

# MIDTOWN COMMERCE CENTER

FOR SALE OR LEASE - 2650 WESTWOOD DRIVE, LAS VEGAS, NV 89109



# Executive Summary

## INTRODUCTION

**Cushman & Wakefield** is pleased to present a single-building acquisition opportunity at Midtown Commerce Center, totaling  $\pm 19,127$  square feet in the heart of Las Vegas. The property offers a flexible industrial configuration well-suited for investors seeking stable cash flow or an owner/user pursuing a centrally located operational headquarters.

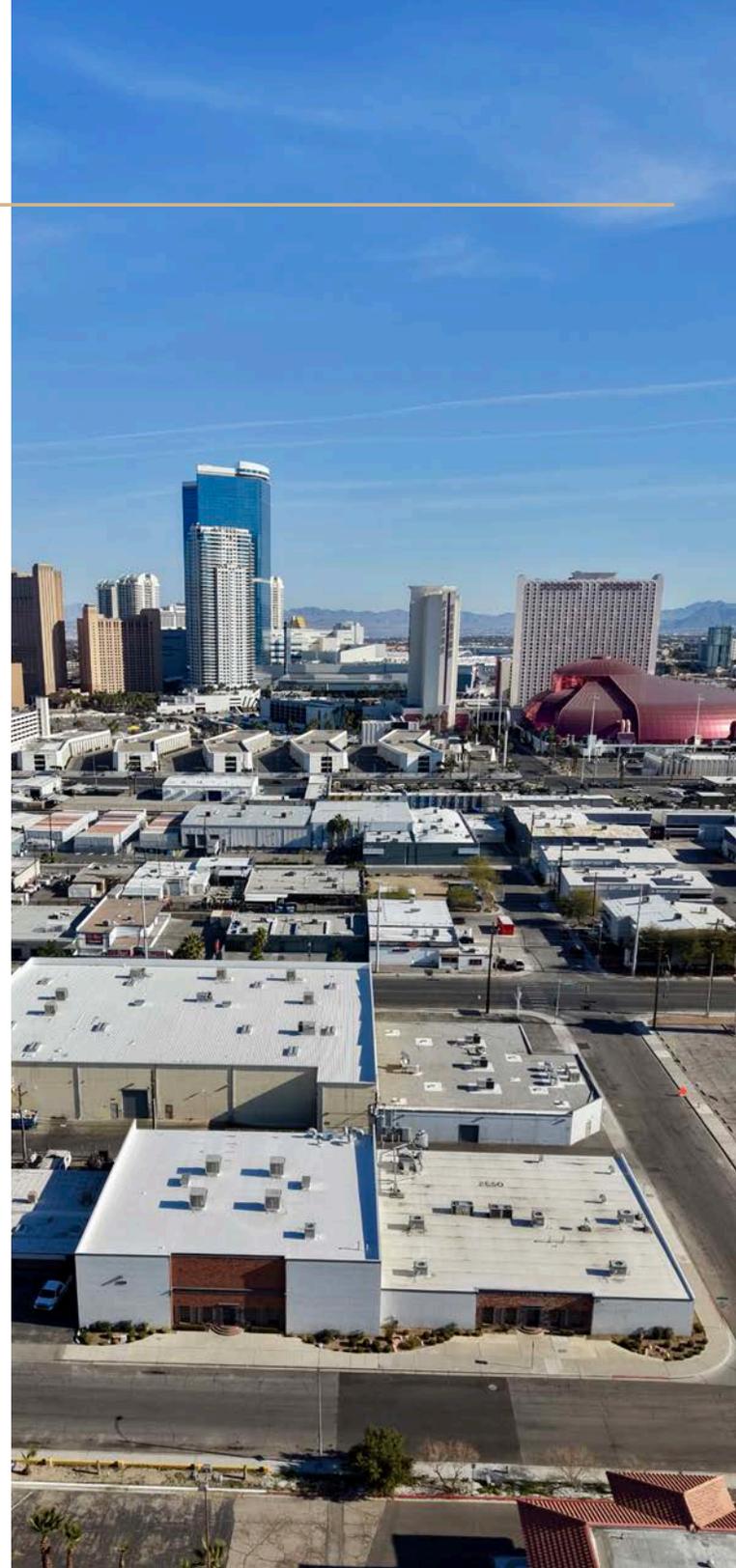
Strategically positioned with strong visibility and immediate access to the I-15 corridor and Sahara Avenue, the building is minutes from Las Vegas Strip, Downtown Las Vegas, and Harry Reid International Airport—placing it within one of the most connected and supply-constrained submarkets in the valley.

