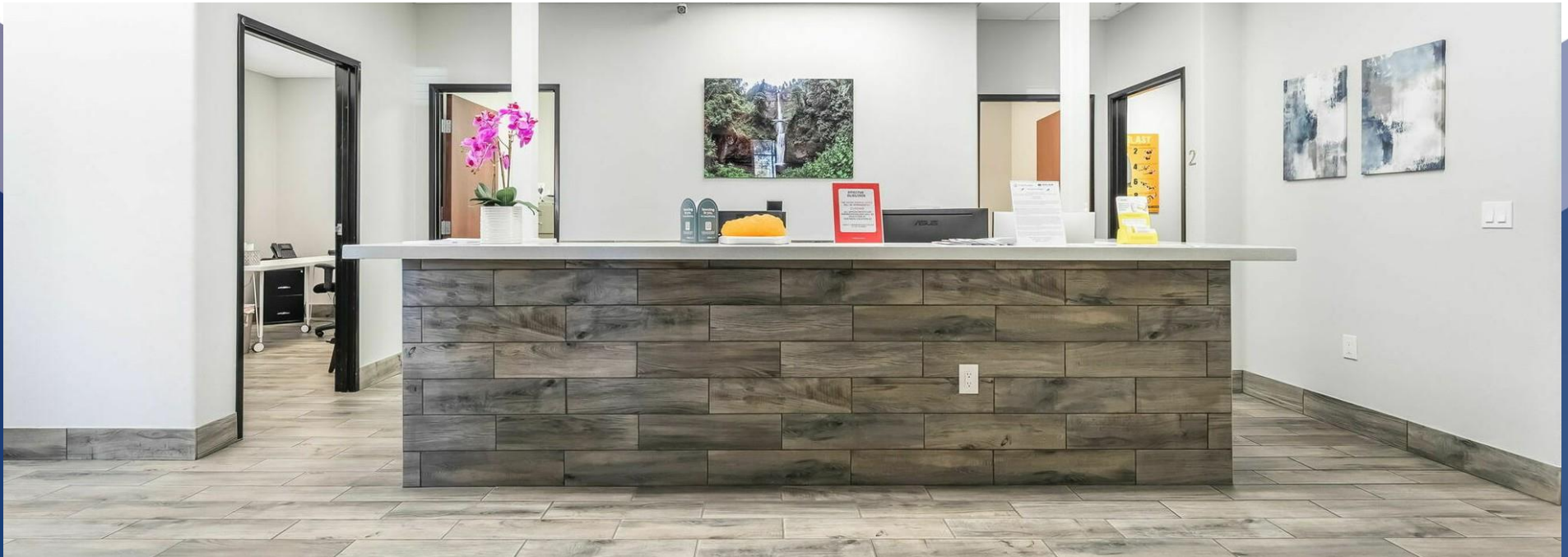


FOR SALE

WARM SPRINGS OFFICE - 2,178 SF

3277 E Warm Springs, Suite 100 Las Vegas, NV 89120



SALE PRICE

\$564,900

Mario Joyner
Commercial & Residential
S.017762
702.712.3854

John McClelland
Commercial Real Estate Advisor
S.0169443
702.505.6354

SALE

WARM SPRINGS OFFICE - 2,178 SF

3277 E Warm Springs, Suite 100 Las Vegas, NV 89120

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor 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 Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. 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 confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

John McClelland
(702) 505-6354



SUMMARY

WARM SPRINGS OFFICE - 2,178 SF

3277 E Warm Springs, Suite 100 Las Vegas, NV 89120



PROPERTY DESCRIPTION

Well finished office in the heart of the Valley. Measured at 2,178 sq.ft. per prior appraisal, this office is great for professional or medical users and is turnkey for most office users.

