

2965 S. JONES BLVD.

Las Vegas, NV 89146

AVAILABLE
For Sale | Lease

Own / Lease A Las Vegas Icon



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Single-story building where some of the most iconic architecture in Las Vegas was created!

Property Overview

Own a piece of Las Vegas history! This building served as the blank canvas that helped create the modern Las Vegas Resort Corridor. Former Bergman, Walls, & Associates Corporate Headquarters, built and designed by Joel Bergman. Joel Bergman was one of the most renowned architects in Las Vegas history. Joel designed this building which then led to the genesis of the design and creation of icons of the Las Vegas skyline including Caesar's Palace (1997 towers and all renovations and expansions thru the present), The Paris Hotel and Casino, Signature Towers at The MGM Grand, Pure Nightclub, The Linq Hotel and Casino, the pool at The Golden Nugget, and more!

Rare, large footprint, single-story building can serve as a corporate campus or easily be demised into a multi-tenant facility. A wide variety of uses ranging from medical to professional office can be accommodated in the heart of the Jones Professional corridor.

Area Overview

The property is situated in between the Spring Valley and Summerlin areas of Las Vegas. Located south of W. Sahara Avenue on S. Jones Boulevard, the property is surrounded by many existing and future business developments. Additionally, the property is 15 minutes from the heart of the Las Vegas Strip.



