

Now Leasing 960 sq feet
Laredo Professional Plaza



7040 Laredo Street, Suite G, Las Vegas, NV 89117

To Schedule a Tour, Please contact:

Benjamin J. Super

NV License B.34588

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bensuper@superrealty.net

Overview

- Address:** 7040 Laredo Street, Las Vegas, Nevada 89117
- Overview:** Laredo Professional Plaza consists of one existing 12,000 sq foot well-maintained and landscaped building situated on 1.06 acres. The building is currently demised into 8 separate suites. Each suite has its own restroom and power meter.
- Location:** Located in the West Las Vegas office and professional corridor, the Laredo Professional Plaza is situated near the southwest corner of Sahara Ave and Rainbow Blvd. Furthermore, it is surrounded by neighboring office buildings, retail centers and private homes. It is also approximately 2.5 miles away from the Summerlin Parkway & Rainbow freeway interchange.
- Landlord:** Laredo Professional Plaza LLC
Locally owned and professionally managed by SKR Real Estate Services
- Available:** We currently have one vacancy in our professional plaza:
7040 Laredo - Suite G is 960 square feet. It will be vacant and ready for occupancy January 1, 2025. Currently an autism medical office, this Suite is built out for the perfect office, professional or medical Tenant. It also includes a reception area, offices and a private restroom.
- Monthly Rent:** 7040 Laredo - Suite G (960 Sq feet) \$1,536 per month Total or
\$1.25 NNN per month plus \$0.35 CAMs
Tenant is responsible for interior repairs, maintenance and utility charges.
- CAM's:** Our Common Area Maintenance Charges (CAM's) are currently \$0.35 per square foot per month and will be reconciled annually.
- Features:** Quiet professional office complex
Well maintained and managed
Platinum Security is a Tenant on Premises
- Property:** Laredo Professional Plaza is situated on 1.06 acres. APN: 163-10-503-005 and 163-105-03-004
- Zoning:** Built in 2000, the property is currently zoned Commercial Professional (C-P). It is located in Clark County Nevada 89117
- Neighbors:** Klumbach Consulting (Accounting), Ken Small Architect, Sacred Home Health Care, Platinum Security, Acrisure (Insurance), Nestled Outpatient (psychology) and Shining Minds (psychology)
- Coop Fee:** 3% Broker cooperation encouraged.

