



S JONES BLVD, LAS VEGAS, NV 89118

±4,000 - ±8,100 SF  
EXQUISITE SINGLE-STORY BUILDINGS  
FOR SALE IN THE SOUTHWEST



BRAND NEW  
DEVELOPMENT

BRAND<sup>®</sup>  
Real Estate for the Modern Age



## EXECUTIVE SUMMARY



Welcome to an exclusive chance to own prime business real estate in Las Vegas's most sought-after area—the Southwest Business District. Introducing Technique Offices: impeccably designed single-story offices ideal for professionals and medical practitioners alike. This groundbreaking project offers a luxury buying opportunity like no other, where exceptional quality and unique investment potential come together.



Three (3) Brand New Luxury Office Buildings



Size Range  $\pm 4,000$  SF (Half Building)  
to  $\pm 8,100$  SF (Full Building)

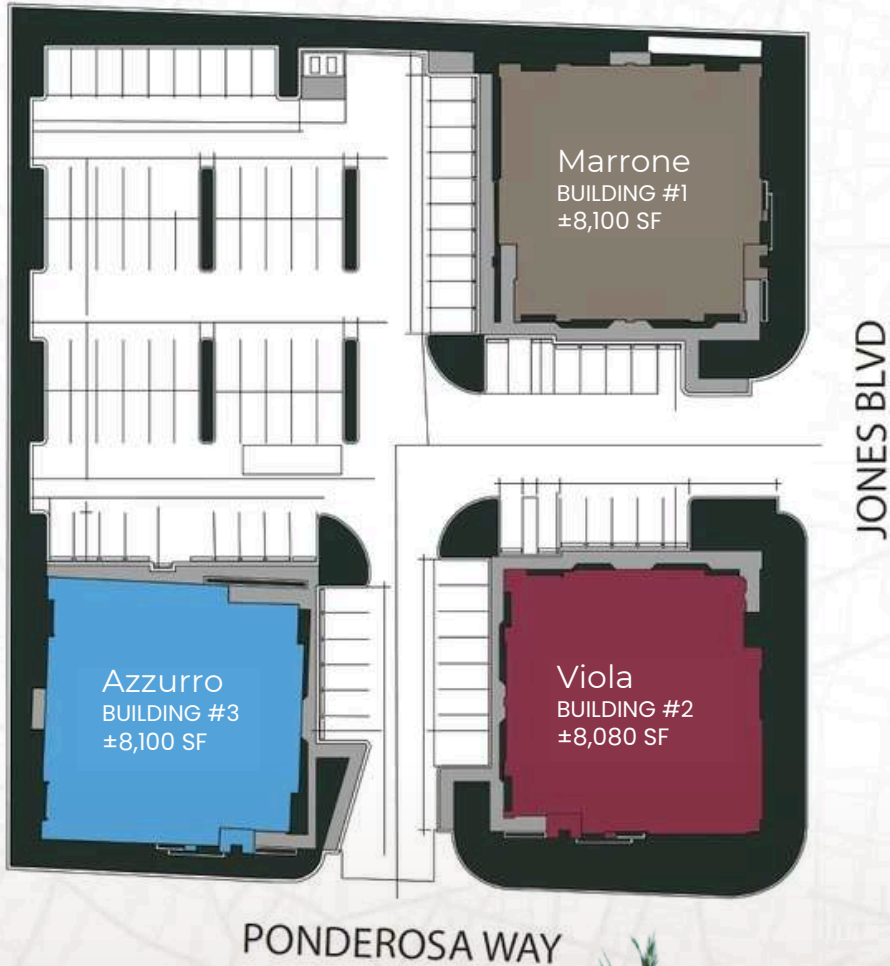


Exquisite Exterior Finishes,  
Rare, Single-story Design





## SITE PLAN



## PROPERTY LOCATION



**Technique Offices** are less than 1 mile from the I-215 Beltway on Jones Blvd. Unmatched location in the heart of the Southwest Business District with direct access to I-215 offering easy travel to the entire Las Vegas Valley; drive time to both Summerlin and Green Valley areas within 12 minutes, going either direction on I-215.

