

3183

E. WARM SPRINGS ROAD

LAS VEGAS, NV 89120

FOR SALE OR LEASE

LONGFORD PLAZA

BOB HAWKINS,  **SIOR®**

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999



■ EXECUTIVE SUMMARY

THE OFFERING & PROPERTY DETAILS

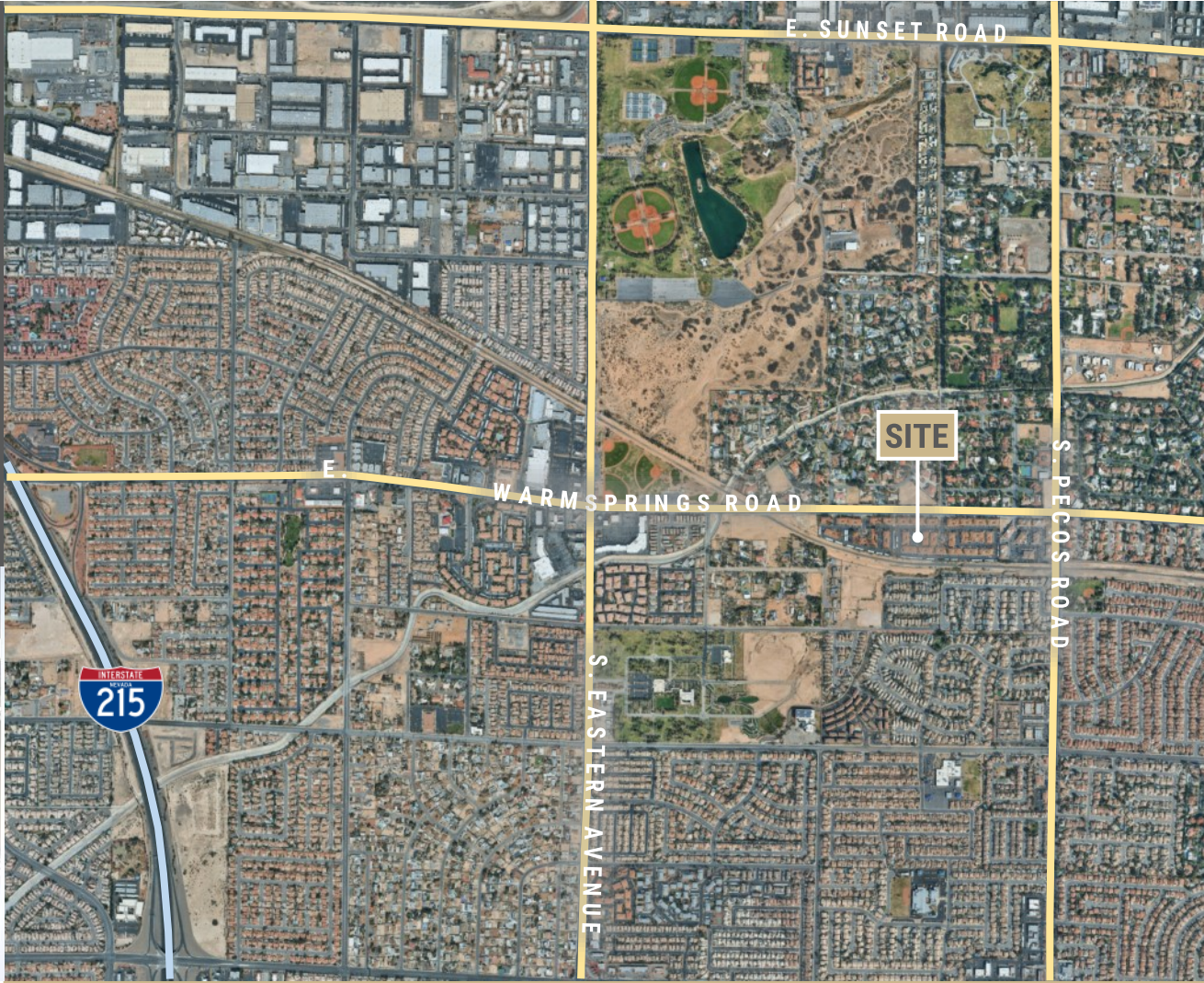
PROPERTY DETAILS

RealComm Advisors presents 3183 E. Warm Springs Road; a professional office building consisting of approximately ±7,558 total SF (±3,648 SF of the building is currently leased and expires 04/30/2029). This high-image building is located in Longford Plaza offering mature landscaping, excellent curb appeal shared courtyard entrances w/ outdoor seating and ample parking. This prime location on Warm Springs is situated between Pecos Road & Eastern Avenue, just North of the I-215, and is in close proximity to multiple restaurant & retail amenities nearby.

