

2700 E Chandler Avenue

Las Vegas, NV 89120

Office Use For Lease & Sale

±29,220 TOTAL SF



Leasing Information:
702.221.8226

Lincoln

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Park 2000 features three garden-style office buildings located in the Airport Submarket off E. Sunset Road, offering convenient access to both the I-15 Freeway and I-215 Beltway. Situated just minutes from Harry Reid International Airport and the Las Vegas Strip, Park 2000 provides quick connectivity to abundant dining and retail amenities and sits directly across from Sunset Regional Park – the crown jewel of Clark County’s park system.

The property offers ample and covered parking and is zoned L1 for light industrial use, making it ideal for a wide range of business types, particularly those requiring substantial power capacity. Park 2000 recently underwent a comprehensive renovation exceeding \$1 million, including:

- New office spec suites in Building A
- Fresh exterior paint
- Enhanced desert landscaping
- Newly striped parking lot

This property is ideal for professional offices, training schools, childcare centers, showrooms, or businesses requiring large power loads.

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Building	Size	Occupancy	Available Unit	CAP	Type
A	± 11,980	100%	N/A	7%	Investment
B	± 5,950	100%	N/A	7%	Investment
C	± -11,290	Vacant	C	N/A	Owner User/Investment

- **Lot: ± 2.43 ac**
- **Year: 1987**
- **Zoning: Industrial Light (IL)**

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Building	Rate Per Mo	CAM	Size	Condition	Term	Availability
C	\$1.40/PSF	\$0.30	±11,290	Full Build-Out	5-10 years	Immediate

**Single-tenant or divisible for multiple users.*

Flexible subdivision options:

- C4 – 3,500 SF: 3-phase power, 800–1000 AMPS, 2 restrooms
- C3 – 2,000 SF: 1 restroom, possible office layout or open plan
- C2 – 3,300 SF: Mostly open floor plan + 3–4 offices
- C1 – 2,500 SF: Large open ballroom, 2–3 offices, 2 restrooms

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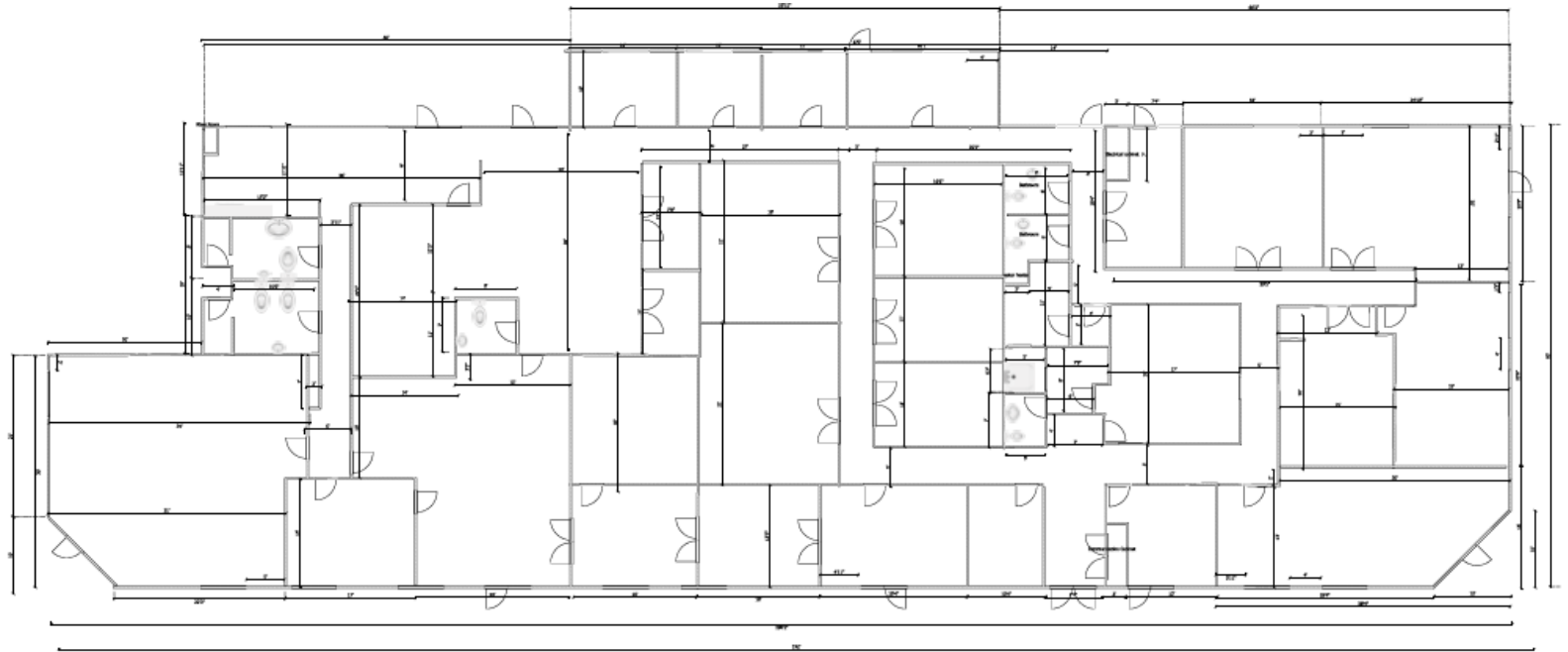
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Building C

