

**Rare Office
For Sale**

NW Valley

4775 SF

2441

**2441 Tech Center Ct.
Las Vegas, NV 89128**



2441 Tech Center Dr

For Sale

4775 SF Office



MountainView Hospital Campus

Only 1 Mile from Mountainview Hospital

2441 Tech Center Ct

Image Landsat / Copernicus
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Wes Drown, CCIM

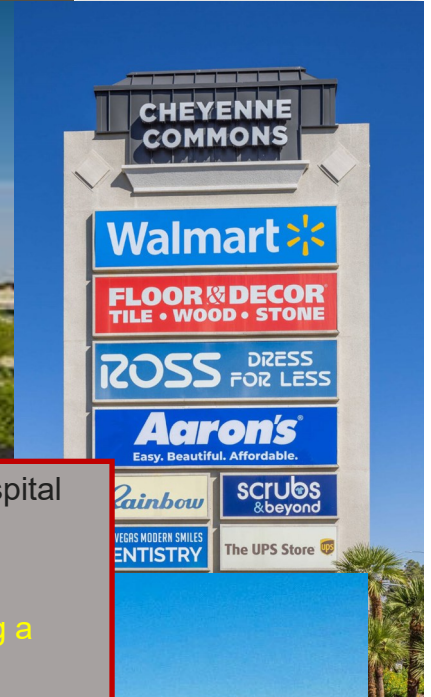
wes@officelv.com

BS.000387

txt/cell702-287-6553

HUGE Trade Area-Employment Center

RE/MAX
COMMERCIAL



Nestled Between Whole Foods, Target Super Center, and Mountain View Hospital Campus, makes this a perfect Healthcare Conversion for Cardiologists, Pulmonologists, and so many other medical specializations.

Super Rare Opportunity to OWN and build personal wealth, rather than paying a Landlords Mortgage, Pay Your Own!



LOCATION IS EVERYTHING.
Your Neighbors within 1.5 miles
Create a Dynamic and Vibrant area: for YOU

2441 Tech Center Dr. **HUGE POTENTIAL INCOME** or OWNER-USER
Las Vegas, NV 89128

RE/MAX
COMMERCIAL



Keep the current Month-to-Month Tenants and slowly upgrade suites one at a time, while raising rents as you go!

No Brainer.