OWNER-USER OR INVESTMENT SALE OPPORTUNITY

- **±7,558 SF**
TOTAL BUILDING SF
- **\$1.60**
MONTHLY BASE RENT
- **\$0.50**
MONTHLY NNN FEE
- **\$1,965,000**
SALE PRICE

- ±7,558 SF TOTAL (±3,910 SF AVAILABLE)
- PROFESSIONAL OFFICE BUSINESS PARK
- COURTYARD ENTRANCE
- AMPLE PARKING
- C-P ZONING (CLARK COUNTY)



DRIVE TIMES

- Harry Reid International Airport 5 Minutes
- Town Square 10 Minutes
- Green Valley Ranch 13 Minutes
- The Las Vegas Strip 18 Minutes



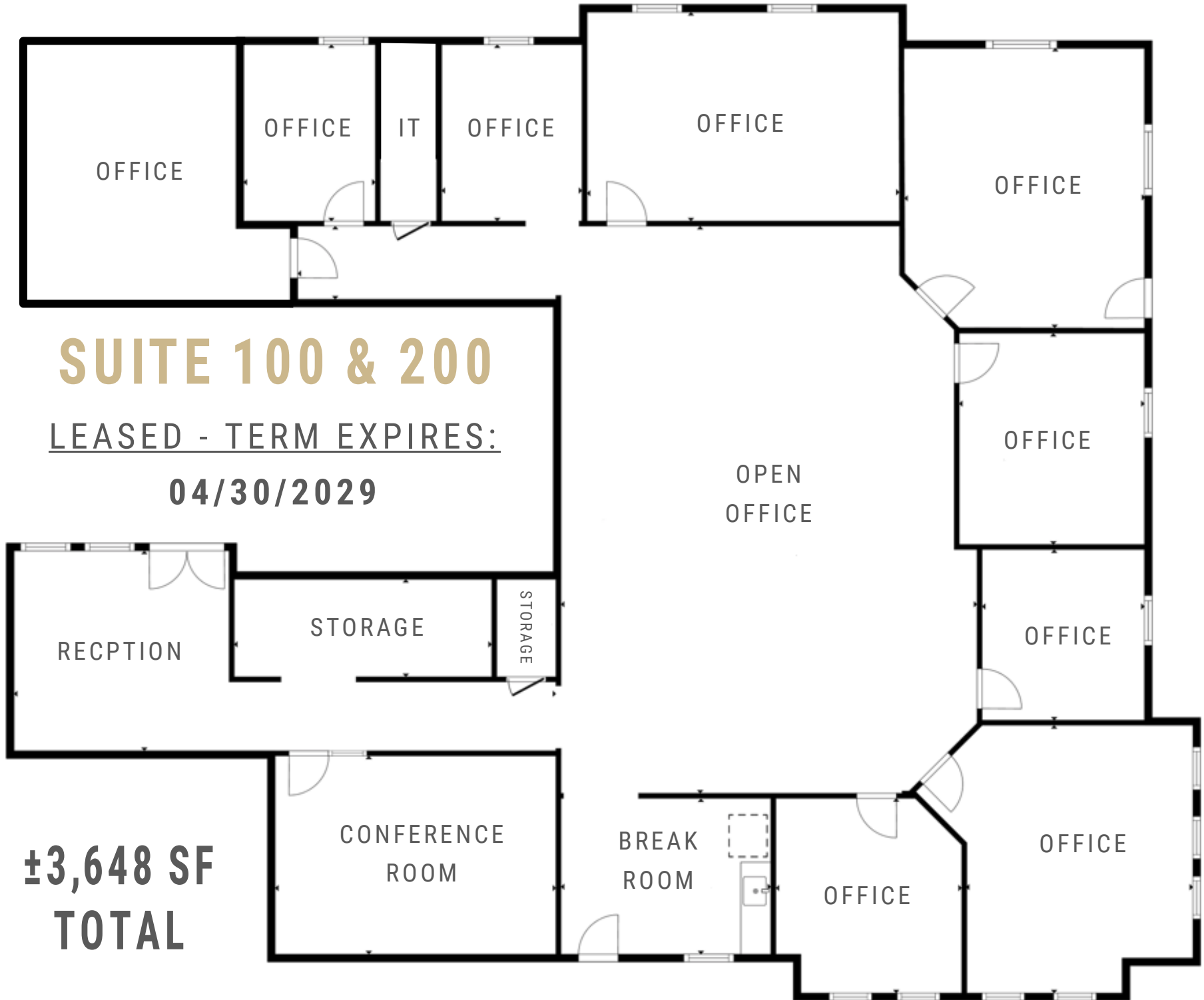
Q4 2025 - OFFICE MARKET STATS

46.2 M SF
TOTAL OFFICE INVENTORY

\$2.64/SF
OVERALL ASKING RENT

281K SF
NET ABSORPTION

11.7%
VACANCY



SUITE 100 & 200

LEASED - TERM EXPIRES:
04/30/2029

**±3,648 SF
TOTAL**

OFFICE

OFFICE

IT

OFFICE

OFFICE

OFFICE

OFFICE

OPEN
OFFICE

OFFICE

RECEPTION

STORAGE

STORAGE

CONFERENCE
ROOM

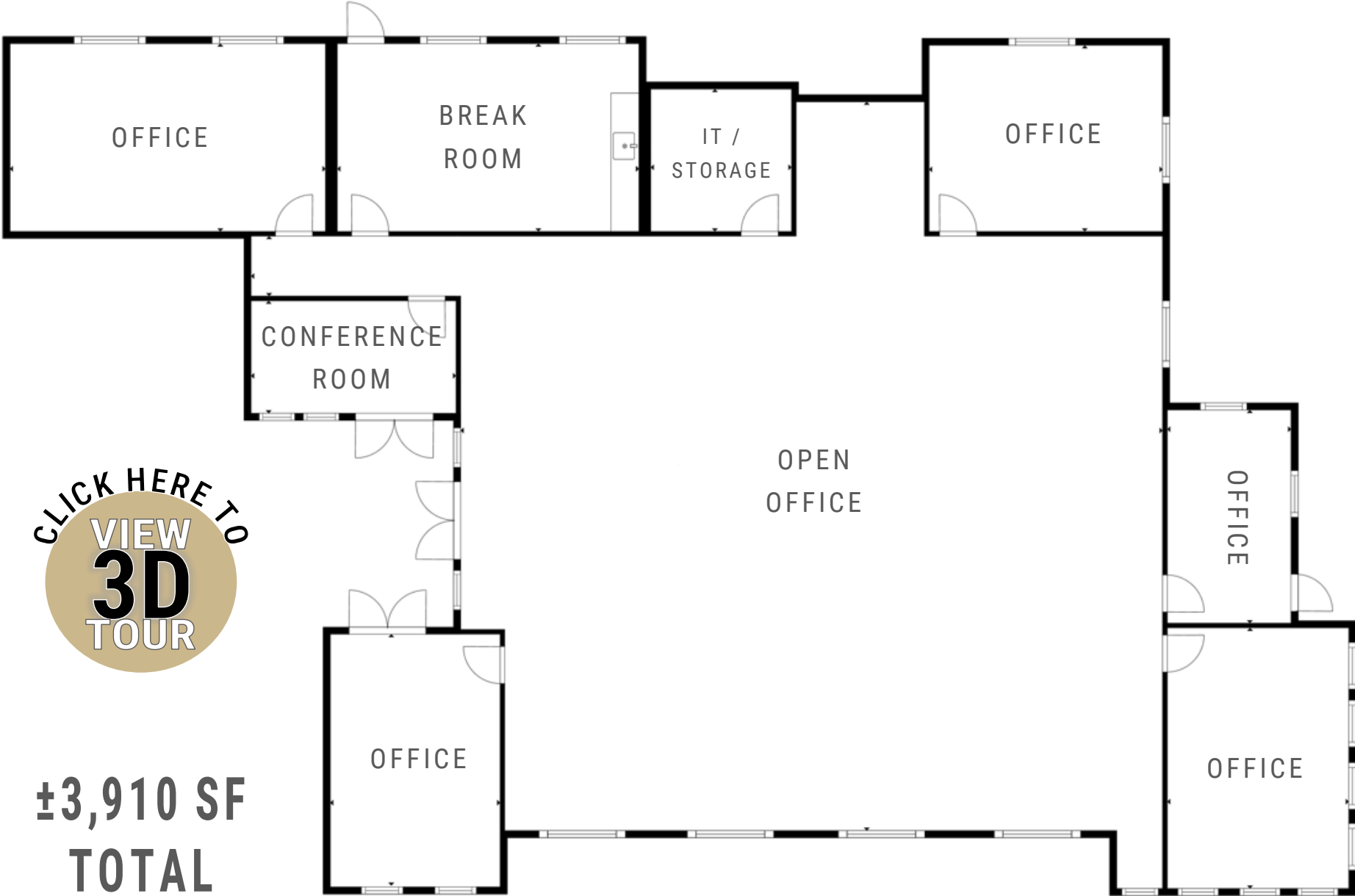
BREAK
ROOM

OFFICE

OFFICE

SUITE 300 & 400

VACANT & AVAILABLE



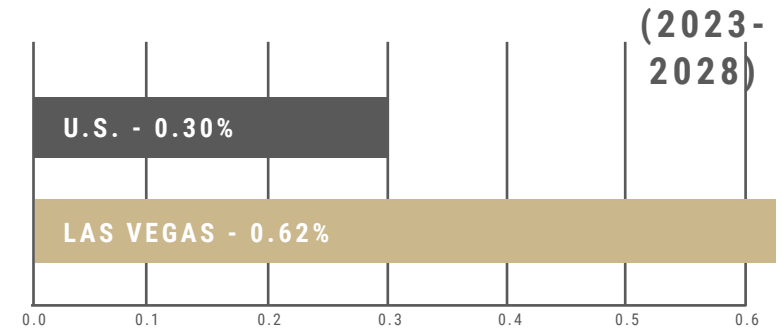
CLICK HERE TO
VIEW
3D
TOUR

±3,910 SF
TOTAL

■ WHY LAS VEGAS?