Surrounded by a dense concentration of established industrial owner/users, the property benefits from strong underlying fundamentals and long-term demand drivers. Originally configured as traditional industrial product, the building has been adapted to accommodate creative and flex users, attracting tenants in the digital, technology, and entertainment sectors seeking functional space with character.

With limited developable land remaining in the immediate area and minimal competing inventory, the asset is well positioned to capitalize on continued tenant demand, rental growth, and long-term appreciation. The property also presents future repositioning or redevelopment potential, offering strategic optionality for both investors and owner/users.

### Property Overview

Property Name	Midtown Commerce Center
Address	2650 Westwood Drive Las Vegas, NV 89109
Total Size	$\pm 19,127$ SF
Total Acreage	$\pm 0.56$ acres
APN	162-09-110-010
Purchase Price	\$3,730,000 (\$195 psf)
Asking Rate	\$1.05 psf NNN
Zoning	Industrial District, M (City of Las Vegas)



# Investment Highlights



## STRATEGIC REDEVELOPMENT OPPORTUNITY

Positioned immediately adjacent to Las Vegas Strip and the I-15 corridor, the property occupies highly coveted mixed-use real estate within Las Vegas. The site offers meaningful long-term upside through potential future redevelopment in one of the valley's most dynamic corridors.



## FLEXIBLE EXIT STRATEGY

Configured on a single parcel with a versatile building layout, the asset allows for multiple exit strategies, including owner/user conversion, single-tenant net lease execution, multi-tenant stabilization, or recapitalization upon value creation.



## STRONG MARKET DYNAMICS

Located within the Central submarket—historically one of the tightest industrial submarkets in Las Vegas—the property benefits from low vacancy and high barriers to entry. As a largely built-out area with limited new industrial construction, the asset is well-positioned to capture sustained tenant demand and long-term rental growth.



## ATTRACTIVE, FUNCTIONAL DESIGN

Extensively upgraded and renovated, the building features high-end office finishes, enhanced power capacity, and above-standard HVAC and evaporative cooling systems serving the warehouse area. The improvements provide immediate plug-and-play functionality for investors or owner/users seeking a move-in-ready solution.

# Property Description

## Property Description

Address	<b>2650 Westwood Drive</b> Las Vegas, NV 89109
Parcel Number(s)	162-09-110-010
Total Area (SF)	±19,127
Warehouse Area (SF)	±14,237
Office Area (SF)	±4,890
Land Area (Acres)	0.56

## Building Features

Construction Age (Year)	1970 (Renovated in 2016)
Clear Height	21'
Column Spacing	30' x 30'
Auto Parking	10
Grade Level Loading	Two (2) Doors
Dock Loading	—
Fire Protection System	No

