

OFFICE FOR SALE & LEASE

# LONGFORD PLAZA-BUILDING 29

3283 EAST WARM SPRINGS ROAD, LAS VEGAS, NV 89120



FOR LEASE

KW COMMERCIAL | LAS VEGAS VIP  
616 8th Street Las Vegas, NV 89101

**PRESENTED BY:**

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Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

LEASE RATE:	\$1.85 SF NNN
LEASE TERM:	Minimum 3 Year Term
BUILDING SF:	8,404
RENTABLE SF:	8,404
AVAILABLE SF:	1,965
YEAR BUILT:	2007
RENOVATED:	Unknown
BUILDING CLASS:	B
FLOORS:	1
PARKING:	9 Uncovered (Covered Available)
PARKING RATIO:	4.6:1,000

## PROPERTY OVERVIEW

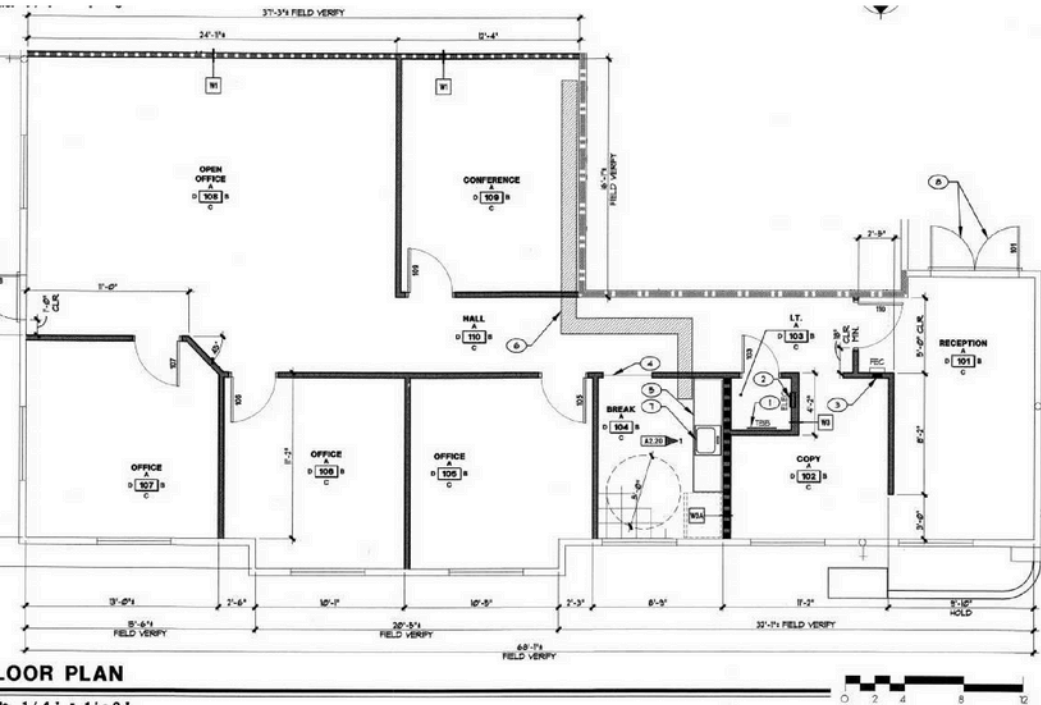
Size: 1,965 sq ft office space  
Accessibility: Easy access to I-215 and Harry Reid International Airport  
Parking: Ample parking available (4.6:1000)  
Surroundings: Close to dining options, service providers, educational institutions, and child care centers  
Features: Flexible layout suitable for various professional services  
Tenant Mix: Located in a well-maintained office park with a mix of established tenants

## PROPERTY HIGHLIGHTS

- Move-In Ready
- Class B Professional Office
- Well Located in Close Proximity to I-215 and I-15
- 3 Private Offices, Conference, Reception, Kitchen and Bullpen
- Highly Desirable Longford Plaza

# PROPERTY PHOTOS

3283 EAST WARM SPRINGS ROAD



# DISCLAIMER

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