Jones Boulevard is an increasingly popular thoroughfare for access to I-215. Massive street improvement project is underway which will make access a breeze.





# PROPERTY OVERVIEW

Technique Offices blend sleek, modern design with practical elegance, creating an environment that is as stylish as it is functional. Each of the three buildings boasts a series of dynamic, multi-leveled sections, each crafted with premium materials in shades of light beige and dark grey.

Expansive glass facades ensure natural light bathes every corner of the interior, creating a bright and inviting atmosphere. Ideal for businesses looking to make a mark, this property promises not only a prime location but a statement of prestige and innovation.



### PRICE PER SF

\$395.00 / SF



### PROPERTY TYPE

Office, Medical Office



### SIZE

±4,000 - ±8,000 SF



### NO. OF AVAILABLE BUILDINGS

3/Three



### ZONING

C-P



### NO. OF STORIES

1/One





## Elegant Design & Superior Construction

Each building within the complex showcases a sleek, modern facade featuring Classic Limestone and precision-engineered metal panels. These materials not only enhance the visual allure but also promise unmatched durability and maintenance ease. Cantilevered shade structures add a layer of sophistication and practicality, optimizing comfort and energy efficiency.



## Green Spaces and Pedestrian-Friendly Design

Embrace work-life balance with our beautifully landscaped buffers and integrated walkways that encourage outdoor engagements and a healthier, more connected office life.



## Adaptable and Spacious Environments

Our flexible floor plans are meticulously designed to support professionals, from dynamic tech businesses and established medical practices. Large windows flood each space with natural light, creating inviting work environments that stimulate productivity and well-being.



## Uncompromised Safety and Accessibility

Compliance with the latest fire safety standards and thoughtful emergency egress designs ensure a safe working environment for all tenants. The complex's strategic architectural planning facilitates smooth and secure daily operations.







**SUBJECT PROPERTY**  
3 OFFICE BUILDINGS AVAILABLE  
(±4,000 - ±8,100 SF)

g-Ha-Sang  
an

y Engineering

A prestigious address to call your own, Jones & Ponderosa Office Complex isn't just a workspace; it's a statement. Located in one of Las Vegas's most accessible neighborhoods, it stands as a testament to visionary architectural thinking and the promise of growth and vibrancy.

