

OFFICE FOR LEASE

PECOS SPRINGS BUSINESS PARK

LAS VEGAS, NV 89120



FIRST FEDERAL REALTY



±1,684 SF OFFICE SUITE FOR LEASE

PRESENTED BY:

JOSEPH DESIMONE
Developer & Broker
office: (702) 990-8660
cell: (702) 592-2211
jdesimone@desimonecompanies.com
B.28439, Nevada

RANDAL GIBSON
SVP
office: (702) 334-7570
rgibson@desimonecompanies.com
NV#S.0031496

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PECOS SPRINGS BUSINESS PARK

OFFICE SUITE FORE LEASE

7395 South Pecos Road | Las Vegas, NV 89120



±1684 SF office suite consisting of 3 private offices, large open bullpen area, large break room, server room, and private bathroom. Building fronts Pecos Rd with high visibility and signage opportunities available. Located in Pecos Springs Business Park just south of Warm Springs Rd. Ample parking. CAMs are approximately \$0.50 PSF/mo. Newer, single-story building offers easy access from I-215 from the south and Warm Springs Road from the west.

JOSEPH DESIMONE

(702) 990-8660

jdesimone@desimonecompanies.com

RANDAL GIBSON

(702) 334-7570

rgibson@desimonecompanies.com

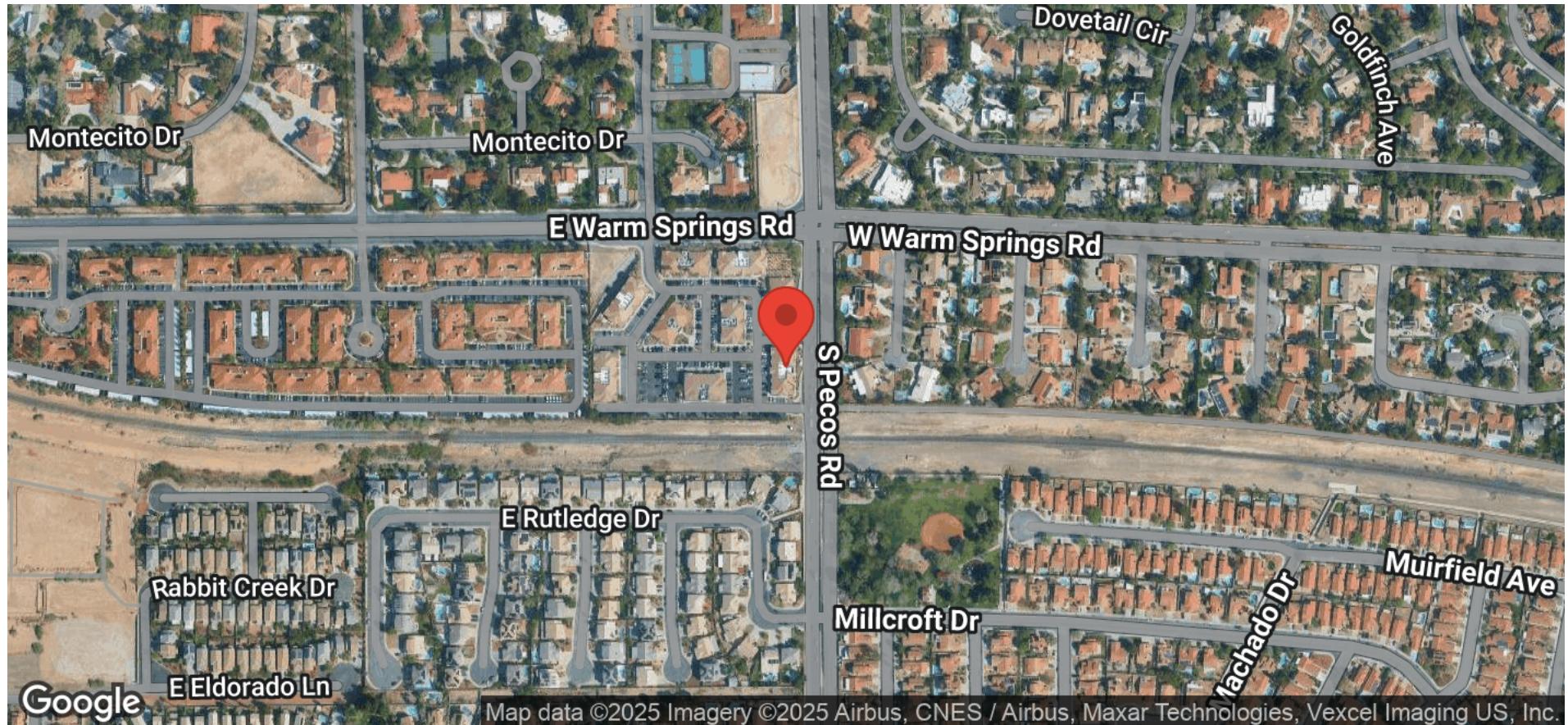


FIRST FEDERAL REALTY

PECOS SPRINGS BUSINESS PARK

OFFICE SUITE FOR LEASE

7395 South Pecos Road | Las Vegas, NV 89120



Location Overview

Conveniently located on the southwest corner of Warm Springs and Pecos Rd, this location provides easy access to the 215 beltway and approximately 10 minutes from Harry Reid International Airport. With its high traffic flow and excellent visibility, it's a prime spot for business.

JOSEPH DESIMONE

(702) 990-8660

jdesimone@desimonecompanies.com

RANDAL GIBSON

(702) 334-7570

rgibson@desimonecompanies.com



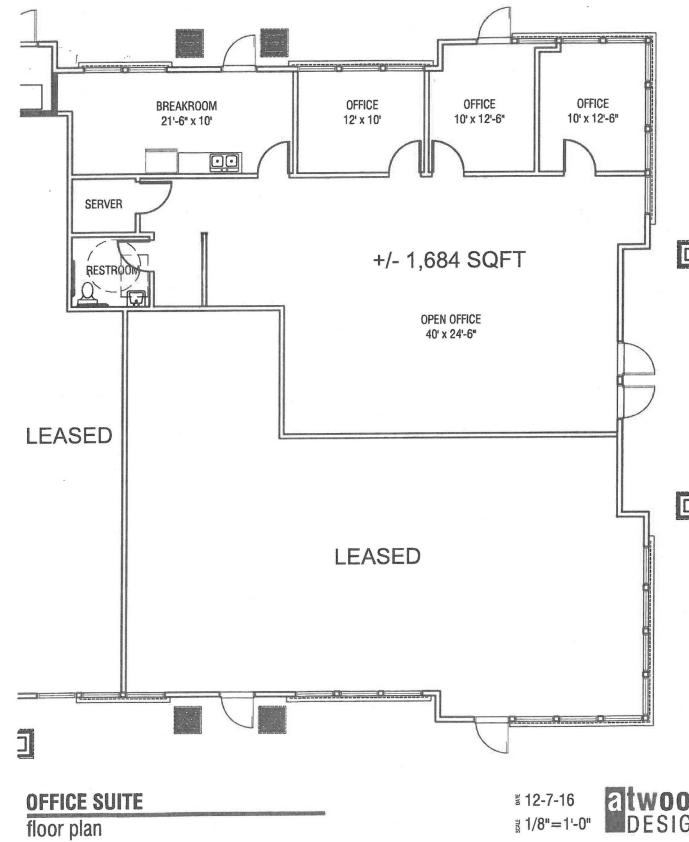
FIRST FEDERAL REALTY

PECOS SPRINGS PARK

OFFICE SUITE FOR LEASE

7395 South Pecos Road | Las Vegas, NV 89120

7395 S. Pecos Rd., Suite 104 +/- 1,684 sqft



FOR LEASE

Suite	Size	Rate	Term	Use	Type	Condition	Available	Tenant
104	±1,684 SF	\$1.50 SF/MO	3-5	Office	NNN	Good	10/17/025	Vacant

JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com


FIRST FEDERAL REALTY

PROPERTY PHOTOS

OFFICE SUITE FOR LEASE

7395 South Pecos Road | Las Vegas, NV 89120



JOSEPH DESIMONE

(702) 990-8660

jdesimone@desimonecompanies.com

RANDAL GIBSON

(702) 334-7570

rgibson@desimonecompanies.com



FIRST FEDERAL REALTY

PROPERTY PHOTOS

OFFICE SUITE FOR LEASE

7395 South Pecos Road | Las Vegas, NV 89120



JOSEPH DESIMONE

(702) 990-8660

jdesimone@desimonecompanies.com

RANDAL GIBSON

(702) 334-7570

rgibson@desimonecompanies.com



FIRST FEDERAL REALTY

PROPERTY PHOTOS

OFFICE SUITE FOR LEASE

7395 South Pecos Road | Las Vegas, NV 89120



JOSEPH DESIMONE

(702) 990-8660

jdesimone@desimonecompanies.com

RANDAL GIBSON

(702) 334-7570

rgibson@desimonecompanies.com



FIRST FEDERAL REALTY

PROPERTY PHOTOS

OFFICE SUITE FOR LEASE

7395 South Pecos Road | Las Vegas, NV 89120



JOSEPH DESIMONE

(702) 990-8660

jdesimone@desimonecompanies.com

RANDAL GIBSON

(702) 334-7570

rgibson@desimonecompanies.com

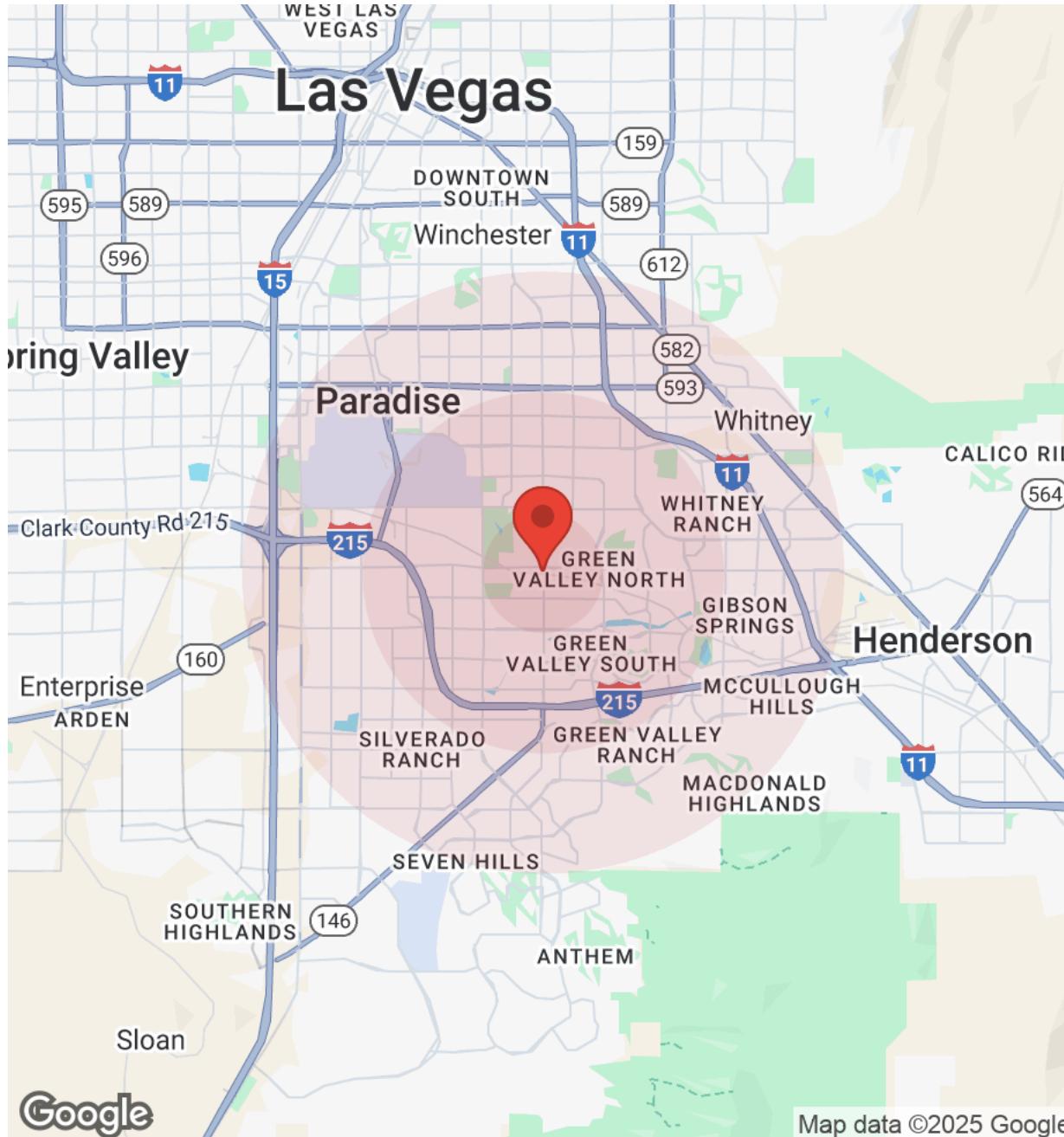


FIRST FEDERAL REALTY

DEMOGRAPHICS

OFFICE SUITE FOR LEASE

7395 SOUTH PECOS ROAD | LAS VEGAS, NV 89120



	1 Mile	3 Miles	5 Miles
Male	6,696	66,101	204,021
Female	6,742	67,351	204,827
Total Population	13,438	133,452	408,847

	1 Mile	3 Miles	5 Miles
Ages 0-14	2,069	20,229	65,968
Ages 15-24	1,449	14,630	48,045
Ages 25-54	5,379	54,486	172,783
Ages 55-64	1,871	18,276	51,717
Ages 65+	2,672	25,828	70,334

