

# FOR SALE (DO NOT DISTURB) OFFERING MEMORANDUM 2700 E CHANDLER AVE

Las Vegas, NV 89120



## OFFICE USE

±2.43 acre  
Lot Size

±29,220 sqft  
Total Building Size

### ASHLEY LIU

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# FOR SALE

2700 E Chandler Ave  
Las Vegas, NV 89120



## PROPERTY OVERVIEW

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.

Building	Size	Occupancy	Available Unit	CAP	Type
A	±11,980 sqft	84%	A-6	7%	Investment
B	±5,950 sqft	100%	N/A	7%	Investment
C	±11,290 sqft	Vacant	C	N/A	Owner Use/Investment

**TOTAL SF:** ±29,220 sqft **LOT:** ±2.43 ac **YEAR:** 1987 **ZONING:** Industrial Light (IL)





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Las Vegas, NV 89120



## Property Conditions:

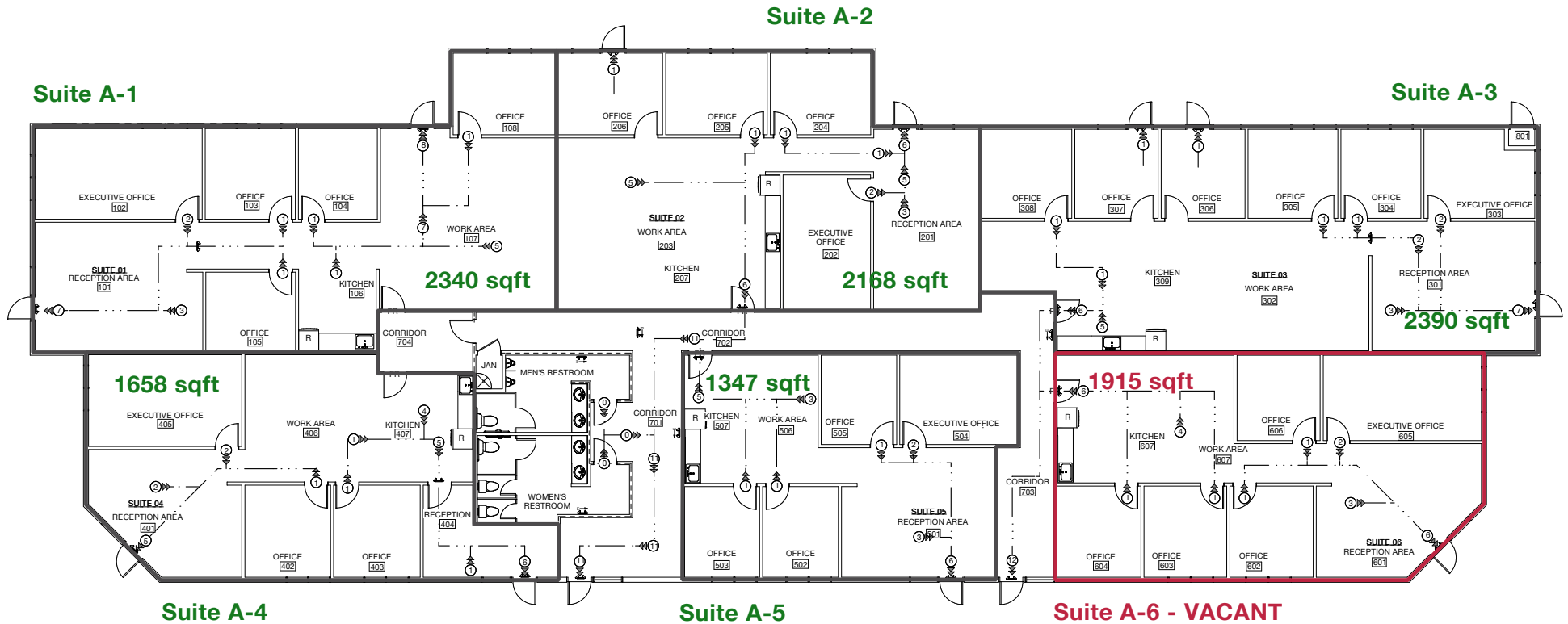
Fully sprinklered. The previous owner spent >\$1MM to remodel Building A. Property owner remodeled Building B last year 2024 for SOS. Building B roof was replaced this year 2025.