## AERIAL MAP



**±1.91 ACRES**  
Fronting S. Jones Blvd.



**1 MILE**  
To the CC 215 Beltway via S Jones Blvd which has a high traffic count of ±193,000 cars per day



**SITUATED IN THE HIGHLY-COVETED SOUTHWEST**  
Las Vegas submarket in the path of growth



**5-MINUTE DRIVE**  
To/From the I-215 Freeway



**10-MINUTE DRIVE**  
To McCarran International Airport and the Las Vegas Strip



Surrounded by numerous high-profile companies including

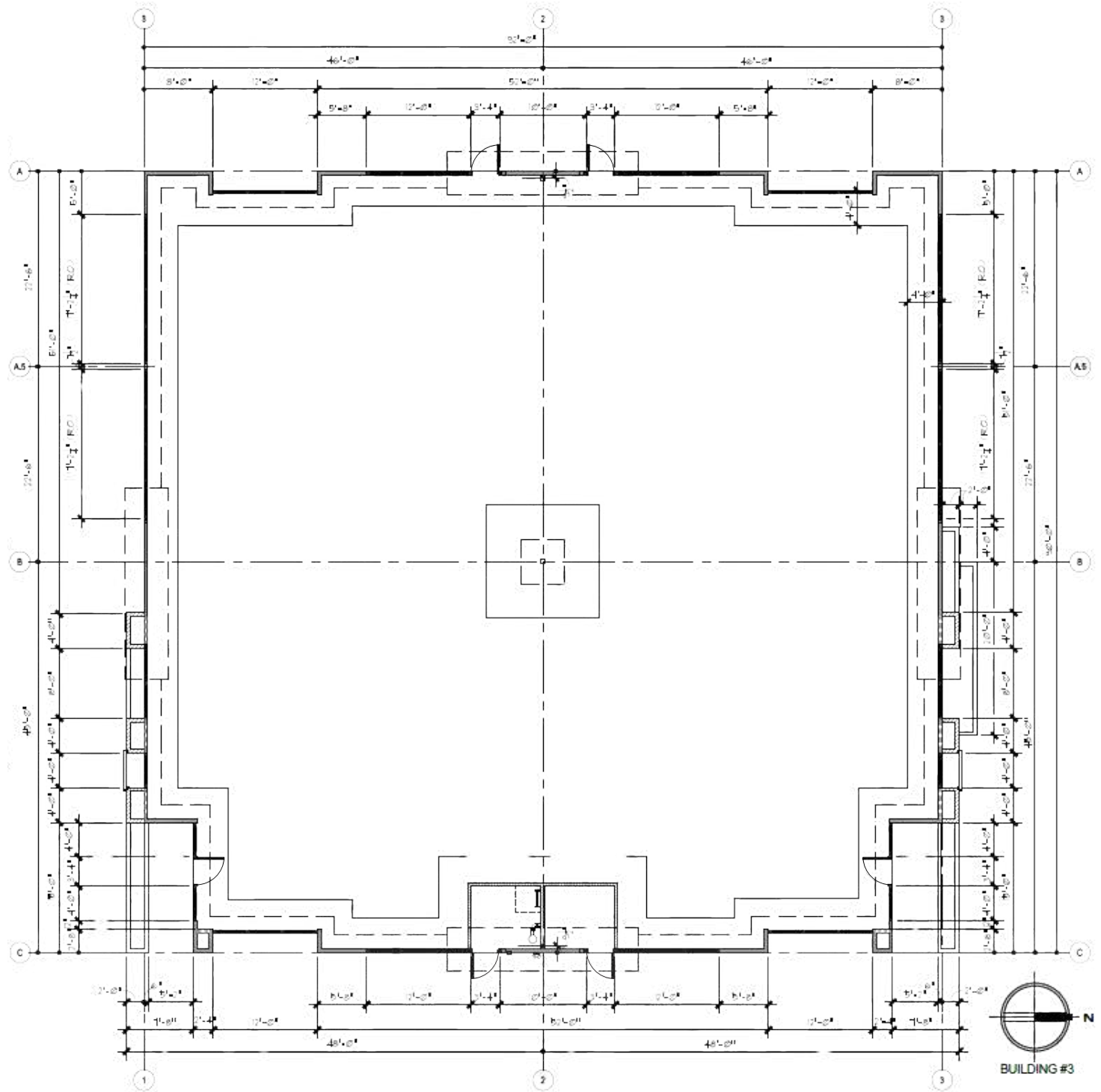
**GOLDEN ENTERTAINMENT, UFC, PEPSI, SWITCH, MGM RESORTS, FREEMAN, CREDIT ONE, BOYD GAMING, AND AINSWORTH**