PROPERTY HIGHLIGHTS

- Bright and welcoming space
- Courtyard
- Strong, convenient location

OFFERING SUMMARY

Sale Price:

\$564,900

Building Size:

2,178 SF

Year Built:

2005

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	1,068	5,413
Total Population	550	2,751	13,749
Average HH Income	\$133,119	\$125,299	\$116,456

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COLDWELL BANKER
PREMIER REALTY



COLDWELL BANKER
COMMERCIAL
PREMIER

DESCRIPTION

WARM SPRINGS OFFICE - 2,178 SF

3277 E Warm Springs, Suite 100 Las Vegas, NV 89120



PROPERTY DESCRIPTION

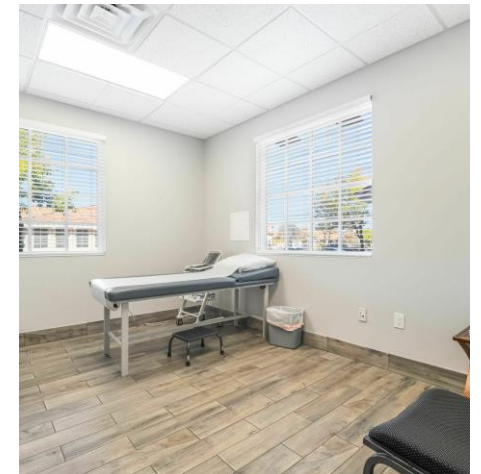
Well finished office in the heart of the Valley. Measured at 2,178 sq.ft. per prior appraisal, this office is great for professional or medical users and is turnkey for most office users. Association fee is \$800/mo.

LOCATION DESCRIPTION

Office complex is near Harry Reid Airport and close to luxury housing estates, shopping centers and new development by builders such as Richmond American Homes and Blue Heron. The location is 2.3 miles or about 7 minutes from the 215. The office is about 5 miles or 11 minutes from Terminal 1 at Harry Reid Airport.

