

VALUE-ADD OFFICE CAMPUS

For Sale



ALBRIGHT ♦ CALLISTER  
& Associates, LLC.

Commercial Real Estate Services



Price reduced 10%

Now offering the buildings to be sold individually or bundled

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

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3658 N. Rancho Drive

Las Vegas, NV 89130

2-12,772 SF OFFICE BUILDINGS

**1321 & 1331 S RAINBOW BLVD.**

Las Vegas, NV 89146

# WESTPARK PLAZA

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

## Property Highlights:

- Significantly Below Replacement Cost
- Underground/building parking
- **1321 S. Rainbow is partially leased**
- Sold AS-IS Where-IS
- Considerable deferred maintenance on 1331 S Rainbow
- **Asking: \$4,470,200 for both or \$2,235,100 per building (\$175/PSF)**
- 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!

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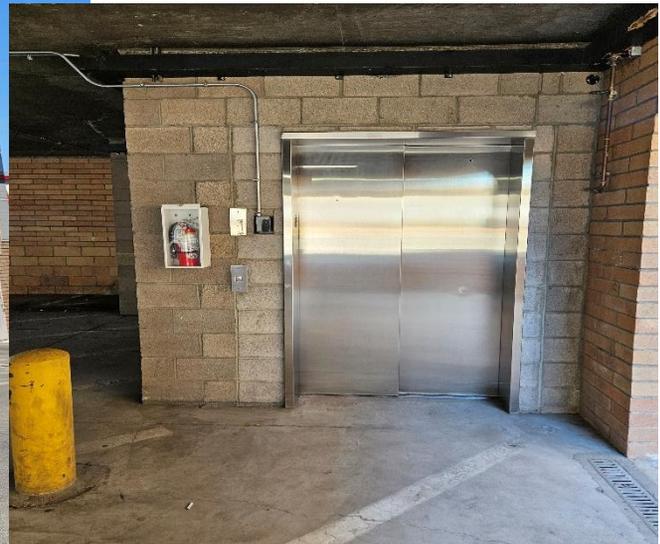
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## Asking Price: \$4,470,200



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Buy one or buy both