



Bldg 21-Longford Plaza III

3213 E Warm Springs Rd, Las Vegas, NV 89120



FIRST FEDERAL REALTY
DeSimone



Patty Ryan

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Bldg 21-Longford Plaza III

\$1.25 /SF/Month

Located on Warm Springs Road between Eastern & Pecos Road. The property features easy access to the I-15 via 215 beltway and is minutes from US 93/95. Harry Reid International Airport is minutes away. Ready for move-in now!

- Partially furnished - Ready for move-in!
- Lots of natural light
- Close to Harry Reid International Airport with easy access to I-215
- Many Nearby Amenities including restaurants and shopping
- Surrounded by professional and medical users



Rental Rate: \$15.00 /SF/Yr

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 8,692 SF

Year Built: 2004

Walk Score ®: 24 (Car-Dependent)

Transit Score ®: 35 (Some Transit)

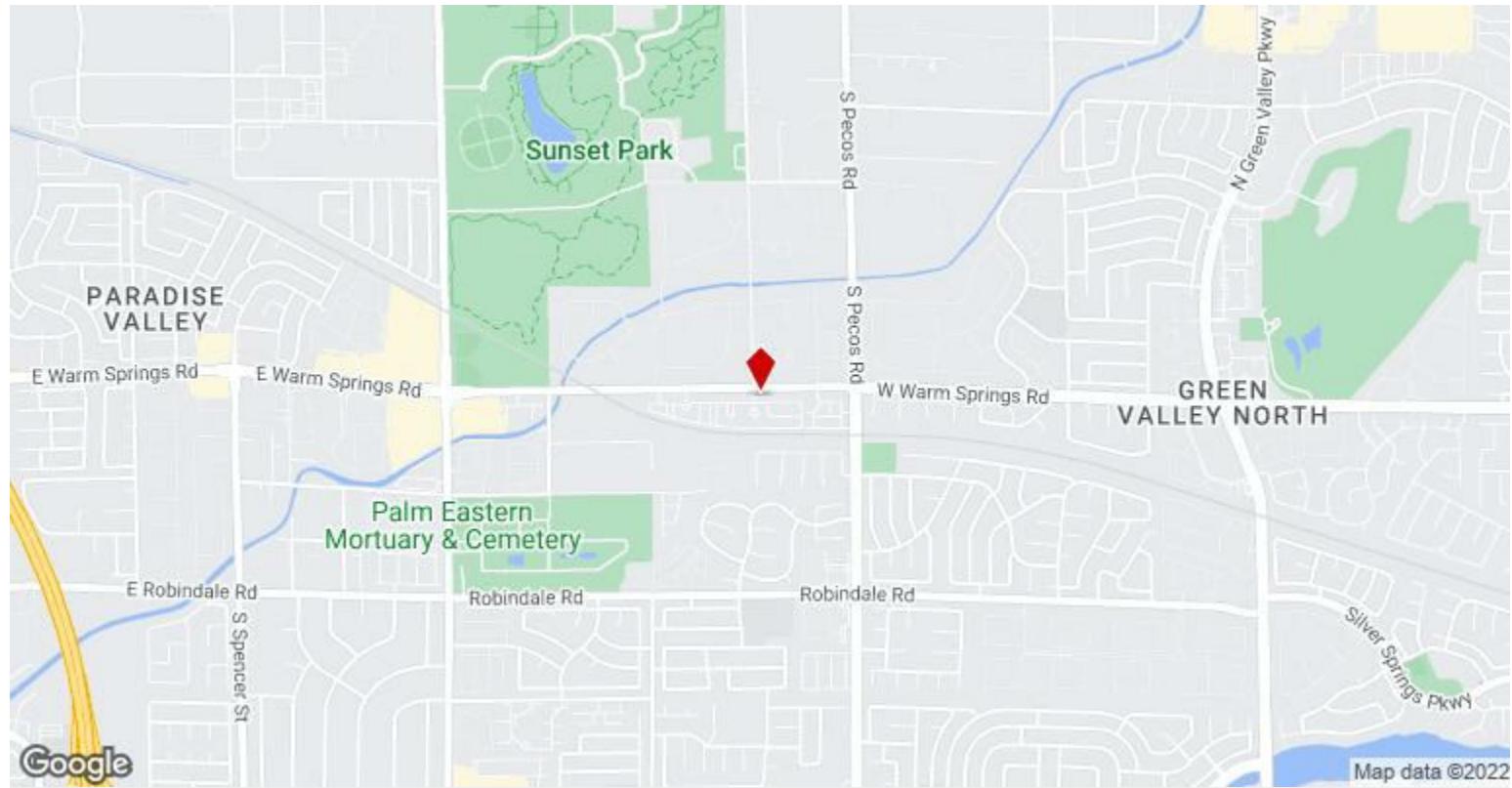
Rental Rate Mo: \$1.25 USD/SF/Mo

1st Floor Ste 3213 Condo

1

Space Available	1,676 SF
Rental Rate	\$1.25 /SF/Month
Date Available	Now
Service Type	Triple Net (NNN) \$0.51/SF/month
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

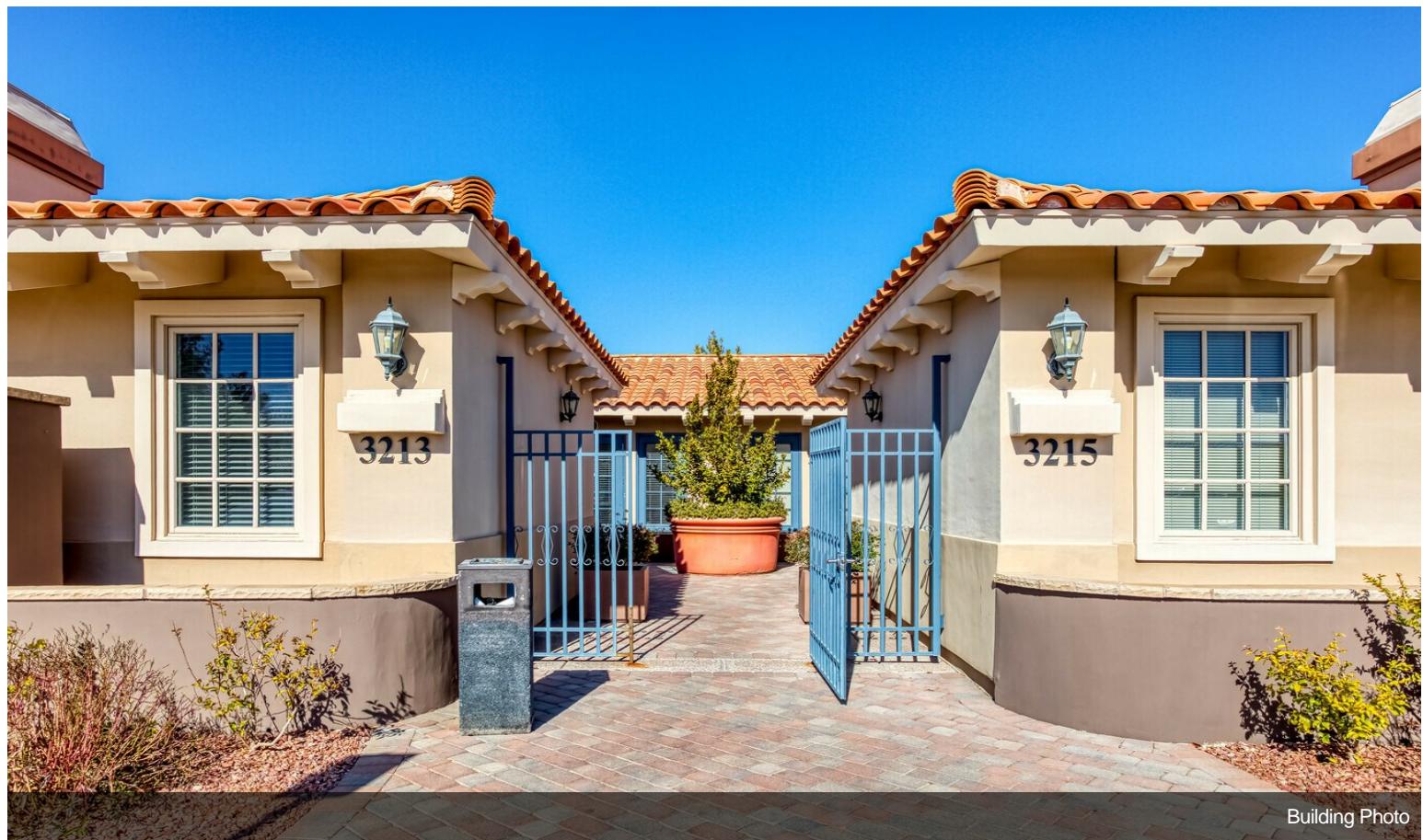
This suite features 4 offices, 2 restrooms, break room, copy area, and large open area for reception/lobby or can be used as a conference area. Newer carpet and flooring throughout. This office is partially furnished. The building features a court yard entrance with elements of Mediterranean decor like tiled roof, french doors and lush landscaping. Please contact Patty Ryan for more information and showings 702.600.0177. CAM/NNN fee is \$0.51/SF/month.



