

Bldg 2

4250 Simmons St, North Las Vegas, NV 89032

REALTYONEGROUP

Presented By:
Realty One Group



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Property Details

Price: \$1,632,672

- Building fully leased.
- Absolute Dental has over 50 locations throughout Nevada and has continued to expand throughout the local community.
- <https://www.absolutedental.com/> | t.ly/AQHvk - Take a tour of Unit 100 - Absolute Dental
- Restoration Connection is a restoration partner that connects service providers and homeowners with trusted restoration contractors.
- <https://www.restoration-connection.com/>

View the full listing here: <https://www.loopnet.com/Listing/4250-Simmons-St-North-Las-Vegas-NV/33871659/>

Price:	\$1,632,672
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	6.03%
Lot Size:	0.49 AC
Gross Building Area:	5,000 SF
Rentable Building Area	5,000 SF
:	
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2006
Tenancy:	Multiple
Parking Ratio:	3/1,000 SF
Zoning Description:	C-P

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Absolute Dental	3,000 sf	11-30-2028 (w/ Options)
Restoration Connection	2,000 sf	1-31-2027 (w/ Option)

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Location



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Property Photos



4250 unit 100



4250 Monument

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Property Photos



4250 Southside



Aerial Building Highlight

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Plat Map



Eastside of Building

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Property Photos



Unit 100 Lobby



Unit 100 - Interior Photo

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Interior Photo - Unit 100



Interior Photo Unit 100

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Unit 100 - Interior Photo



Interior Photo Unit 100

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Interior Photo Unit 100



Unit 200 - Lobby

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Unit 200 - Conference Room



Unit #200 Bathroom 1 of 2

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Unit 200 - Office 1 of 3



Unit 200 - Breakroom

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Unit 200 - Creative Area Bullpen



Unit 200 - Bullpen

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Building Photo



Building Photo

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Property Photos



Covered Parking

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