)

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	4,952	82,480	376,500
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$145,119	\$114,952	\$104,486

Property Details

+ Parcel Number	177-09-513-005
+ Submarket	Airport
+ Total Building Size	±21,892 SF
+ Land Size	±2.16 AC
+ Zoning	Commercial Professional (C-P)
+ Tenancy	Multiple
+ Year Built	2002
+ Year Renovated	2025
+ Traffic Counts	Warm Springs Road // 33,000 VPD Bermuda Road // 5,050 VPD

Property Overview

MDL Group is proud to present Bermuda Springs Corporate Plaza, available as two single-story buildings totaling ±21,892 SF built on ±2.16 acres. This exceptional property offers well-maintained condo units ranging from ±1,032 SF to ±11,288 SF, with flexible configurations and can be easily subdivided to accommodate smaller units, making the property ideal for professional or medical groups seeking a tranquil and secure campus setting. Alternatively, the buildings can be bought in its entirety. The property benefits from excellent accessibility and prominent frontage along Warm Springs Road, and is within a short driving distance to both Las Vegas Boulevard and the I-15 / I-215 interchange.

Area Overview

Nestled in Airport Submarket in Las Vegas on a major bus line, this property offers unparalleled access and connectivity, making it a prime location for any business. Situated just minutes from the I-15 and I-215 interchange, it serves as a critical hub for regional and national travel. This strategic position provides seamless access to the iconic Las Vegas Strip and Harry Reid International Airport. The area is supported by robust and affluent demographics, boasting a projected population of ±376,500 and an average household income of \$104,486 within a 5-mile radius. This strong economic base ensures a steady flow of potential customers and employees, making it a highly attractive market.

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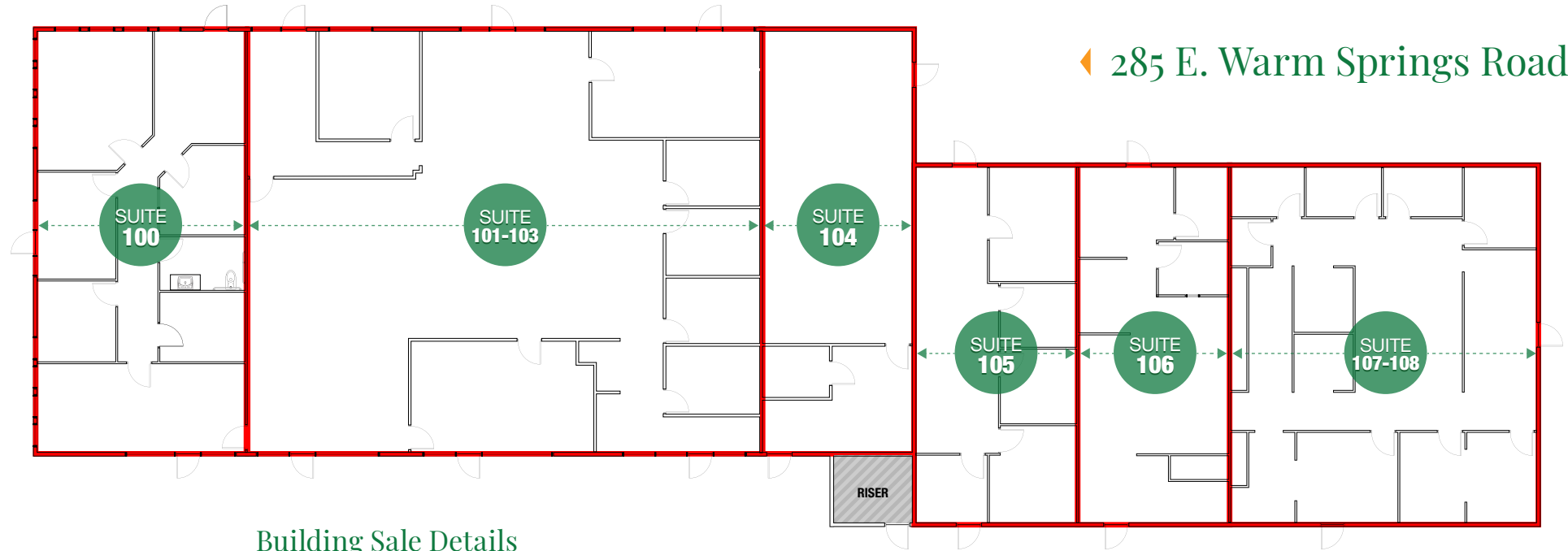
For Sale



