

For Sale

CBRE

# 900 Grier Drive

Las Vegas, NV 89119  
[www.cbre.com/lasvegas](http://www.cbre.com/lasvegas)

Freestanding office building on 0.63 Acres - Minutes from Harry Reid Airport!



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## The Offering

Located within Hughes Airport Center, this 11,167 SF single-tenant office building on 0.63 acres at the intersection of Grier Drive and Kelly Johnson Drive offers easy access to ample retail and service amenities, including Town Square, McCarran Marketplace and the Las Vegas South Premium Outlets. Site offers excellent access to Harry Reid International Airport, the I-215/I-15 Interchange and the Las Vegas Strip.

### PROPERTY OVERVIEW

Address	900 Grier Drive, Las Vegas, NV 89119
Market/Submarket	Las Vegas/Airport
Square Footage	11,167 SF
Lot Size	0.63 Acres
Year Built	1988
Occupancy	0%
Annual Operating Expenses	\$187,945.20 (estimated)
Taxes	\$13,976.29

**Sale Price: \$2,900,000.00**

**Price/SF: \$259.69**

## Building Highlights

- + Fully built-out office space with a mix of private offices and open area
- + Twenty-three (23) Private Offices
- + Three (3) Conference Rooms
- + Located next to MGM Resorts Offices and US Post Office
- + Professional monument signage
- + Building has over 55 tons of HVAC
- + Abundant storage space
- + Fully fire sprinklered
- + Two (2) multi-stall restrooms
- + Twenty (20) free covered parking spaces
- + Very secure facility & location
- + Lush, mature landscaping
- + Concrete Tilt-Up Construction
- + Zoned: Industrial Light (IL), Clark County
- + Prime Airport Location
- + APN: 177-03-510-006