SITE PLAN

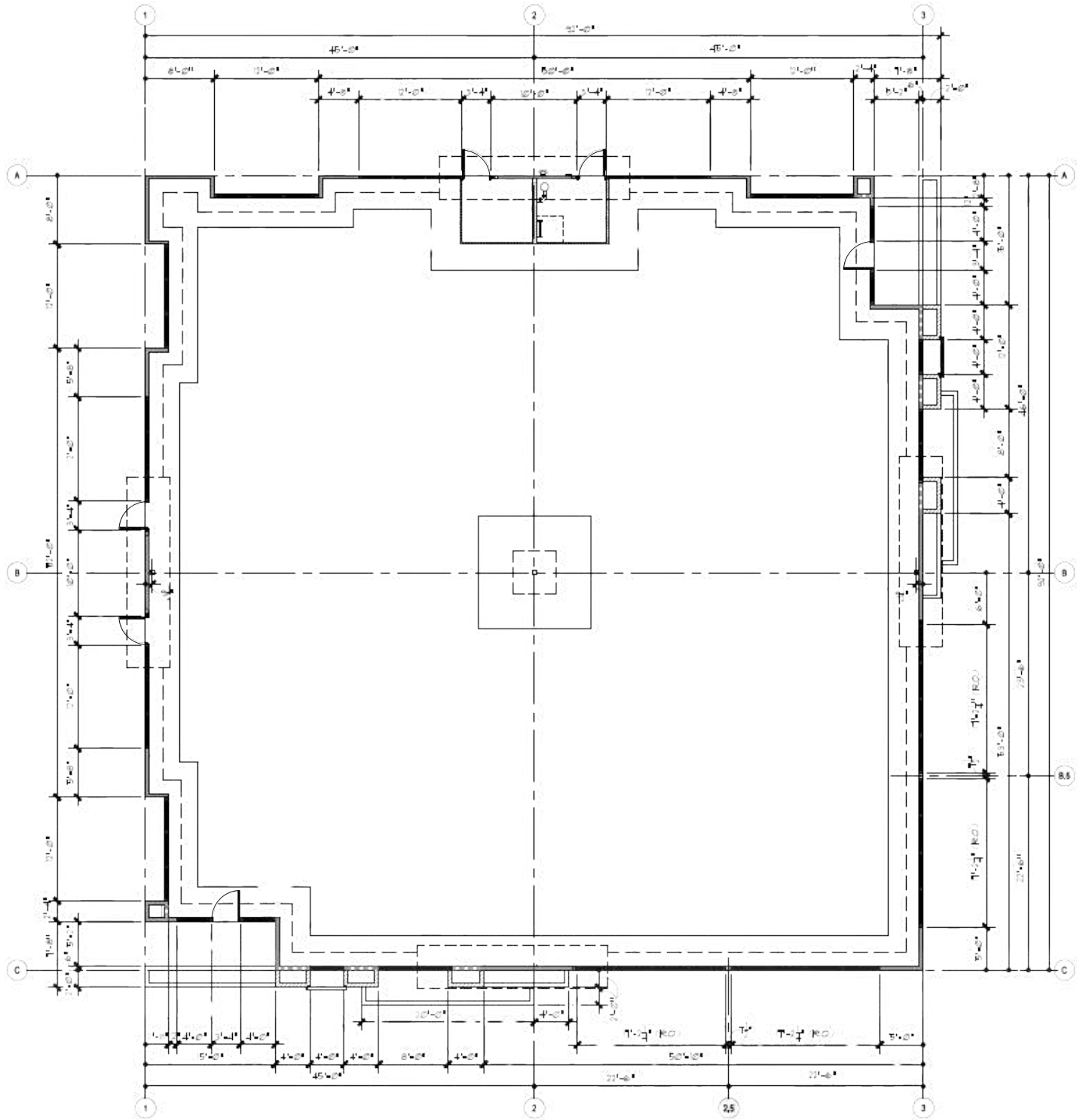


# BUILDING #1 & #3





# BUILDING #2





# PROPERTY PHOTOS





# What's Happening in the Southwest?

## Clark County's New Innovation Center in the Southwest

Launched in July 2022, Clark County's Innovation District is set to transform the business landscape in the Southwest of the Las Vegas Valley. This ambitious initiative is strategically positioned along the 215 corridor, encompassing a defined area with Russell Road marking its northern boundary, Robindale Road to the south, Durango Drive on the west, and Decatur Boulevard as its eastern limit. By establishing this dynamic innovation corridor, the project aims to drive economic diversification and growth in the area.

The project's focus is developing this corridor to attract cutting-edge industries and foster innovation-oriented employment. A key strategy includes forming a district core by utilizing land near existing multi-use areas for development, with the potential for a 10 to 20-acre initial phase. This core aims to be a beacon of innovation and creativity.



*\*Rendering of the district core of the Clark County Innovation District that could be up to 20 acres in size (Clark County).*





# *The southwest Las Vegas Valley now has the highest median household income in the valley, according to a new report from Colliers.*

The company's first-quarter apartment market report shows the median annual household income in the southwest valley was \$88,423, surpassing Henderson, where the median income was \$86,682. In the first quarter of 2023 those figures were \$90,531 in the Southwest and \$92,356 in Henderson.

- **Development Insights:**

- **Attraction:** High due to available land and proximity to the Strip and job opportunities.
- **Development:** Rapid development with a mix of commercial and residential projects.