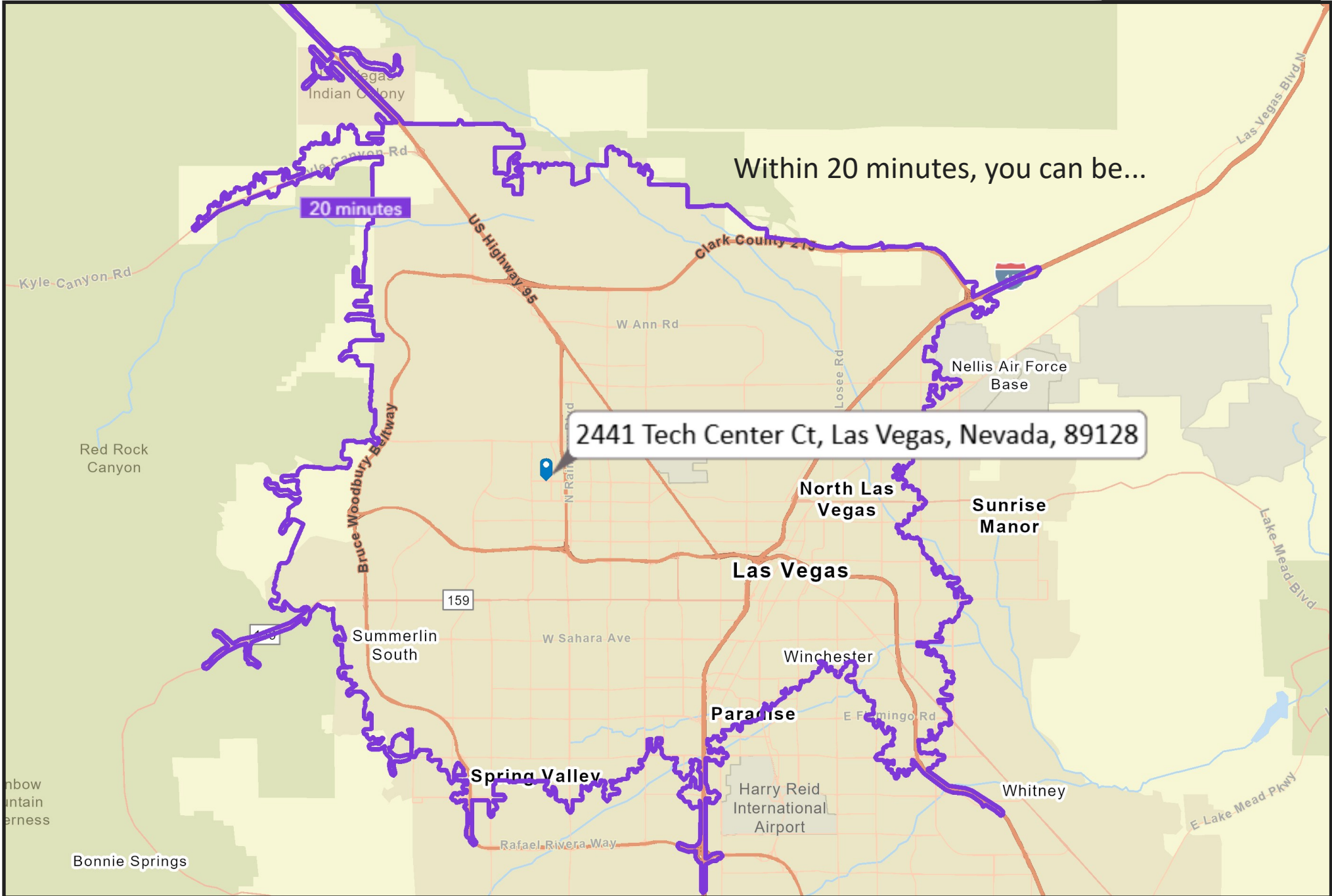
Or

Buy it for your own Use

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2441 Tech Center

NW Las Vegas

Dynamic Trade Area



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Located in the Master Planned Tech Center in NW Las Vegas next to the 95 Freeway.

Plenty of Parking

Fully Built out part of the Valley with no more land to build on. Medical uses are the primary occupants due to the proximity to Mountain View Hospital.

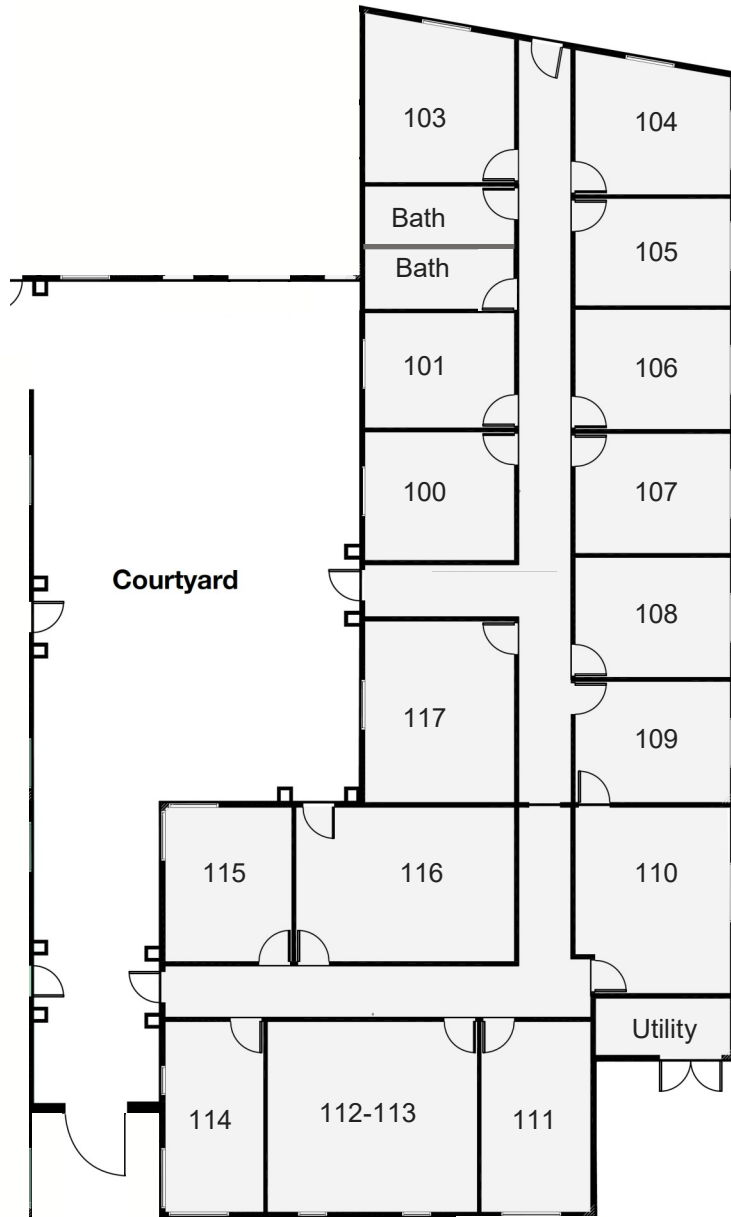
Priced Below Replacement Cost.