Floorplan

Existing Built Out
Professional Office
7040 Laredo Street
Suite G
960 Sq Feet

Coming Soon

Floorplan

Aerial View



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 20 ft

Parcel Map

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

BOOK T21S R60E

126	129	124
137	138	139
164	163	162
175	176	177


SEC. 10

6	8	4	2	1
7	8	3	18	12
18	17	16	15	14
30	29	28	27	26
31	32	33	34	35

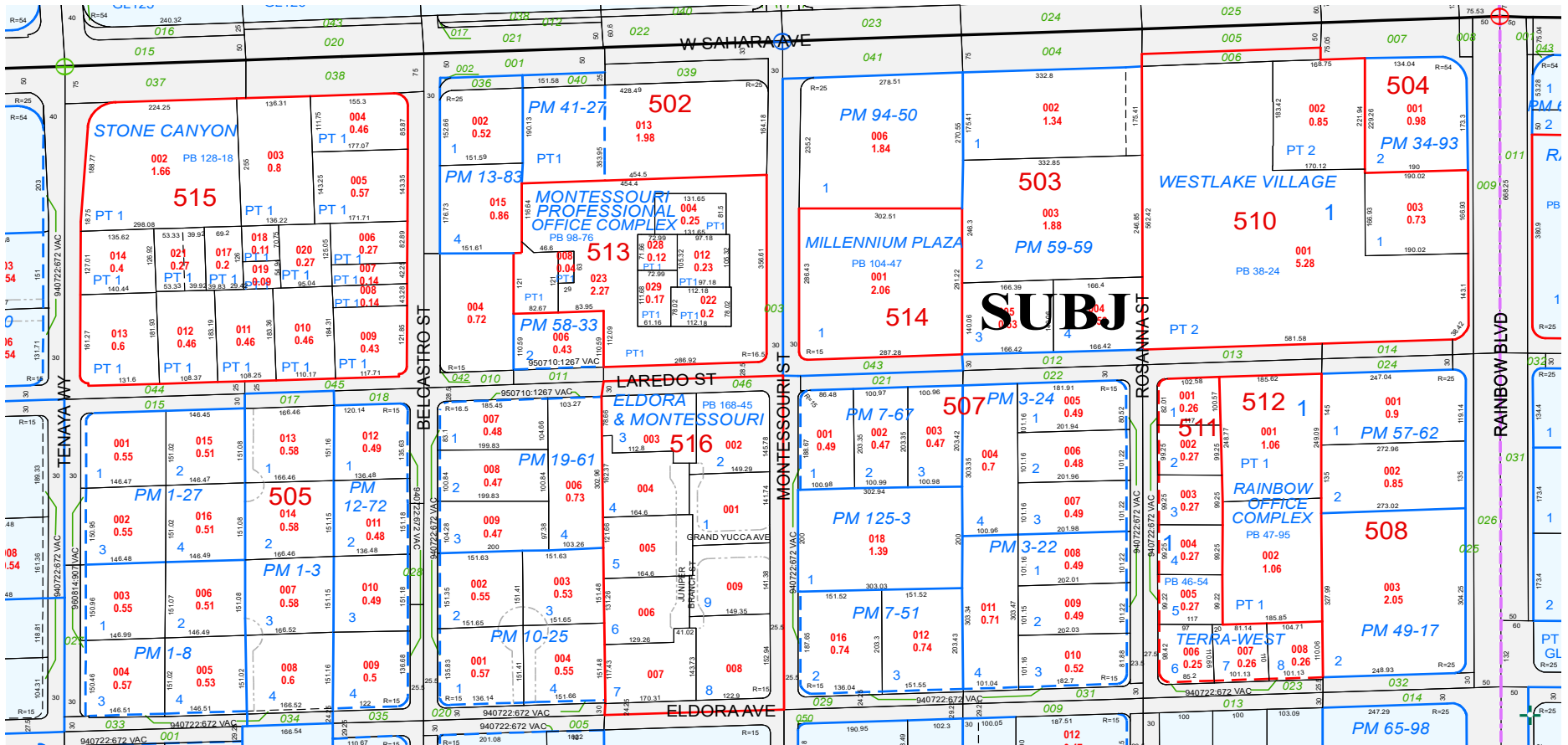
MAP N 2 NE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
4	4	8	4
5	1	5	1

163-10-5



Scale: 1" = 200'
 Rev: 9/15/2022



TAX DIST 417

Assessor's Information



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 08/15/2024

Property Information

Parcel: 16310503005
Owner Name(s): LAREDO PROFESSIONAL PLAZA L L C
Site Address: 7040 LAREDO ST
Jurisdiction: Clark County - 89117
Zoning Classification: Commercial Professional (CP)
Planned Landuse: Neighborhood Commercial (NC)

Misc Information

Subdivision Name: PARCEL MAP FILE 59 PAGE 59
Lot Block: Lot:3 Block:
Sale Date: 02/1998
Sale Price: \$175,000
Recorded Doc Number: 20000229 00002130
Flight Date: 2024-06-29

