

LONGFORD PLAZA PROPERTY FOR SALE

8,404 SF PROFESSIONAL OFFICE BUILDING

3283 EAST WARM SPRINGS ROAD, LAS VEGAS, NV 89120



3283 Warm Springs Road

UNIQUE INVESTMENT/OWNER USER OPPORTUNITY

KW COMMERCIAL | KW VIP
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kwVIP
KELLERWILLIAMS. REALTY

Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

3283 EAST WARM SPRINGS ROAD



OFFERING SUMMARY

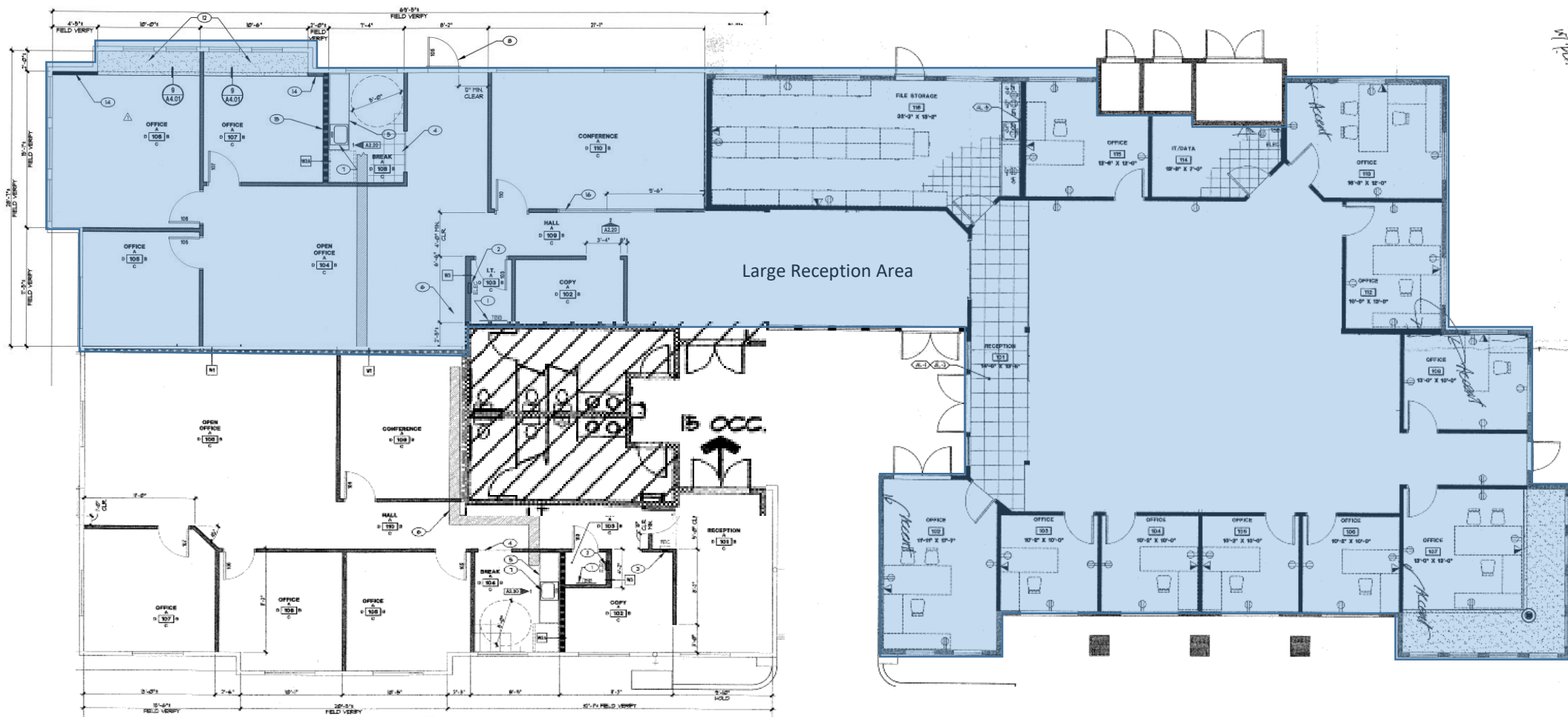
PRICE:	\$2,495,000
BUILDING SF:	8,404
PRICE / SF:	\$297
OCCUPANCY:	76.62%
CAP RATE:	6.97%
LEASE RATE:	\$1.80 NNN (Asking)
LEASE TERM:	5 Years Preferred
AVAILABLE SF:	1,965
YEAR BUILT:	2007
LOT SIZE:	.56 Acres
PARKING:	37
PARKING RATIO:	4.4:1000

PROPERTY OVERVIEW

Longford Plaza is an attractively designed and maintained business office park intended for medical, office, and professional use. The complex features beautifully maintained grounds with mature Mediterranean-style landscaping and offers 24-hour access. Strategically located near I-11, I-215, I-15, Harry Reid International Airport, and the Las Vegas Strip, it provides convenient access major thoroughfares, shopping and restaurants.

The building is demised into two sections: Suite 100, a ±1,965 SF suite available for lease, and Suites 200–400. The later has a combined ±6,439 SF which is currently occupied making 3283 East Warm Springs an ideal purchase for an owner/user seeking partial occupancy while enjoying income-producing leased space.

3283 E. Warm Springs – Suite 200 – 400 Floor Plan (not 100% accurate)



Suite 200-400 +/- 6,439 SF (Blue Highlighted Area)
 Suite 100 +/- 1,965 SF
 Total Building +/- 8,404 SF

PROPERTY PHOTOS

3283 EAST WARM SPRINGS ROAD



PROPERTY PHOTOS

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AERIAL MAP

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BUSINESS MAP

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DISCLAIMER

3283 EAST WARM SPRINGS ROAD



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