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Property Photos

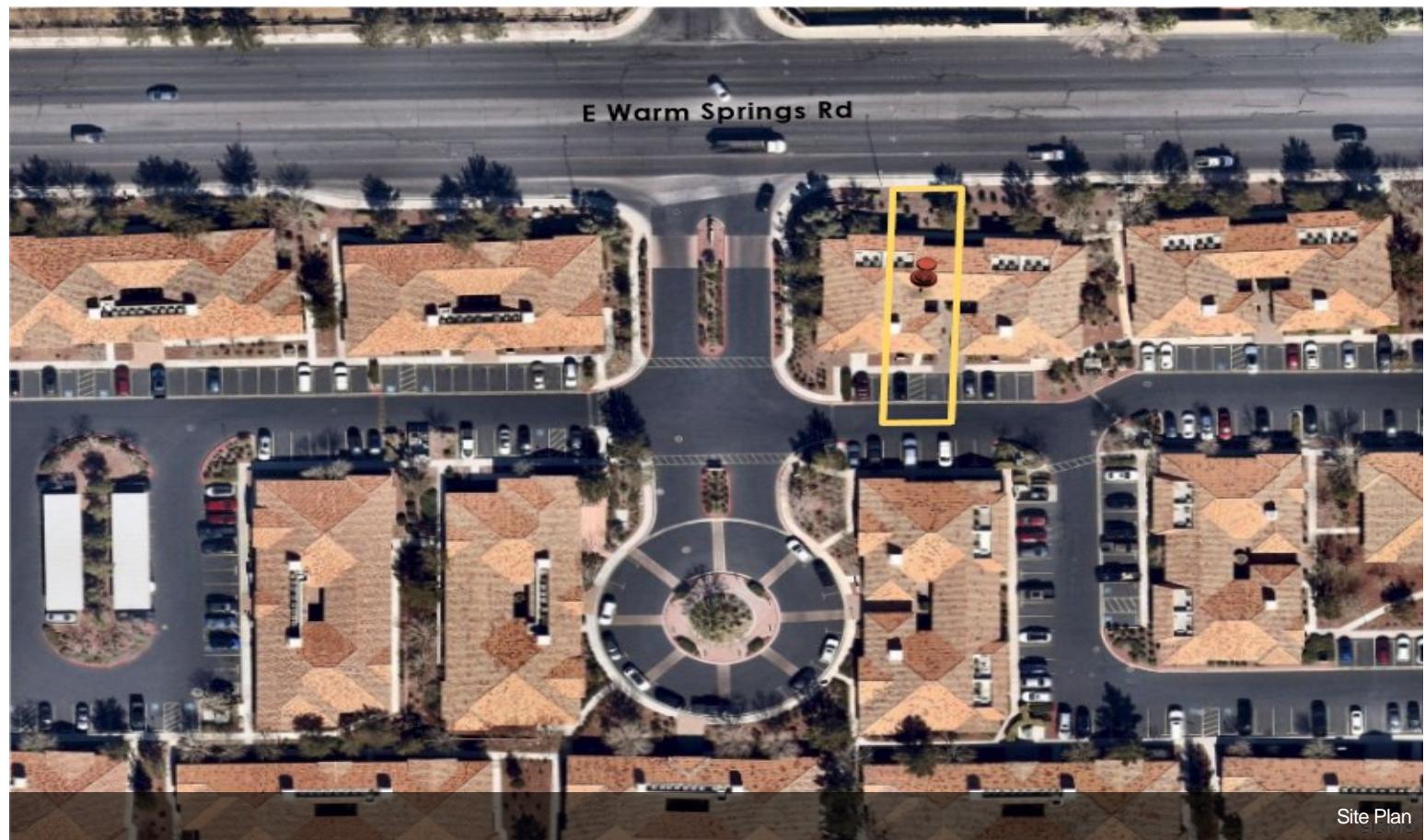