Site Plan



◀ 285 E. Warm Springs Road

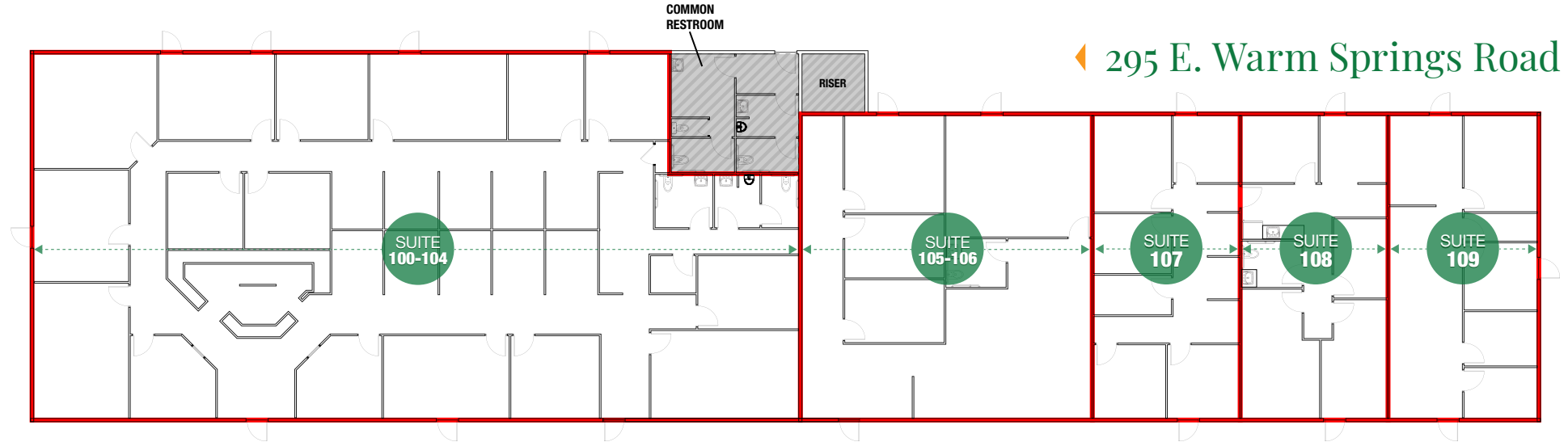


Building Sale Details

Unit	Sellable Square Footage	Sale Price	Price (per SF)
100	±1,550	\$581,250	\$375
101 - 103	±3,721	\$1,209,325	\$325
104	±1,200	\$432,000	\$360
105	±1,033	\$371,880	\$360
106	±1,033	\$371,880	\$360
107 - 108	±2,067	\$723,450	\$350
Total	±10,604	\$3,689,785	

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

***All units can be combined**



Building Sale Details

Unit	Sellable Square Footage	Sale Price	Price (per SF)
100 - 104	±6,166	\$1,843,634	\$299
105 - 106	±2,026	\$658,450	\$325
107	±1,032	\$361,200	\$350
108	±1,032	\$361,200	\$350
109	±1,032	\$361,200	\$350
Total	±11,288	\$3,585,684	

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***All units can be combined**





Excellent accessibility to multiple manufacturing, mixed-use, medical facilities and sporting venues.



High Net Worth Demographics

The property is surrounded by dense residential neighborhoods within the Silverado Ranch community, flanked by the Green Valley community to the east and Mountain's Edge to the west. The average household income is \$104,486 and a total population of $\pm 376,500$ residents within 5-miles of the property.



Airport Proximity

Approximately ± 2.3 miles from the Harry Reid International Airport and car rentals.



Prime Accessibility and Logistical Convenience

Bermuda Springs Corporate Plaza is ± 1.4 miles distance to the CC-215 Beltway and ± 1.7 miles distance to the I-15 Freeway. It is accessed with (3) points of ingress / egress on E. Warm Springs Road and Placid Street, with nearby proximity to Las Vegas Boulevard South, Sunset Road, Windmill Lane, and Blue Diamond Road.



Nearby Amenities

The surrounding area is a lively commercial and retail environment, offering an array of amenities just a short drive away. Directly accessible are world-class shopping and dining experiences, including the renowned Las Vegas Townsquare and Las Vegas South Premium Outlets. Both open-air shopping centers feature a diverse mix of national retailers, from fashion and home goods to a wide variety of dining options such as Yard House, Lazy Dog Restaurant & Bar, and Texas de Brazil. Additionally, the property is a quick drive to the endless array of award-winning restaurants, entertainment venues, and world-class resorts on the famous Las Vegas Strip.

