

VALUE-ADD OFFICE CAMPUS

For Sale



ALBRIGHT ♦ CALLISTER
& Associates, LLC.

Commercial Real Estate Services



2-12,772 SF OFFICE BUILDINGS

For more information, please contact:
Mike McLeod MBA, CCIM

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C: 702-366-4369

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3658 N. Rancho Drive

Las Vegas, NV 89130

1321 & 1331 S RAINBOW BLVD.

Las Vegas, NV 89146

WESTPARK PLAZA

1321 & 1331 S. Rainbow Blvd., Las Vegas, NV 89146

Property Highlights:

- **Looking to close before end of 2025**
- Way Below Replacement Cost
- Underground/building parking
- **1321 S. Rainbow is partially leased**
- Sold AS-IS Where-IS
- Considerable deferred maintenance.
- **Asking: \$4,941,080 (\$193/SF!)**
- Rainbow Frontage
- Lot size: 0.74 acres
- Tenant: Astrana Health (Formerly Valley Oaks Med.)
- Owner-User
- **2- 12,772 SF Office Buildings on Rainbow**
- Huge Upside!
- 2 Elevators per building

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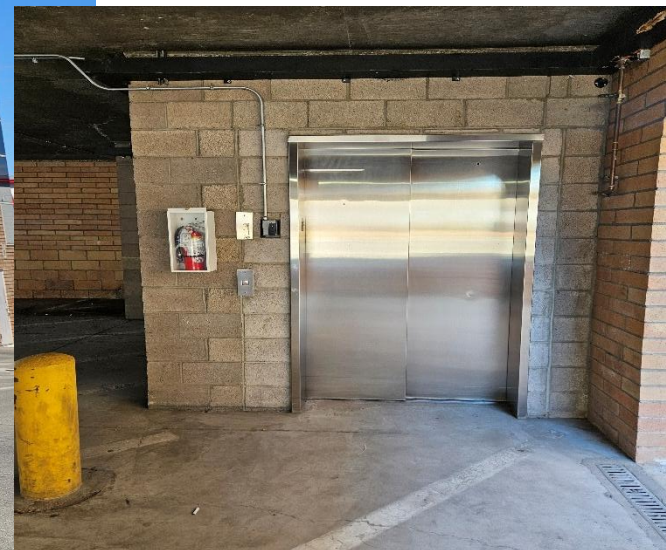
Asking Price: \$4,941,080



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END OF YEAR CLOSE PREFERRED

MOTIVATED SELLER