Building Photo

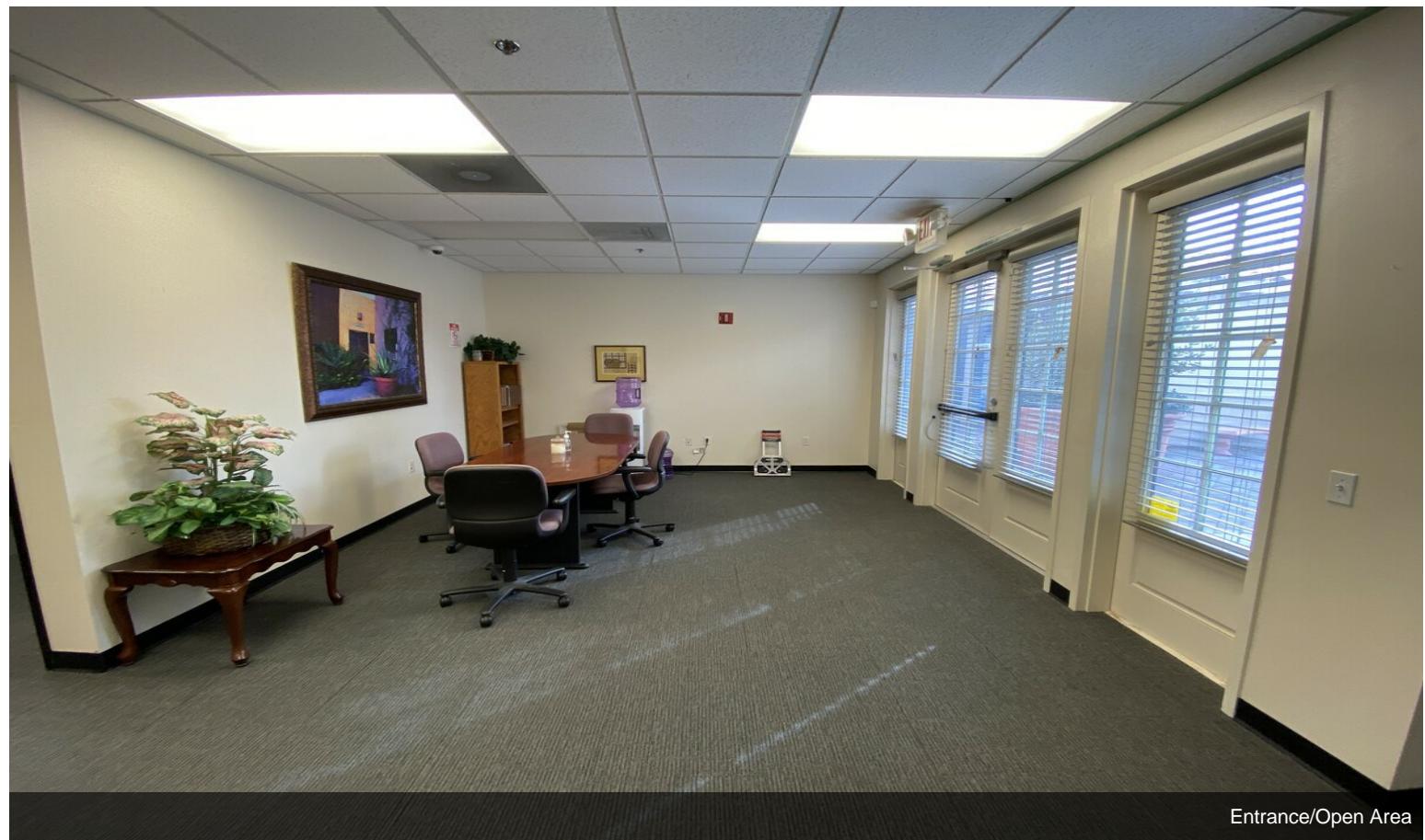


Courtyard Entry

