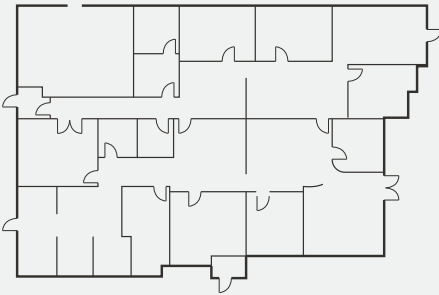


For Sale

Rancho Gowan Business Park



Suite 101 and 102 | $\pm 4,250$ SF



\$2,350,000
Offering Price



$\pm 9,650$ SF
Total Square Footage



\$244 PSF
Price Per Square Foot



± 0.69 AC
Total Acreage

3672-3674 N. Rancho Dr.
Las Vegas, NV 89130

3672-3674 N. Rancho Drive presents a rare opportunity to acquire a well-maintained, multi-tenant office property in a high-visibility North West Las Vegas location. Built in 2000, the $\pm 9,650$ SF, single-story building sits on approximately ± 0.69 AC, with two grade doors presenting opportunity as a flex building. The property is current leased to a diverse mix of three tenants. Located within the Rancho Gowan Business Park, the asset benefits from strong surrounding demographics, excellent accessibility, and close proximity to retail, dining, and service amenities. With its combination of modern construction, strong tenancy, and prime location, 3672-3674 N. Rancho Drive is well-positioned as a compelling investment in the Las Vegas office market.

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