Lease Details



\$3.00 PSF NNN

Lease Rate



\$0.30 PSF

CAM Charges



±29,292 SF

Space Available

Sale Details



\$6,500,000

Sale Price



±29,292 SF

Space Available



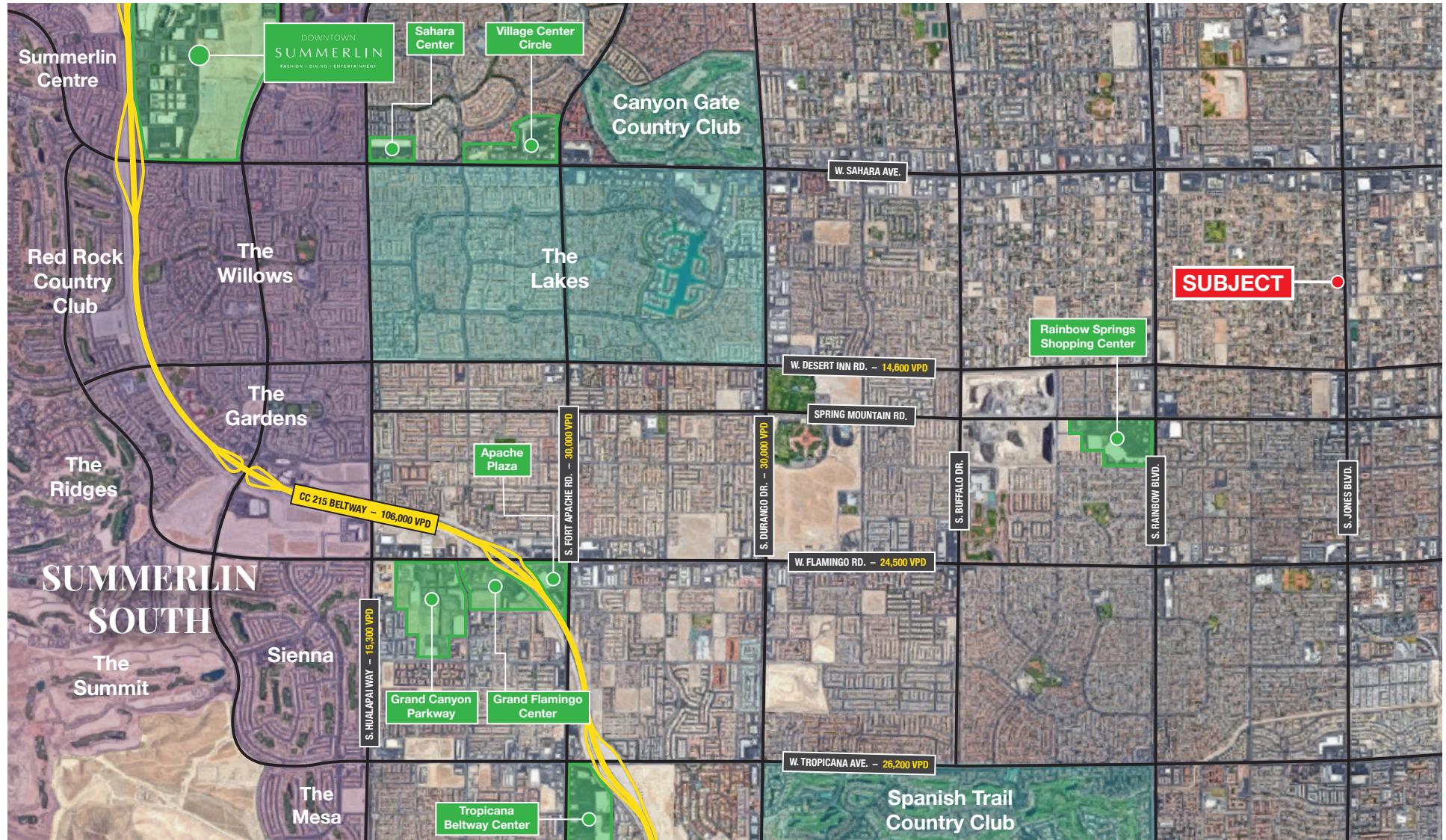
West

Submarket

Property Highlights

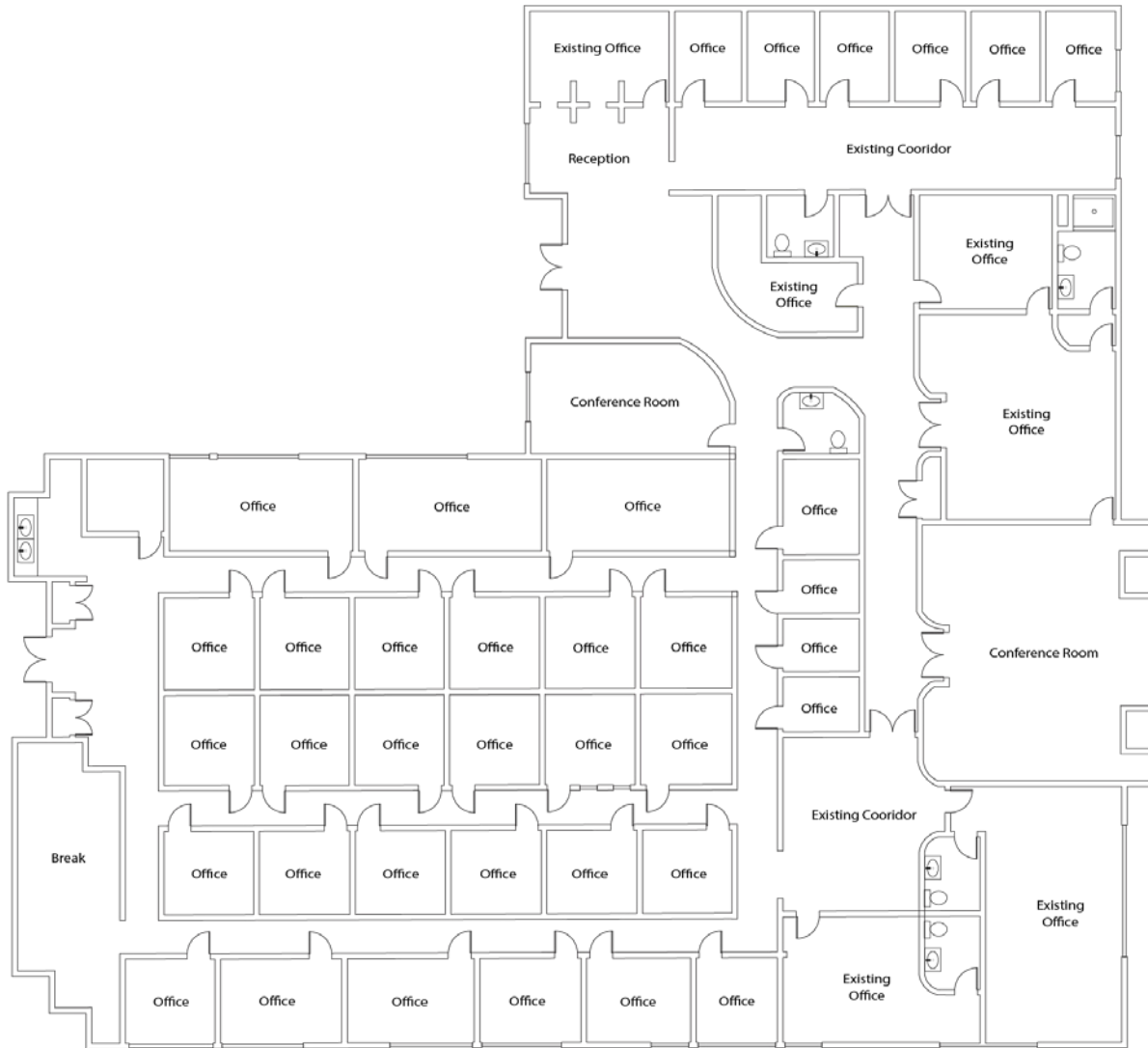
- Wide range of potential uses
- The property is located in the heart of the Jones Medical and Professional Corridor for strategic and easy access to all parts of the Las Vegas Valley
- Rare sizing availability
- Priced below replacement value and with limited availability and increasing competition from new construction buildings, the purchase price and lease rate is extremely attractive given the shortfall of available properties in this square footage sizing and location
- Including any tenant improvement cost, the property is priced below replacement value and would provide a long-term, stabilized investment on NNN leasehold
- The property is also easily demisable into smaller suites if a multi-tenancy use is needed or desired