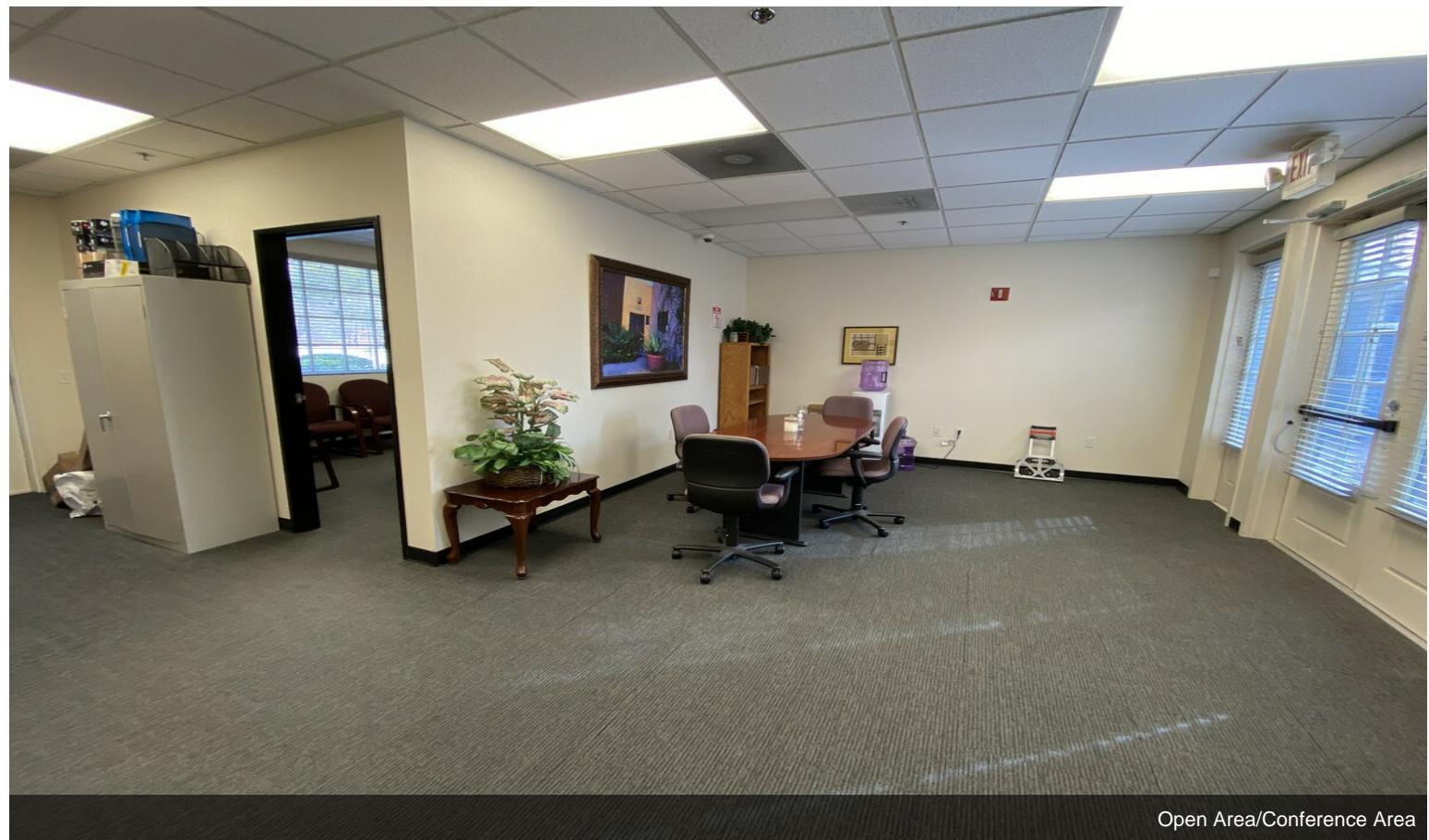
Property Photos



Property Photos

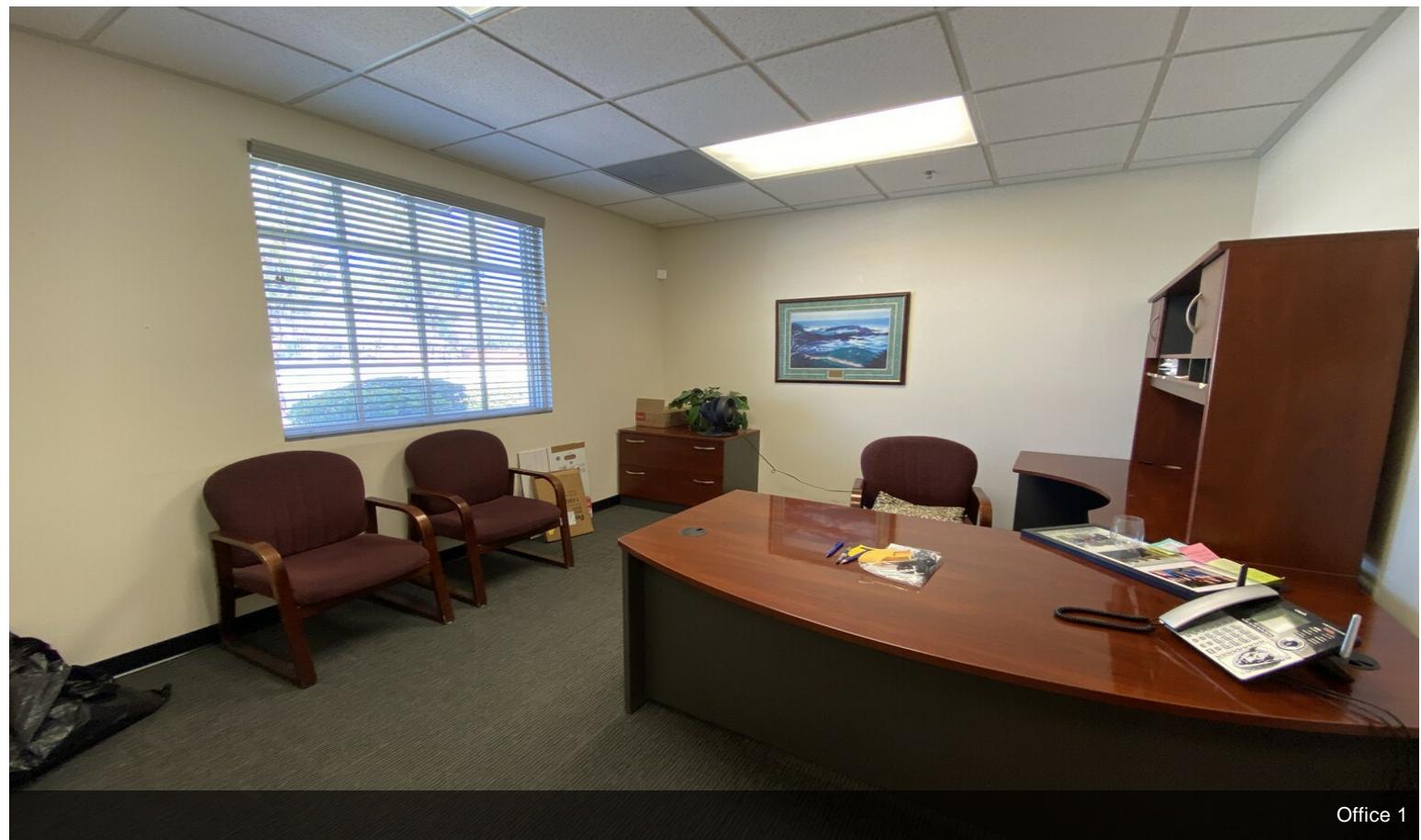