Size: ±11,290 SF

Lease Rate: \$1.40 NNN PSF, CAM approximately \$0.30/sq ft

Available: Immediately

Terms: 5-10 years

Zoning: Industrial Light (IL)

Ceiling Height: 10' Clear Height

Power: Section 1: 600 AMPS, Single-Phase Power

Section 2: 1000 AMPS, 120/240V, 3-Phase Power

HIGHLIGHTS:

- HVAC: Heavy-duty systems throughout
- Plumbing Throughout – with 6 private restrooms located in different sections
- Fully sprinklered
- Multiple entrances for flexibility and potential multi-tenant use
- Security system installed

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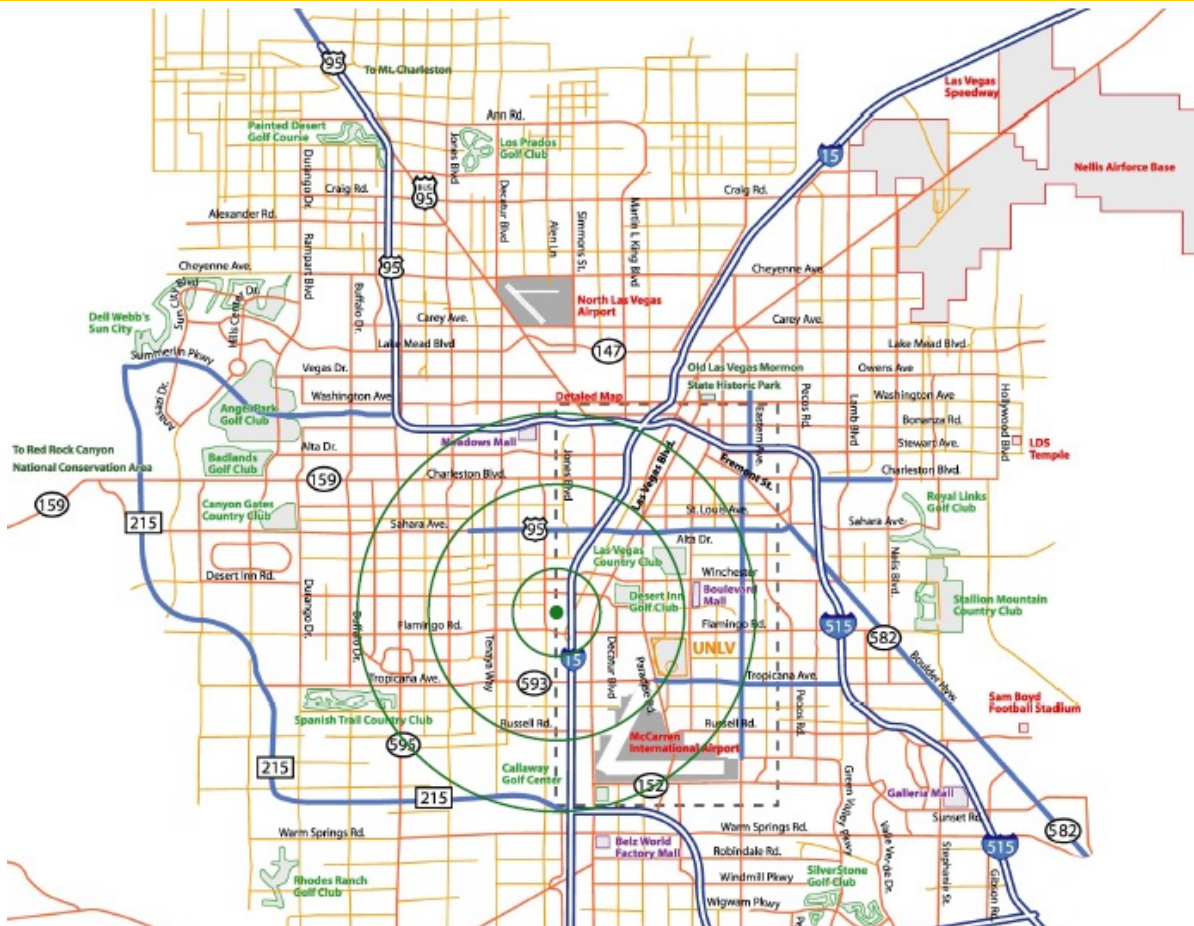
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Population	1mile	3miles	5miles
2020 Population	3,979	128,547	395,174
2024 Population	3,500	129,592	398,804
2029 Population Projection	3,652	138,765	427,114