	1 Mile	3 Miles	5 Miles
White	6,840	65,205	174,741
Black	1,211	12,157	46,118
Am In/AK Nat	48	387	1,186
Hawaiian	97	907	3,516
Hispanic	3,200	34,070	114,927
Asian	1,317	13,906	48,285
Multi-Racial	688	6,432	18,930
Other	36	414	1,145

	1 Mile	3 Miles	5 Miles
Median	\$91,142	\$85,003	\$74,928
< \$15,000	244	3,506	14,269
\$15,000-\$24,999	160	2,498	10,168
\$25,000-\$34,999	426	3,113	11,967
\$35,000-\$49,999	370	5,460	18,431
\$50,000-\$74,999	907	9,916	30,496
\$75,000-\$99,999	824	7,717	23,096
\$100,000-\$149,999	988	10,385	29,374
\$150,000-\$199,999	559	5,690	14,786
> \$200,000	800	6,877	17,903

	1 Mile	3 Miles	5 Miles
Total Units	5,599	58,635	181,993
Occupied	5,279	55,162	170,491
Owner Occupied	3,215	30,110	78,912
Renter Occupied	2,064	25,052	91,579
Vacant	320	3,473	11,502

DISCLAIMER

OFFICE SUITE FOR LEASE

|

All materials and information received or derived from First Federal Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither First Federal Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. First Federal Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. First Federal Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. First Federal Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by First Federal Realty in compliance with all applicable fair housing and equal opportunity laws.

JOSEPH DESIMONE

(702) 990-8660

jdesimone@desimonecompanies.com

RANDAL GIBSON

(702) 334-7570

rgibson@desimonecompanies.com



FIRST FEDERAL REALTY