

FOR SALE

# PROFESSIONAL OFFICE BUILDING

2410 Fire Mesa Street, Suite 130 | Las Vegas, NV 89128  
Buffalo Drive & Smoke Ranch Road | Northwest Las Vegas



Asking Price: \$2,879,500

| \$325/SF | 8,860 SF | APN: 138-15-410-073

## PROPERTY HIGHLIGHTS

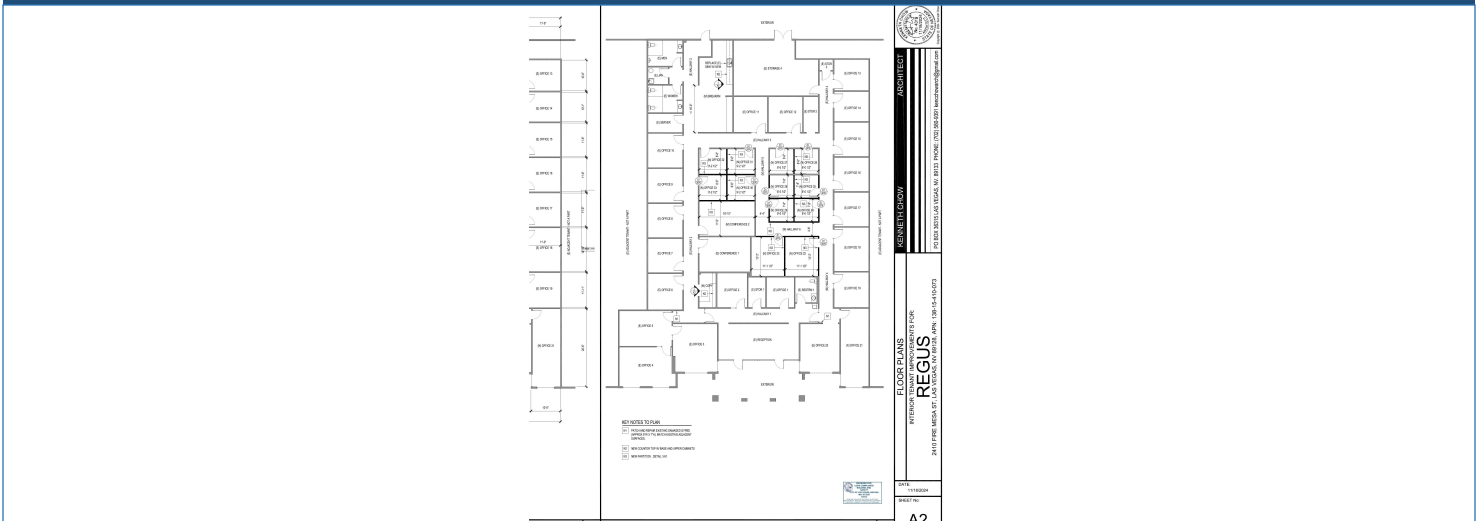
<b>Building Size:</b>	8,860 SF
<b>Private Offices:</b>	32
<b>Conference Rooms:</b>	2
<b>Break Room:</b>	Large — Fully Equipped
<b>Rear Storage/Warehouse:</b>	Yes
<b>Parking Ratio:</b>	5:1 — Substantial Surface Parking
<b>Furnished:</b>	Yes — FFE Negotiable
<b>Occupancy:</b>	REGUS Executive Suites (In Place)

## PROPERTY DESCRIPTION

Millennium Commercial Properties is pleased to present this turnkey professional office building located less than one mile from Mountain View Hospital — one of Northwest Las Vegas's most established medical and professional corridors.

Currently operating as a REGUS managed executive suite facility, this fully built-out, fully furnished asset offers immediate income and operational readiness for an owner-user or investor.

## PROPOSED FLOOR PLAN — 8,860 SF | 32 OFFICES | 2 CONFERENCE ROOMS



IDEAL FOR:

- Medical / Healthcare Groups
- Professional Services Firms
- Financial Institutions
- Investors — Stabilized Income Asset
- Owner-User

Jeff Chain, CCIM

CEO | Millennium Commercial Properties LLC

Millennium Commercial Properties LLC

Commercial Real Estate Brokerage & Investment

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