## Monthly Expenses:

1. Sprinkler Monitoring / Inspection: Quarterly
2. Weekly Landscaping
3. Building A Interior Cleaning + Lot Cleaning: Twice A Week By Dcr (Existing Tenant)
4. Nightly Patrol By Alarm Co 1x Per Night (Optional)
5. Republic Trash
6. Sewer And Water
7. Common Area Electricity
8. Hoa (Park 2000)
9. Property Tax - Low Tax Rate At 23k Per Year Only

# FOR SALE

2700 E Chandler Ave, Building A  
Las Vegas, NV 89120



Building	Teant	Size	Start	End	CAM + Rent	Annual Increase	Payment	Website
A-1	Core Personnel	±2,340 sqft	3/1/2024	2/29/2028	\$3,811	3% - 4%	ACH	corepersonnelstaffing.com
A-2	Lion Mountain	±2,168 sqft	1/1/2025	1/31/2026	\$3,252	3% - 4%	ACH	lionheartrecoverycenter.com
A-3	Best Roofing	±2,390 sqft	5/23/2025	6/30/2030	\$3,704.5	3% - 4%	ACH	bestchoiceroofing.com
A-4	DCR services	±1,658 sqft	9/1/2023	10/31/2029	\$2,387.52	3% - 4%	Zelle	stratusclean.com
A-5	Short & Steven Law	±1,347 sqft	7/1/2023	6/30/2028	\$1,996.62	3% - 4%	Zelle	shortandstevenslaw.com
A-6	VACANT	±1,915 sqft						