- **Population Growth:**

- **Enterprise:**
  - Fastest-growing area in the country.
  - Grew almost 60% from 2010 to 2023 (compared to 20% for the valley).
  - Population as of end of 2023: 245,243.
  - Expected to add another 13,713 residents by 2028.

- **Income and Housing:**

- **Income:**

- Summerlin/The Lakes: Median household income of \$78,395.
- Northwest Valley: Median household income of \$77,352.
- Households:
  - Northwest: 125,400 households.
  - Southwest: 103,800 households.
  - Summerlin/The Lakes: 101,100 households.

- **Renters:**

- University/The Strip: Highest percentage of renters (79%).
- Central Valley: 68% renters.
- West Las Vegas: 61% renters.

- **Household Size:**

- Sunrise Manor/Northeast: Largest households with an average of 3.2 people per home.
- North Las Vegas: Average household size of 3.1.
- Northwest and Southwest: Average household size of 2.7.

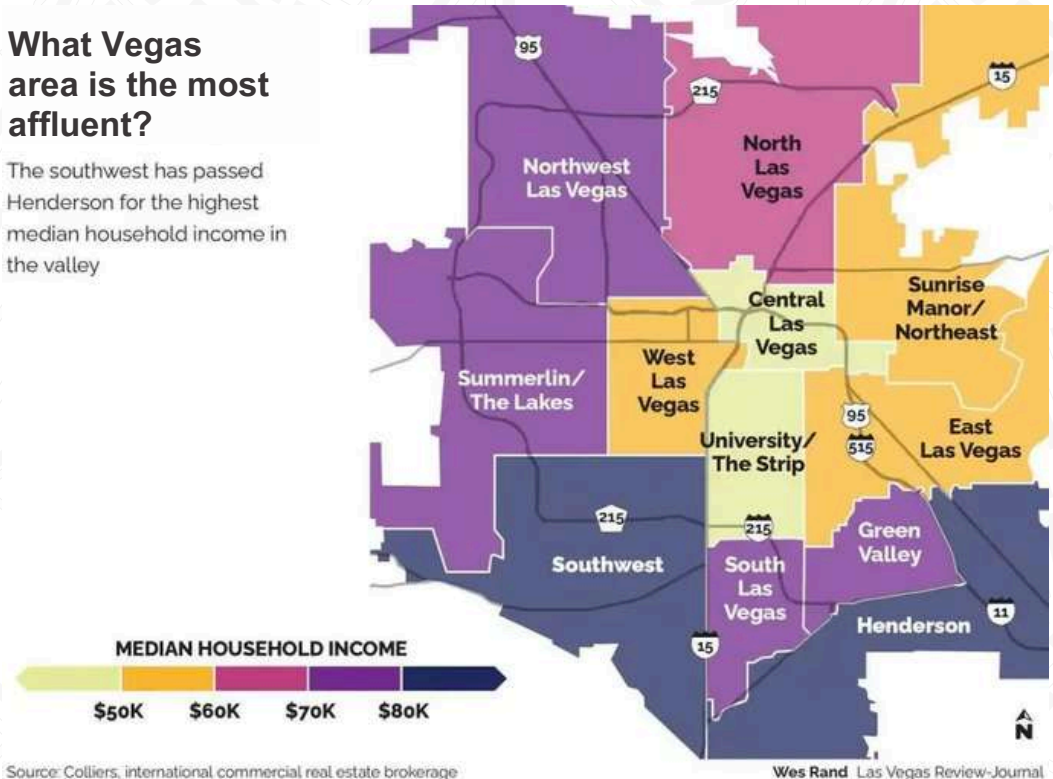
- **Living Costs:**

- **Sustainable Comfort in Las Vegas:**

- Required annual income for a single adult: \$94,432.
- Equivalent hourly rate: \$45.40 per hour.

## What Vegas area is the most affluent?

The southwest has passed Henderson for the highest median household income in the valley



\*Source Link: Las Vegas Review-Journal, Inc.  
<https://www.reviewjournal.com/business/housing/where-do-the-richest-people-in-las-vegas-live-3059640/>

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