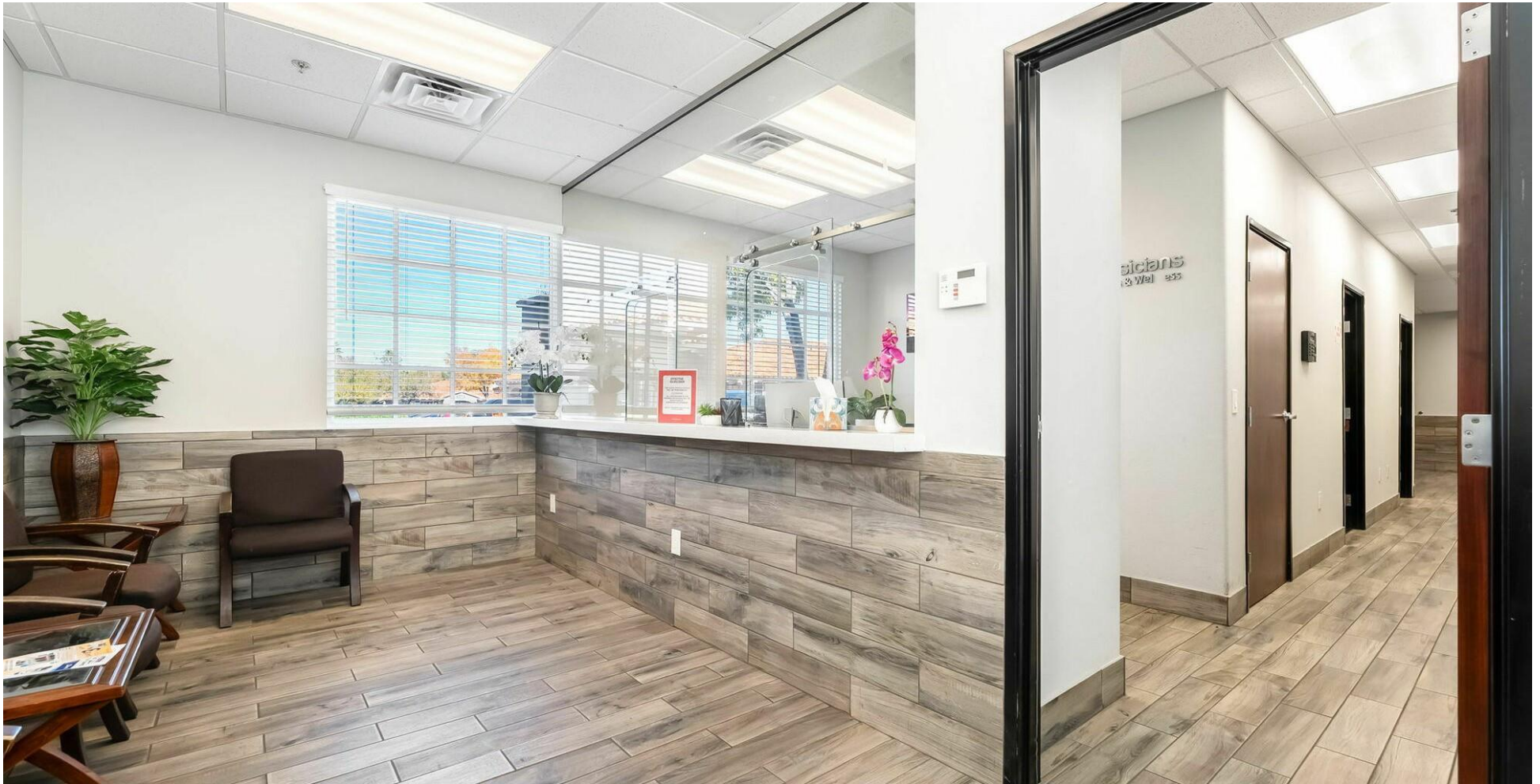
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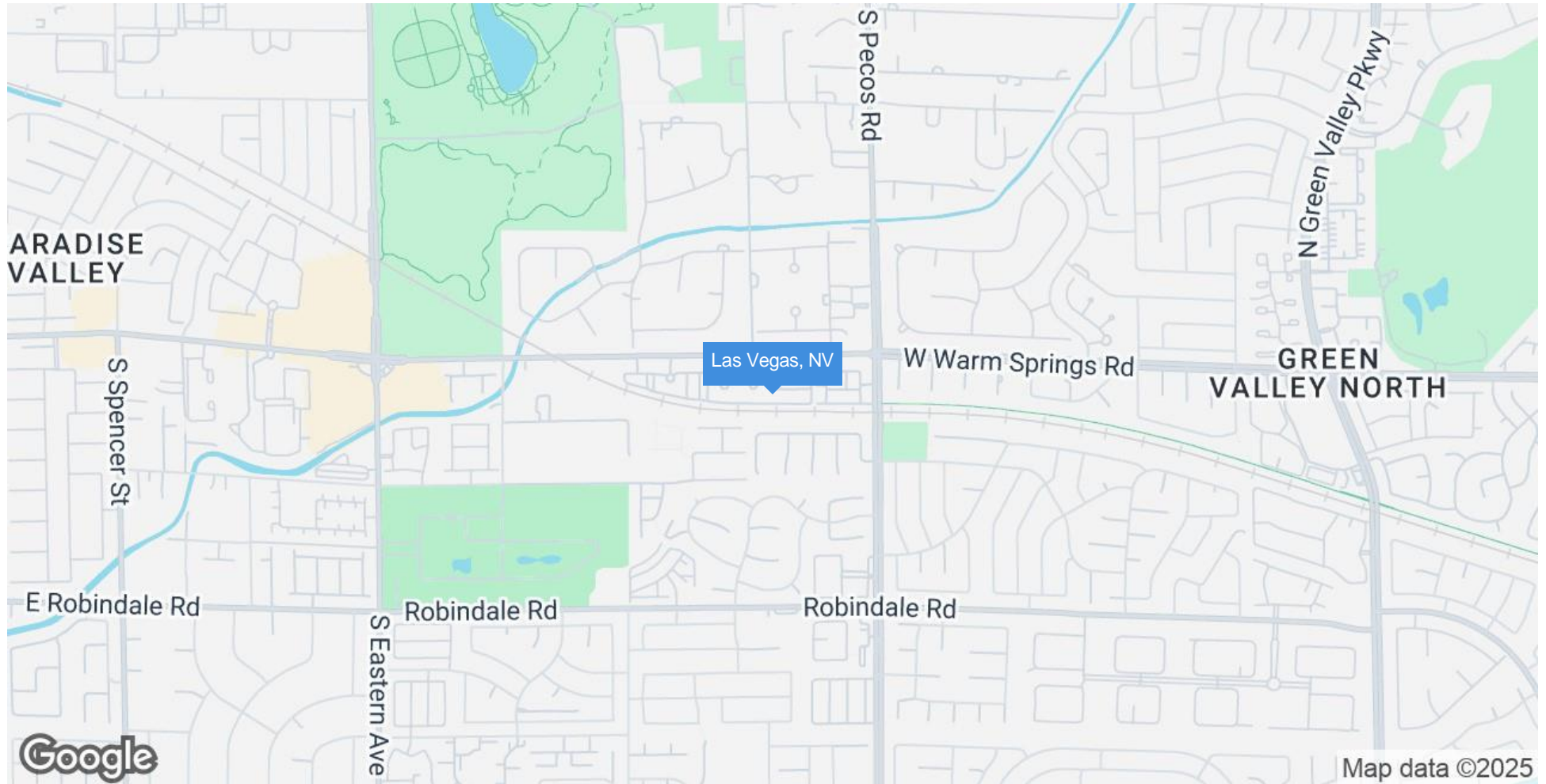
WARM SPRINGS OFFICE - 2,178 SF