Annual Population Growth	1mile	3miles	5miles
2024-2029	0.87%	1.42%	1.42%

Households	1mile	3miles	5miles
Total Specified Consumer Spending	\$41.1M	\$1.5B	\$4.6B

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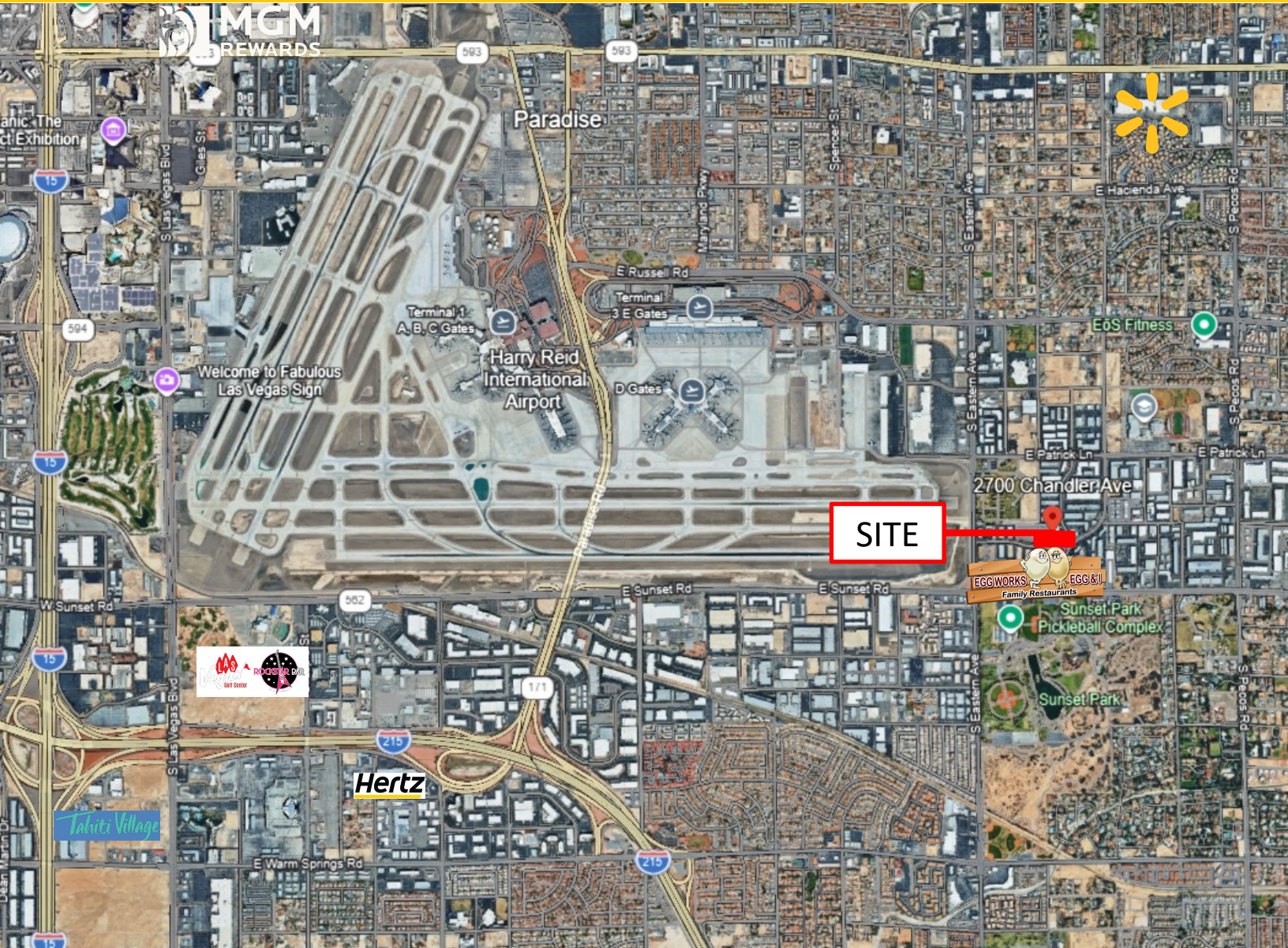
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