Entrance/Open Area

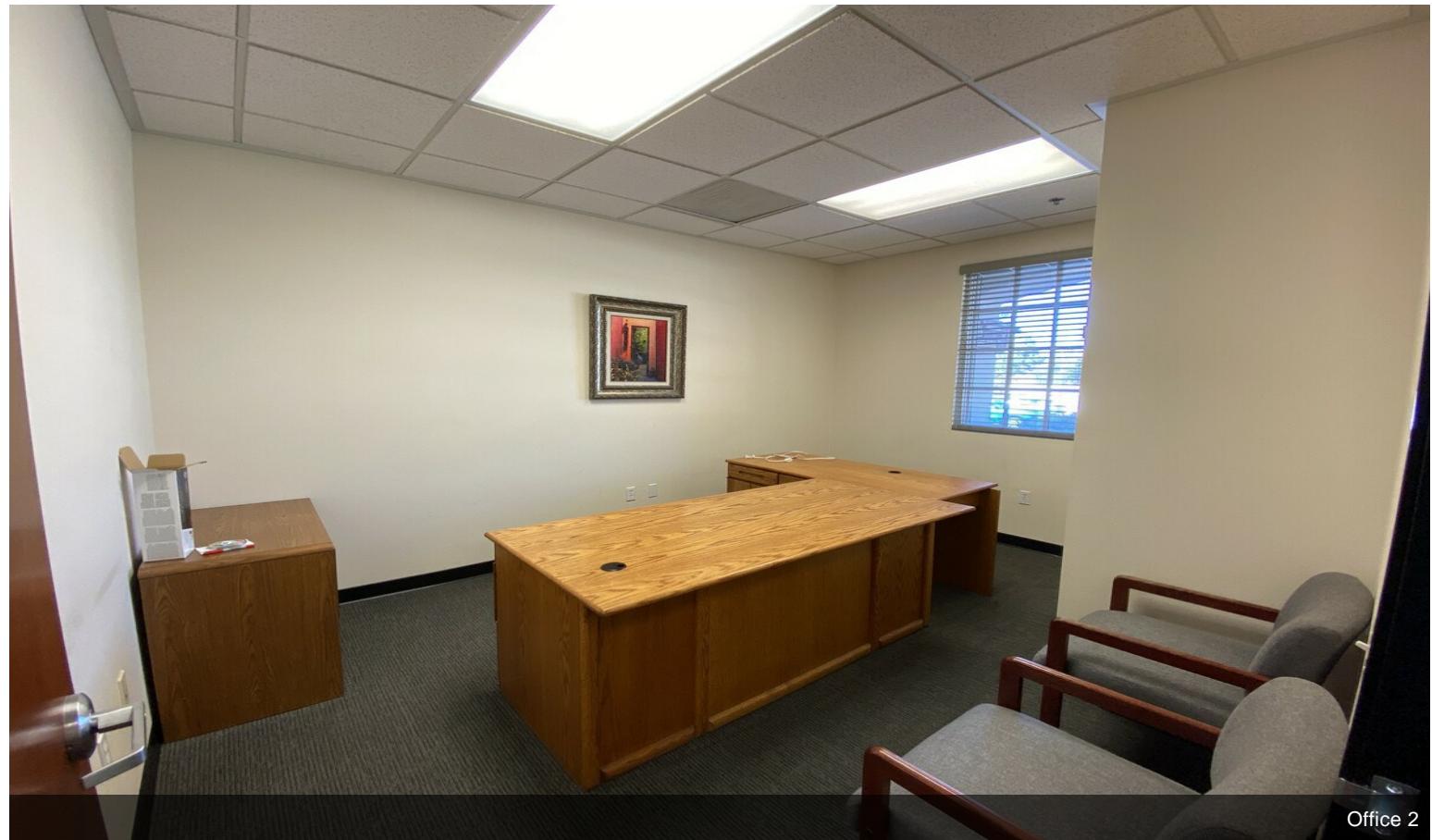


Open Area/Conference Area

