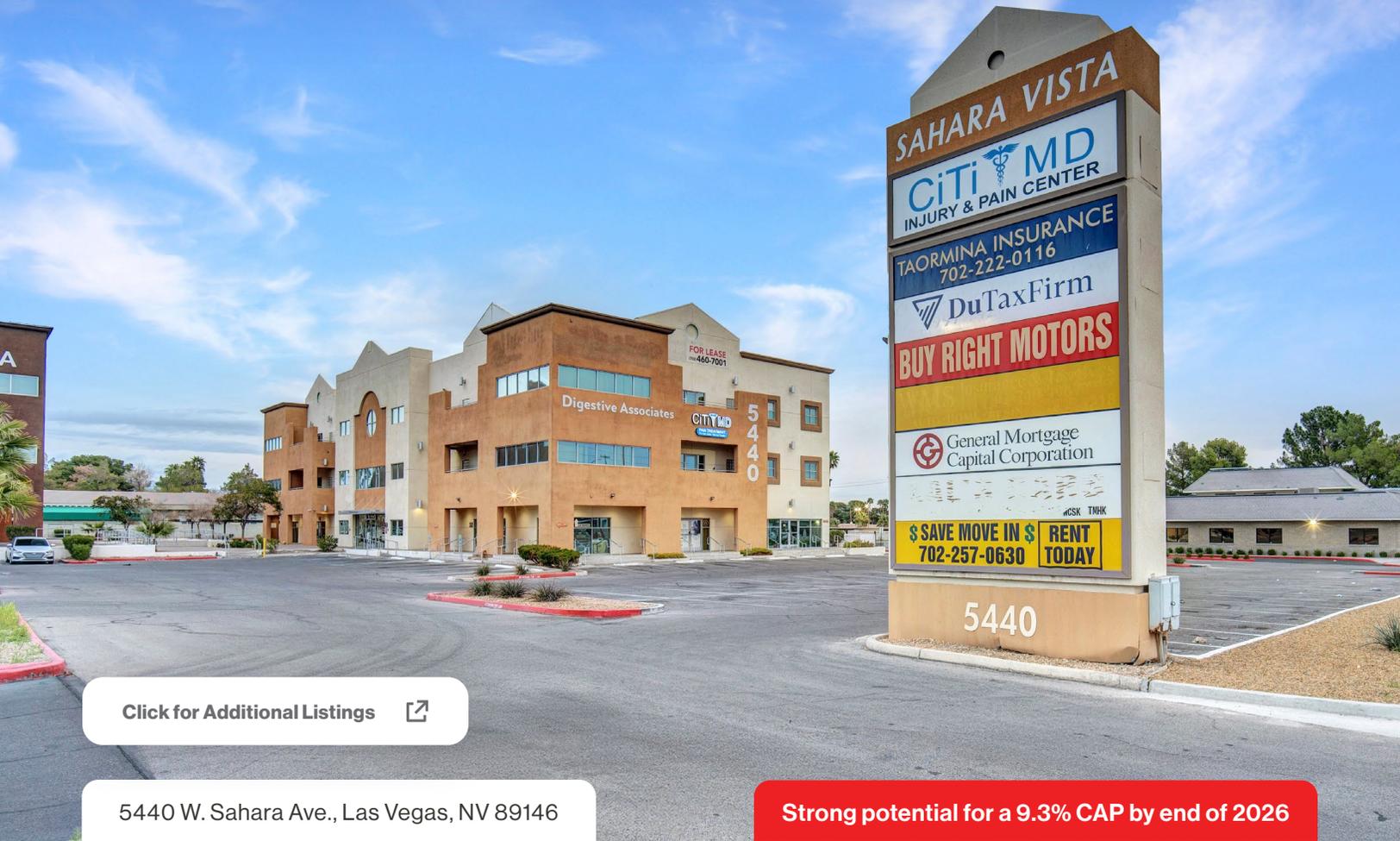


For Sale or Lease

Value-Add Office Investment Opportunity



[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 mix in vibrant corridor with frontage on Sahara
- Zoning: C-1
- Year Built: 1998
- Contact broker for offering memorandum and additional details

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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.



SUBJECT



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