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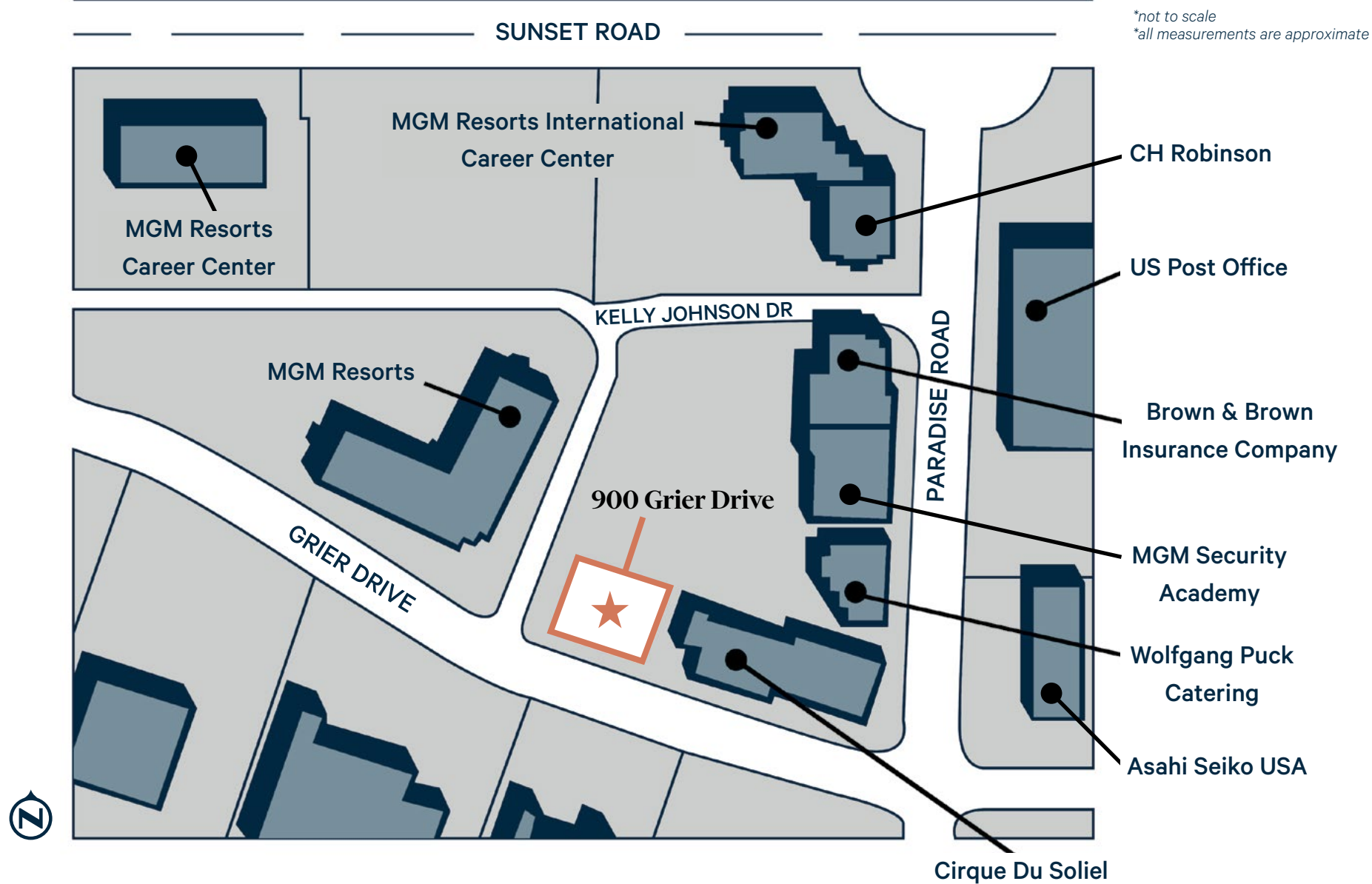
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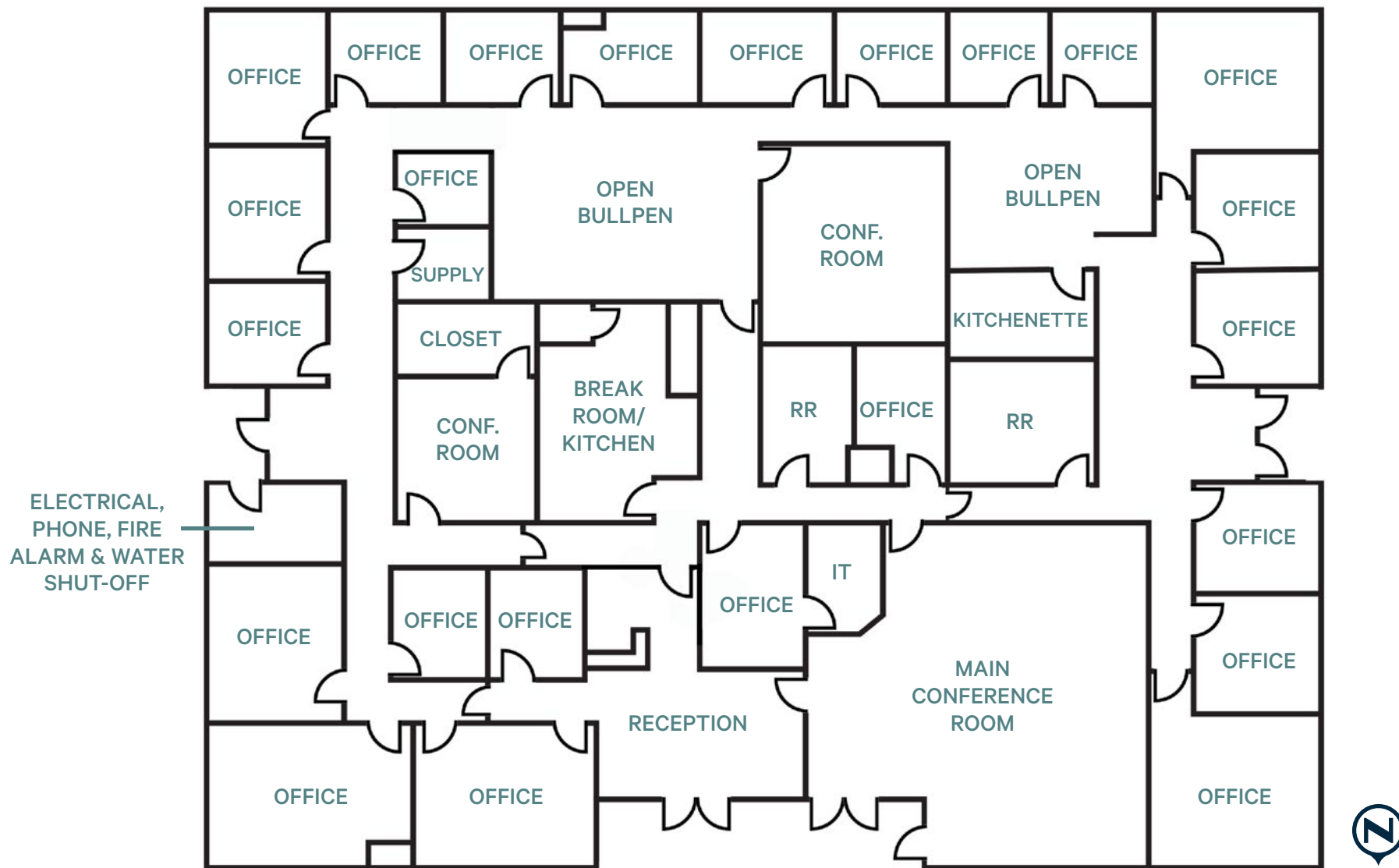
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## SITE PLAN



## FLOORPLAN



\*not to scale

\*all measurements are approximate

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## PROPERTY PHOTOS



## AERIAL MAP



AERIAL MAP - Low Altitude



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## Contact Us

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