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MAJOR CROSS STREETS

WARM SPRINGS OFFICE - 2,178 SF
3277 E Warm Springs, Suite 100 Las Vegas, NV 89120



OFFICE COMPLEX

WARM SPRINGS OFFICE - 2,178 SF

3277 E Warm Springs, Suite 100 Las Vegas, NV 89120



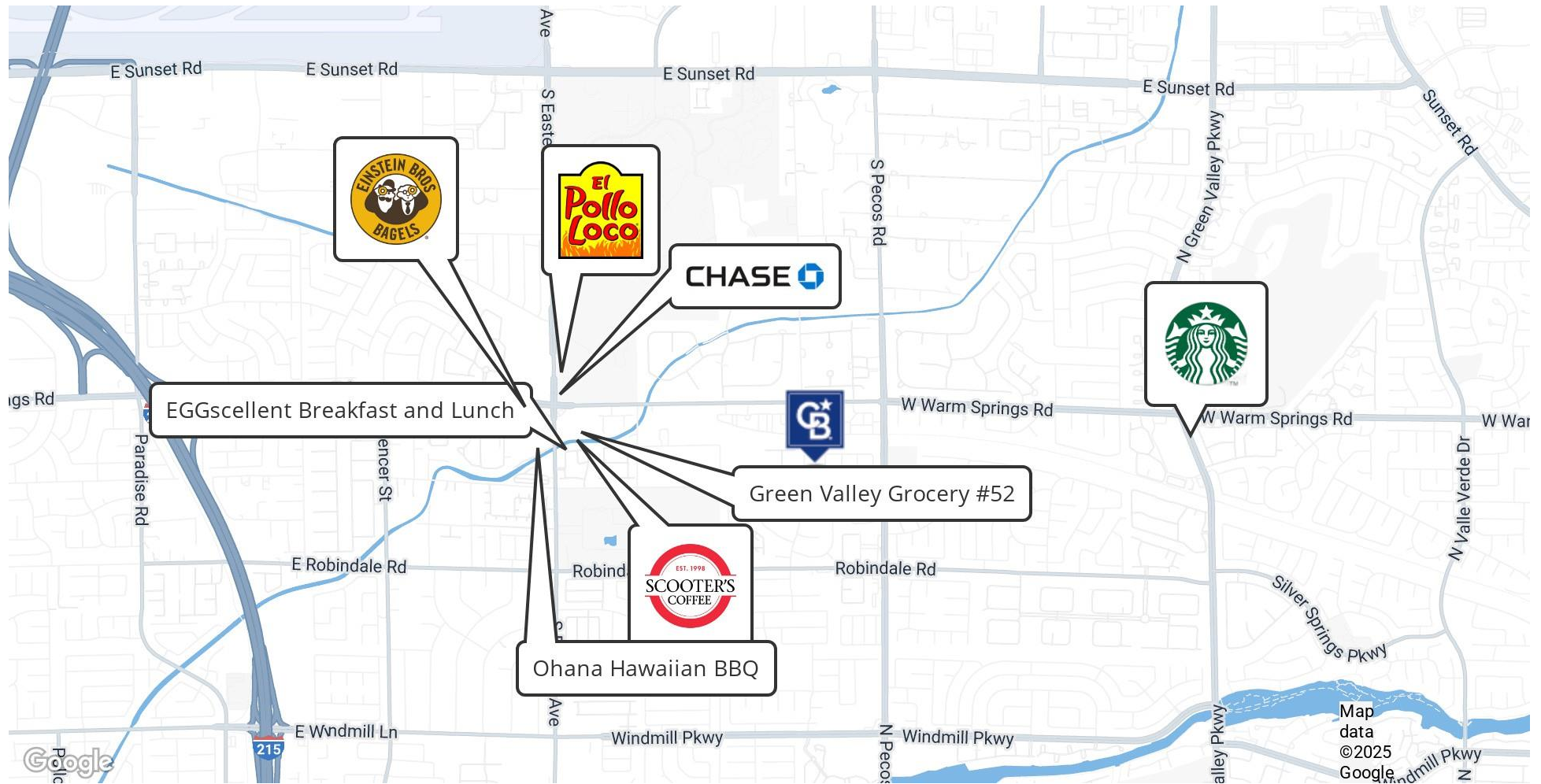
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AREA CONVENIENCE RETAIL