Las Vegas Nevada is known as the entertainment capital of the world, making it one of the most renowned destinations in the United States. As of 2023, the vibrant city attracts over 40.8 million tourists annually and delivers 24/7 excitement such as, world-class entertainment & hospitality, fine dining, and luxury shopping. Las Vegas is swiftly becoming the center of business due to its location & accessibility, tax advantages, climate, and great lifestyle amenities. Long regarded as a great place to visit, the city has also become a good place live and has maintained a strong economy. Home to 2-million residents, the thriving metropolitan area encompasses more than 133 square miles within the city and provides a variety of living opportunities from suburban master-planned communities to urban lifestyle environments.

ANNUAL POPULATION GROWTH



SOURCE - ESRI (2023)

±2,359,915

LAS VEGAS MSA POPULATION

\$95,984

AVERAGE HOUSEHOLD INCOME

±887,830

HOUSEHOLDS





E. TROPICANA AVENUE



HARRY REID
INTERNATIONAL
LAS VEGAS

E. SUNSET ROAD



S. LAS VEGAS BOULEVARD

S. EASTERN AVENUE

SITE

E. WARM SPRINGS ROAD



S. PECOS ROAD

E. WINDMILL LANE





BOB HAWKINS,  SIR

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999



This offering memorandum has been prepared solely for informational purposes. It is designed to assist a potential Buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Broker or Owner or any of their affiliates. Therefore, the Broker or Owner or their affiliates makes no representations with respect to the information. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, and changes in the information and is subject to modification or withdrawal. The contents herein are not to be reproduced without the express written consent of the Broker or Seller or any of their affiliates. The Broker or Seller or any of their affiliates expressly reserve the right, at their sole discretion, to reject any or all proposals or expressions of interest in the subject property and to terminate discussion with any party at any time with or without notice.