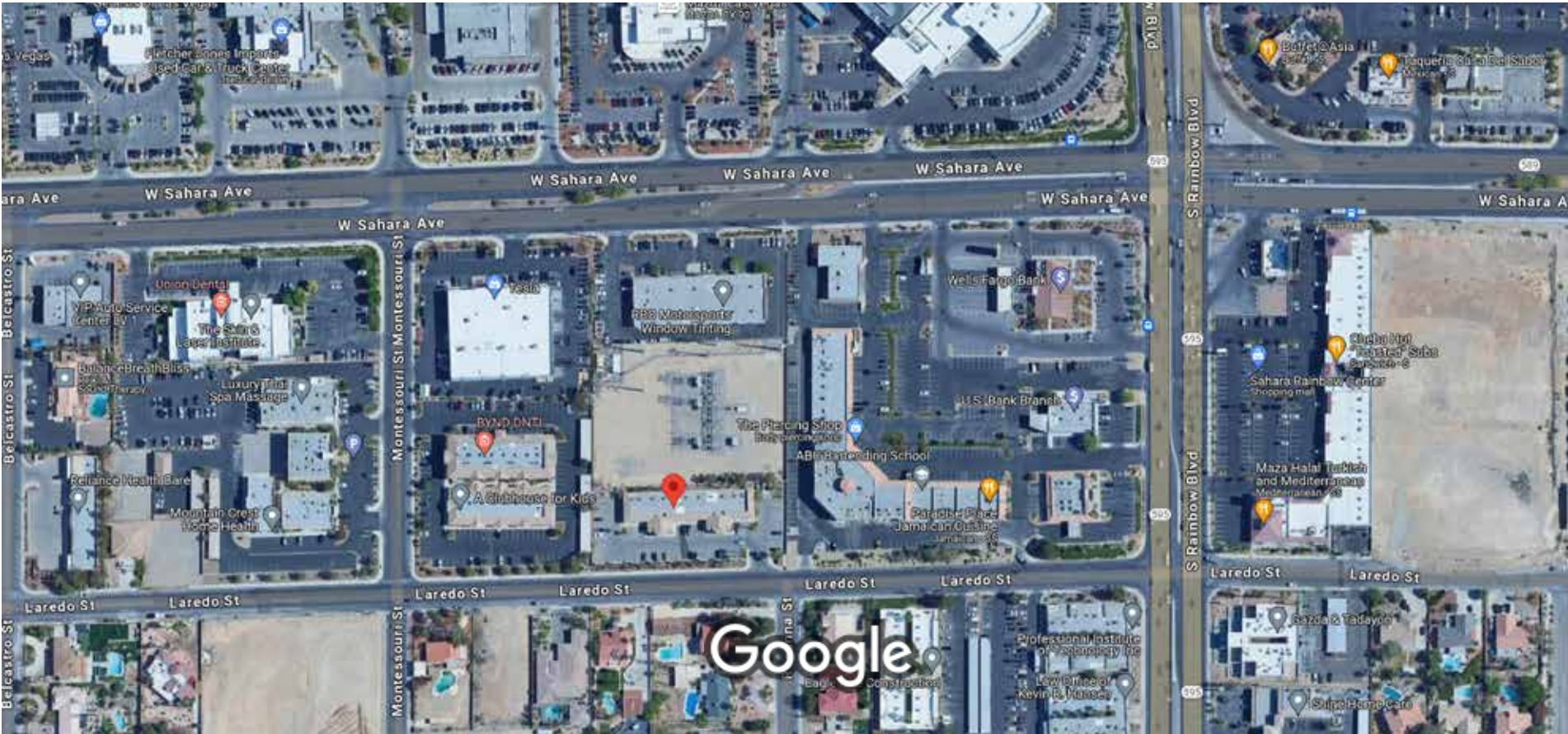
Construction Year:
T-R-S: 21-60-10
Census tract: 2939
Estimated Lot Size: 0.53