WARM SPRINGS OFFICE - 2,178 SF

3277 E Warm Springs, Suite 100 Las Vegas, NV 89120



DEMOGRAPHICS

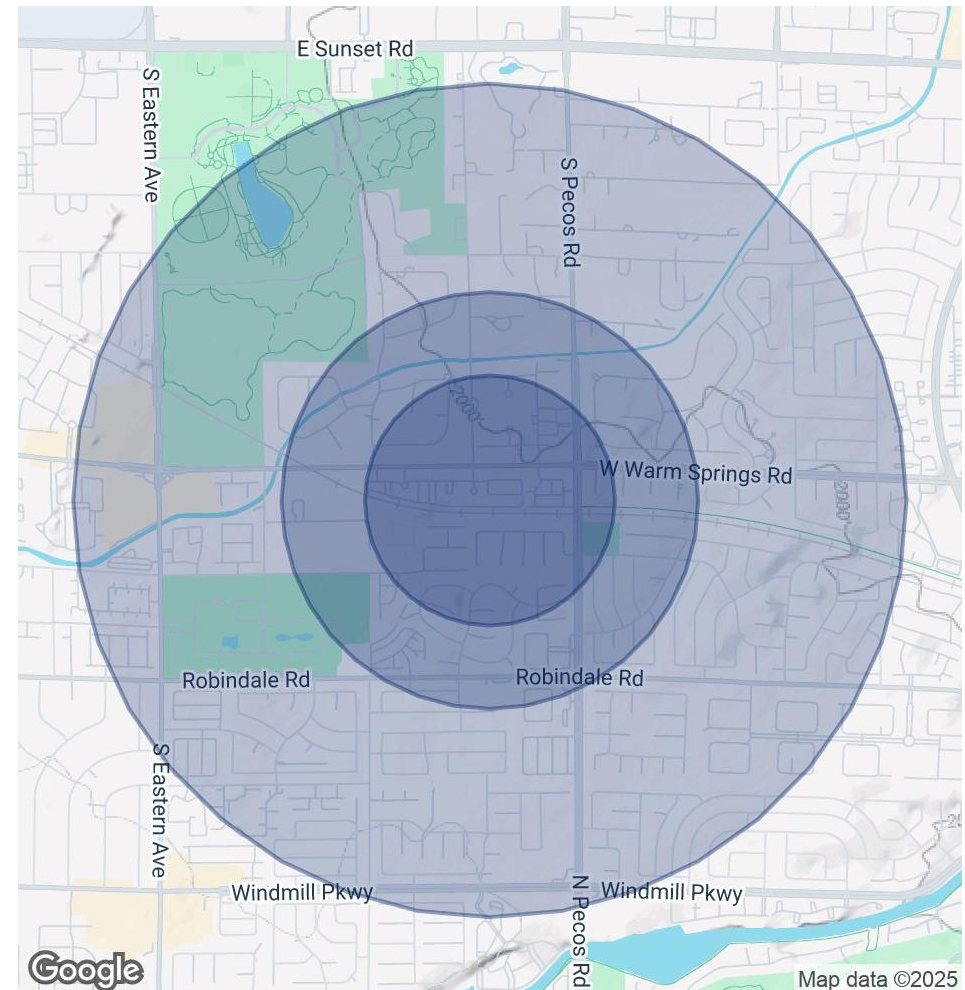
WARM SPRINGS OFFICE - 2,178 SF

3277 E Warm Springs, Suite 100 Las Vegas, NV 89120

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	550	2,751	13,749
Average Age	44	43	42
Average Age (Male)	42	42	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	1,068	5,413
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$133,119	\$125,299	\$116,456
Average House Value	\$714,023	\$651,385	\$610,172

Demographics data derived from [AlphaMap](#)



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