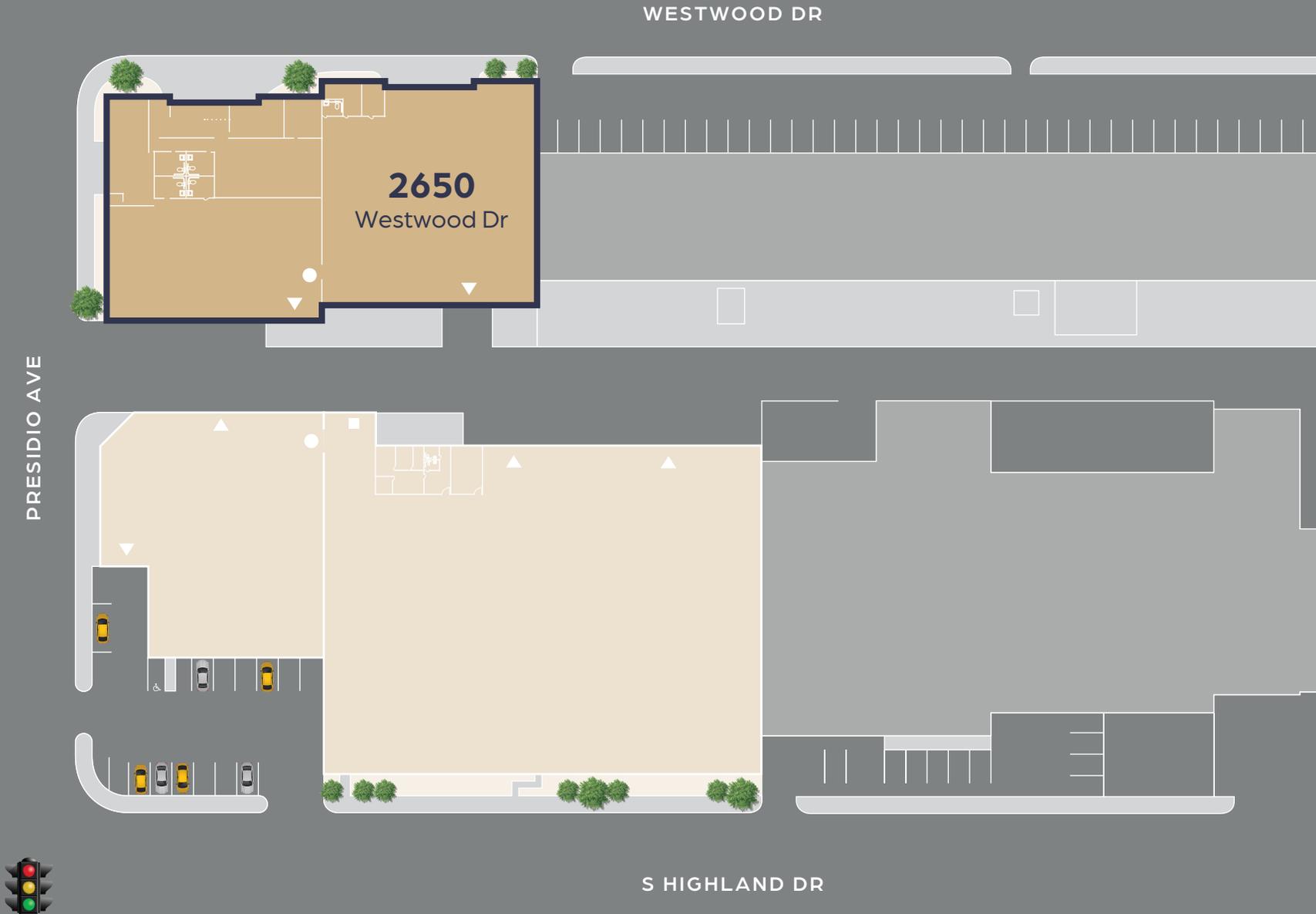
## Construction Overview

Building Construction Type	Block Masonry
HVAC System & Areas	HVAC Offices/Production EVAP in Warehouse
Power	1,000 Amps, 277/480 Volts