Elected Officials

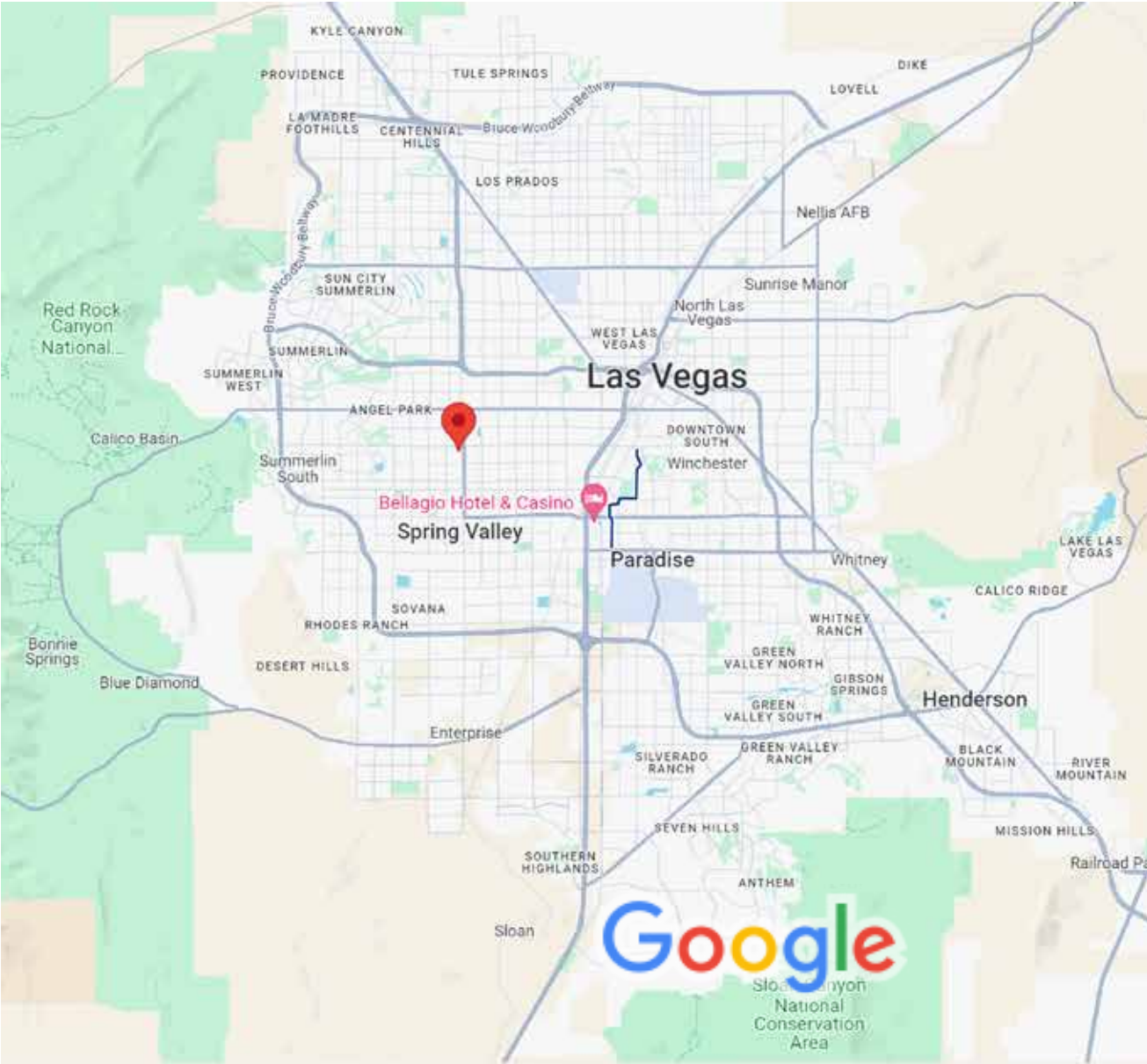
Commission: F - Justin Jones (D)
US Senate: Jacky Rosen, Catherine Cortez-Masto
State Senate: 3 - Rochelle Nguyen (D) (Appointed to a 2 Year unexpired term)
School District: F - Irene Bustamante Adams
Board of Education: 3 - Felicia Ortiz

City Ward:
US Congress: 3 - Susie Lee (D)
State Assembly: 10 - VACANT
University Regent: 7 - Susan Brager
Minor Civil Division: Las Vegas

Map of Las Vegas



Map of Las Vegas



Elements of Motivation: Suites J&K



Offered for Lease By: Super Realty; Benjamin J Super, Broker; (702) 737-0390

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Reiss Properties: Suite D



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