Property Photos



Office 1

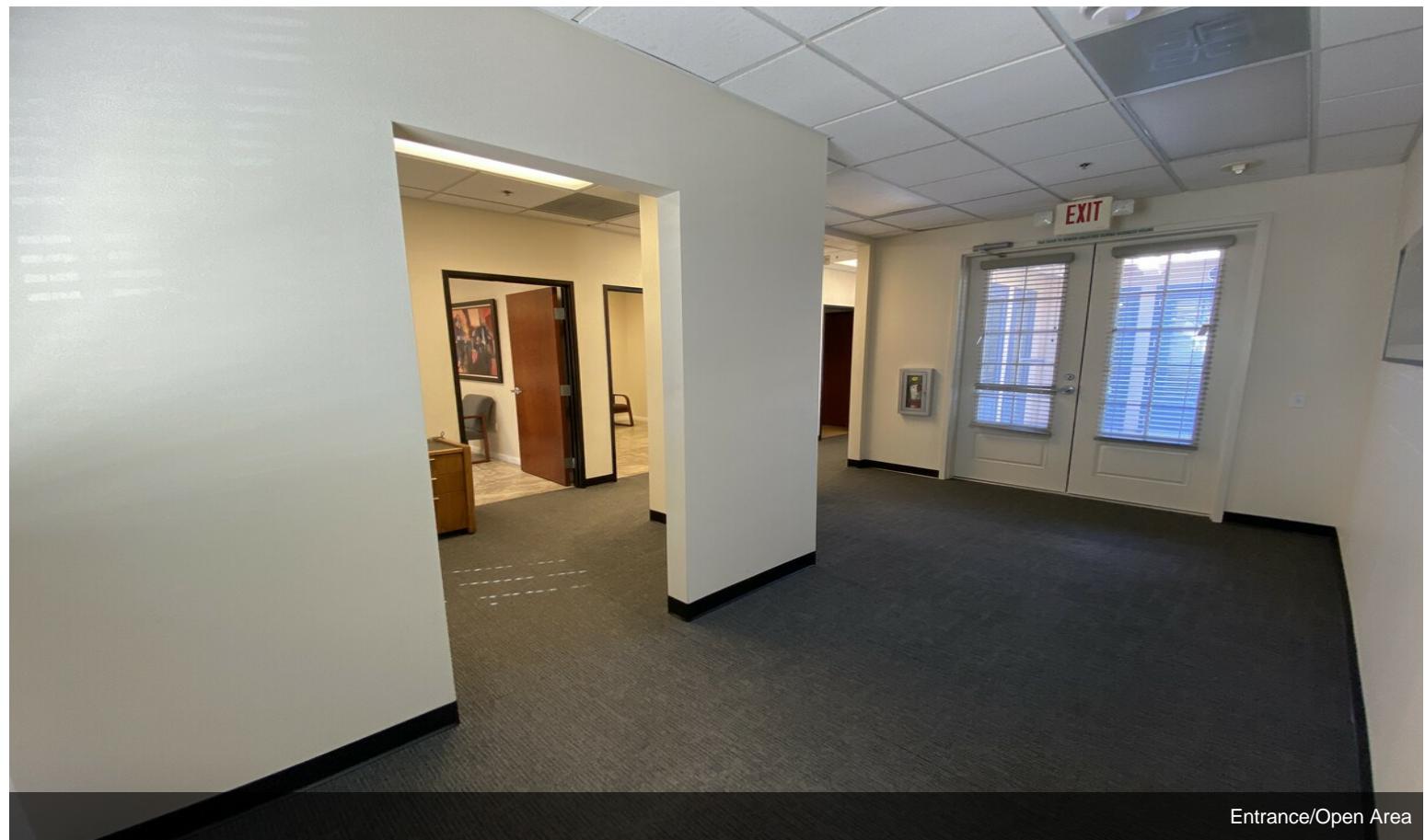


Office 2

Property Photos



Property Photos



Entrance/Open Area



Break Room

Property Photos



Property Photos

P.R.R 98-001