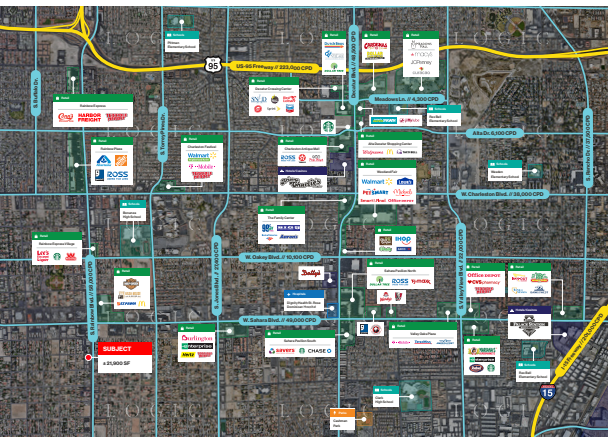
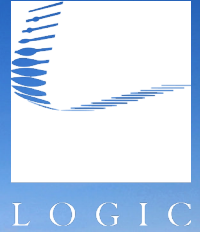
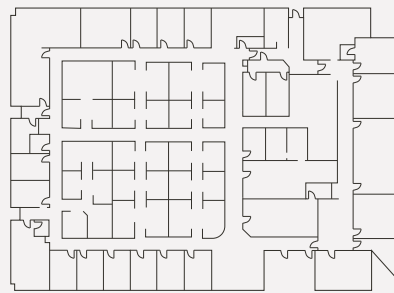


For Sale

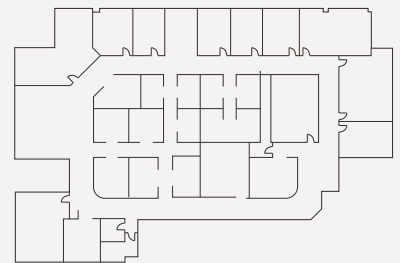
High Visibility, Single-Tenant Fully Leased NNN Investment



1st Floor



2nd Floor



\$6,000,000
(\$274 PSF)
Offering Price



± 21,900 SF
Total Square Footage



7.6%
CAP Rate



± 1.51 AC
Total Acreage



CP
Zoning

2727 S. Rainbow Blvd.
Las Vegas, NV 89146

- Engineering group occupying whole building on a NNN lease until 5/31/2030
- Two-story office building located near the corner of S. Rainbow Blvd. and W. Sahara Ave.
- Excellent frontage on S. Rainbow Blvd.
- Contact broker for additional information
- Year Built: 1991

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