Current Tenants can stay, or the Seller can deliver it vacant, post closing.

4 Entrances

Gated Courtyard

10 covered and reserved Parking Spaces

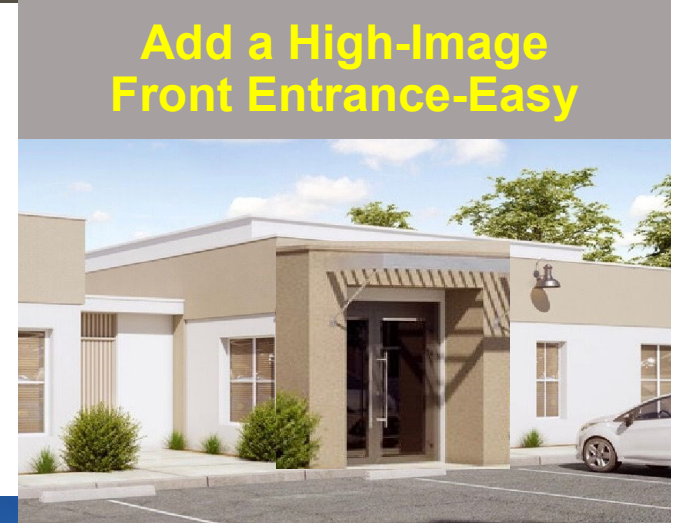


16-Suite Build out. Easily reconfigured to 19.

Tech Center Master-plan!!

4775 SF Office Condo can be demised into 2 suites, or Move right in, good month-to-month Income now...

Right Buyer with a little Vision can turn this into a GOLD Mine!!!



2441 Tech Center Ct.

By the Numbers



Description	Item
APN	138-15-410-065
Year Built	1997
Square Footage	+4775
Condo Parcel	YES
Association Management	Self
Property Tax	\$3,579.00
Covered/Reserved	10 Spaces



Description	Item
Parking Ratio	5:1000 SF
Economic Drivers	Healthcare Entertainment, Sports
Master planned	YES
Distance to Freeway	3866 Ft
Walk-up Parking	YES
Zip Code	89128
Self Manageable	YES



Investment
Or
Owner-User
Great Value



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Expansion Growth Diverse Young Entertainment Sports Aerospace DOD

#1 State and Metro in the West US for Business
New Commercial Construction in all Quadrants.
One Day Drive to 60-million People
Most Secure Area in the US (FEMA)
Prime Tech-Company Migration
Sony and Warner Bro. Studios coming soon.
MSG Sphere OPEN , Universal Studios Under Construction
BORING Company Tunneling in Progress
#1 State for Job Growth

Welcome: NFL, NHL, WNBA, UFC, and the A's
Over 40—Million Visitors in 2023
#1 Best State for Digital Infrastructure
Top Quality of Life
1/3 COLA of San Francisco
3 Times national average for Population Growth
99% Indoor water supply Recycling
7,453 MILES of Fiber Optic Cable-installed
Civilian & DOD Drone proving grounds