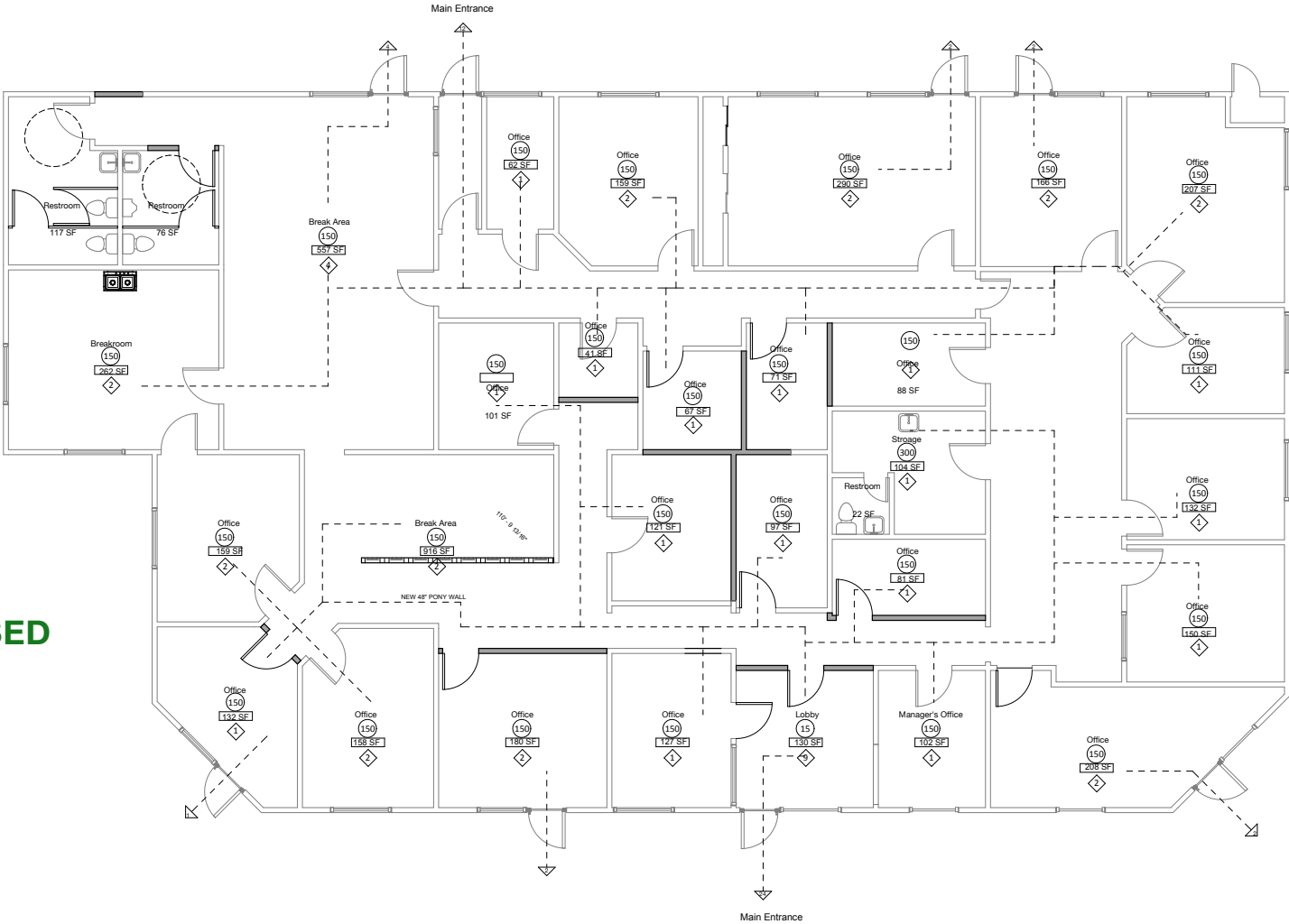
TOTAL ANNUAL INCOME: \$181,819.68

Lincoln × GATSKI  
COMMERCIAL  
REAL ESTATE SERVICES

FOR SALE

2700 E Chandler Ave, Building B  
Las Vegas, NV 89120

100% LEASED

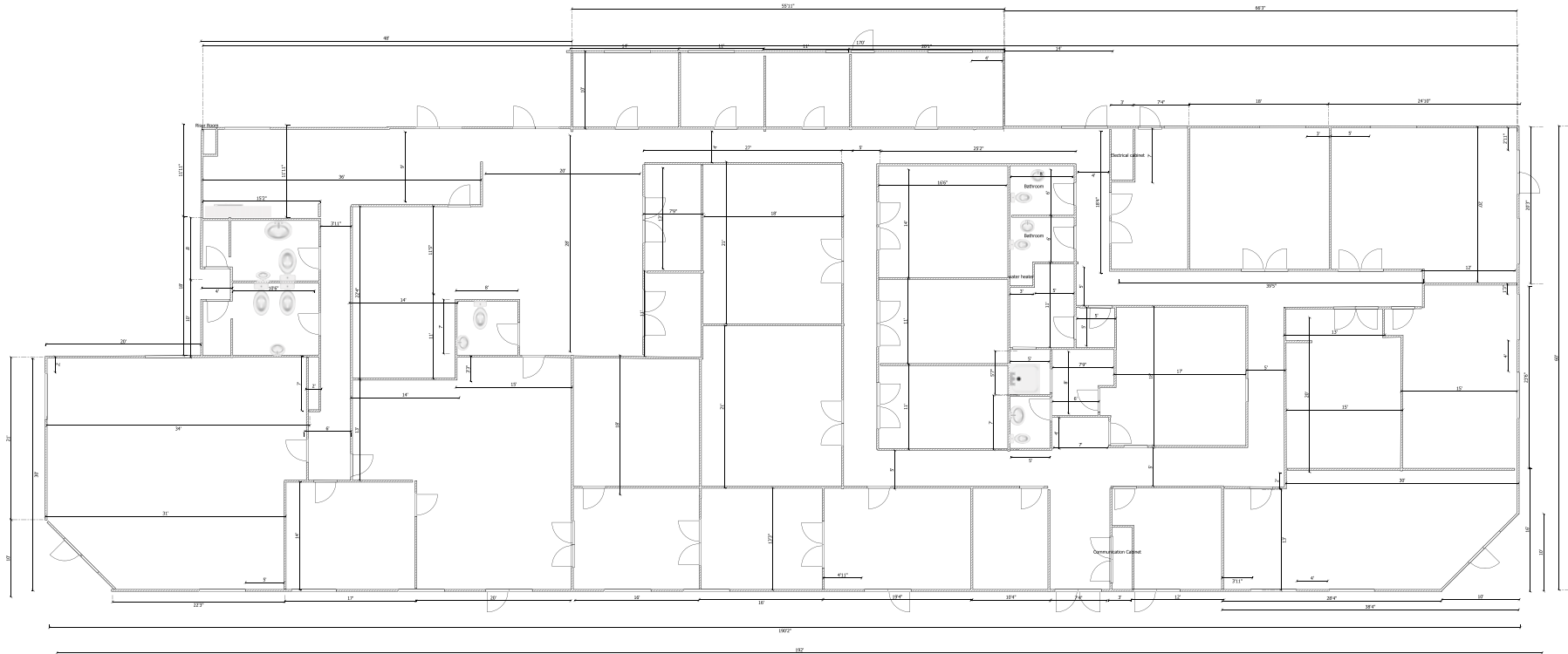


Building	Teant	Size	Start	End	CAM + Rent	Annual Increase	Payment	Website
B	SOS	±5,950 sqft	11/1/2024	10/30/2029	\$10,710	3% - 4%	Check deposit	successonthespectrum.com

TOTAL ANNUAL INCOME: \$128,520.00

# FOR SALE & LEASE

2700 E Chandler Ave, Building C  
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- + Size:** ±11,290 SF
- + Lease Rate:** \$1.40 NNN PSF, CAM approximately \$0.30/sqft
- + Available:** Immediately
- + Terms:** 5-10 years
- + 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
  - Plenty of parking (covered and uncovered)

## Flexible subdivision options:

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



Brokerage Services | Property Management | Facilities Management | Landscaping



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