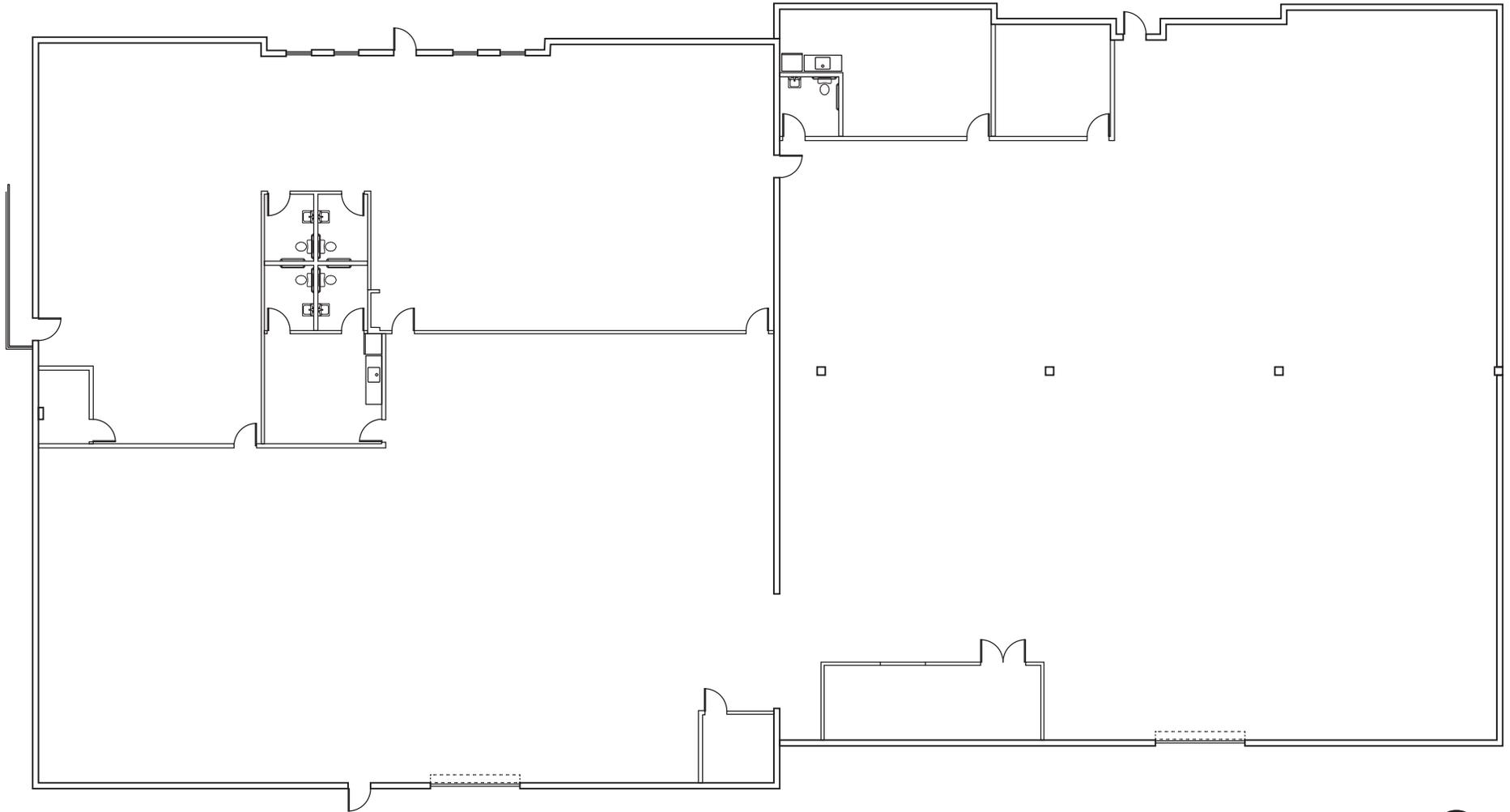


# Site Plan

▲ Grade Door   ■ Dock High Door   ● Grade Door with No Outside Access



# Space Plan



# Location Map



Hilton

FONTAINEBLEAU  
LAS VEGAS

Vegas  
CONVENTION CENTER

HARRY REID  
INTERNATIONAL  
LAS VEGAS

Wynn  
LAS VEGAS

THE PALAZZO

PANORAMA TOWERS  
planet  
hollywood

SAHARA  
LAS VEGAS

Hard Rock  
HOTEL

CAESARS  
PALACE  
LAS VEGAS

FASHION  
SHOW  
LAS VEGAS

LAS VEGAS BOULEVARD

DESERT INN ROAD

Renaissance World  
LAS VEGAS

HIGHLAND DRIVE

WESTWOOD DRIVE

CIRCUS  
CIRCUS  
LAS VEGAS

INTERSTATE  
15

LAS VEGAS  
FESTIVAL GROUNDS

SAMMY DAVIS JR DRIVE

MIDTOWN  
COMMERCE CENTER

INTERSTATE  
15

SAHARA AVENUE

PALACE STATION  
HOTEL-CASINO

# Why Las Vegas

## BUSINESS FRIENDLY ENVIRONMENT

Nevada attracts numerous companies from a diverse range of industries to relocate to Nevada from surrounding states due to its pro-business environment, which includes extensive business assistance programs and attractive tax benefits.

NEVADA

Las Vegas

## ATTRACTIVE TAX STRUCTURE

- ⊘ No Corporate Income Tax
- ⊘ No Admissions Tax
- ⊘ No Personal Income Tax
- ⊘ No Unitary Tax
- ⊘ No Franchise Tax on Income
- ⊘ No Inventory Tax

## BUSINESS ASSISTANCE PROGRAMS

Sales and Use  
Tax Abatement

Modified Business  
Tax Abatement

Personal Property  
Tax Abatement

Real Property  
Tax Abatement for Recycling

TRAIN  
Employees Now (TEN)

Silver State Works  
Employee Hiring Incentive

## KEY DEMOGRAPHICS



45,630

Total Population



\$54,988

Median Household Income



\$251,100

Median Home Value



39%

Population in Civil  
Labor Force (Age 16+)

# MIDTOWN COMMERCE CENTER

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## Contacts

### LISTING BROKER

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Vice Chair

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