

For Sale

# Professional Office Plaza



LOGIC



3920 & 3930 E. Patrick Lane, Las Vegas, NV 89120



**\$3,000,000 (\$211 PSF)**

Offering Price



**3930: ± 3,836 SF**  
**3920: ± 10,364 SF**

Building Sizes



**C-P**

Zoning

- Matterport tour available of front building upon request
- Quick drive to Harry Reid International Airport, retail, Interstate-11 and Green Valley
- Two buildings on lot allow for owner-user occupancy and rental income on second building
- No association allows for more freedom of ownership
- Heavy private office build reduces construction costs for common Buyer modifications
- 3.6:1000 parking ratio (51 total covered and open parking spaces) with ability to add more



**Scott Donaghe, SIOR**

Senior Vice President

S.0172934

C.310.880.8054

sdonaghe@logicCRE.com



**Adrian Pak**

Vice President

S.0200217

C.702.538.6802

apak@logicCRE.com

**702.888.3500** | LogicCRE.com | 3900 S. Hualapai Way, Suite 200, Las Vegas, NV 89147

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.







702.888.3500 | LogicCRE.com | 3900 S. Hualapai Way, Suite 200, Las Vegas, NV 89147

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.