Fast Facts



580,119
Daytime Population



22,659
Businesses in Area



70.7%
Employees Drive to Work



56.3%
White Collar Employees



0.9%
2025-2030 Pop Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	4,671	79,651	317,139
2020 Population	4,957	82,829	355,471
2025 Population	4,952	82,480	376,500
2030 Population	4,913	84,152	393,813
2020-2025 Annual Rate	-0.02%	-0.08%	1.10%
2024-2029 Annual Rate	-0.13%	0.03%	0.30%
2025 Median Age	47.5	41.6	39.3

Households	1 mile	3 miles	5 miles
2010 Households	1,758	31,330	130,234
2020 Households	1,929	33,186	146,714
2025 Households	1,934	33,618	156,976
2030 Households	1,930	34,579	165,339
2020-2025 Annual Rate	0.05%	0.25%	1.30%
2025-2030 Annual Rate	-0.04%	0.57%	1.04%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$145,119	\$114,952	\$104,486
2030 Average Household Income	\$159,531	\$127,753	\$116,911
2025-2030 Annual Rate	1.91%	2.13%	2.27%

Housing	1 mile	3 miles	5 miles
2020 Total Housing Units	2,853	36,921	166,047
2025 Total Housing Units	2,801	36,945	175,492
2025 Owner Occupied Housing Units	1,418	18,828	71,590
2025 Renter Occupied Housing Units	516	14,790	85,386
2025 Vacant Housing Units	867	3,327	18,516
2030 Total Housing Units	2,815	38,136	184,364
2030 Owner Occupied Housing Units	1,429	19,592	76,232
2030 Renter Occupied Housing Units	501	14,988	89,107
2030 Vacant Housing Units	885	3,557	19,025

Source: ESRI



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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**

Land Area
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density
(Per Square Mile)

City of Las Vegas




Synopsis


The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

Quick Facts

 **±141.8**
Size (Sq. Mi.)

 **641,903**
Population

 **4,526**
Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: [wikipedia.com](https://en.wikipedia.org/wiki/Las_Vegas), data.census.gov

Nevada Tax Advantages

NEVADA

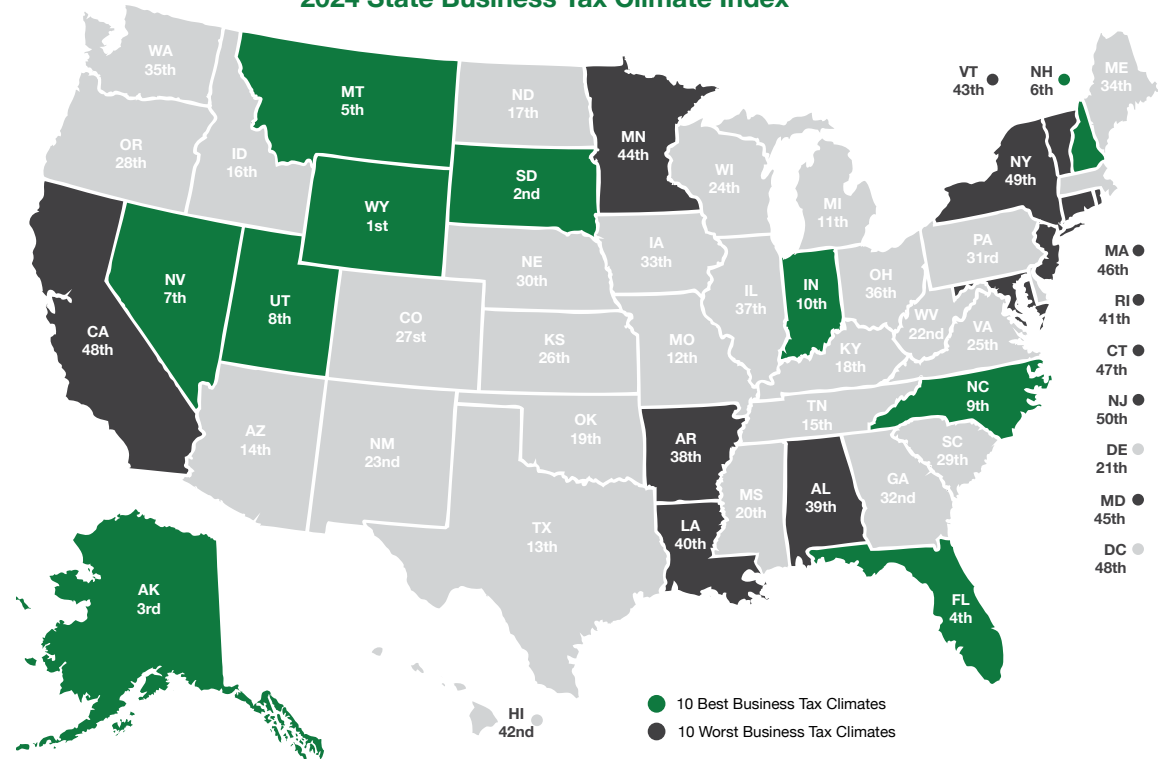
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



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Disclaimer

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*Disclosure:
Jarrad Katz & Hayim Mizrachi of MDL Group are
partial owners of this property. Owner Licensee.*