● Power Centers Retail ● Summerlin Village ● Master Planned Communities



● Available ● Will Vacate on Sale if Desired





Suite C1

- + **Total SF:** ±10,635
- + **Lease Rate:** \$3.00 PSF NNN
- + **CAM Charge:** \$0.30 PSF
- + **Available** Immediately

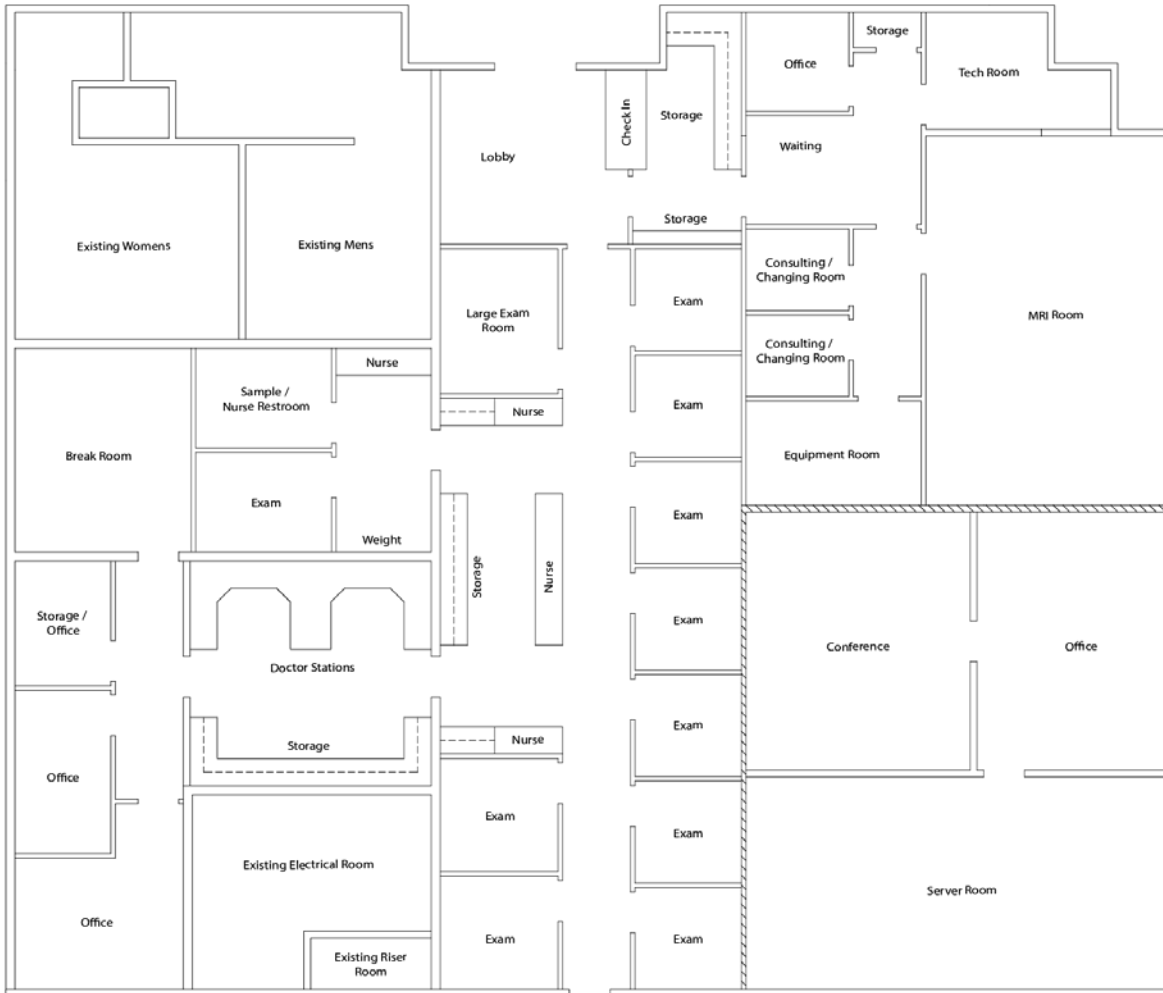
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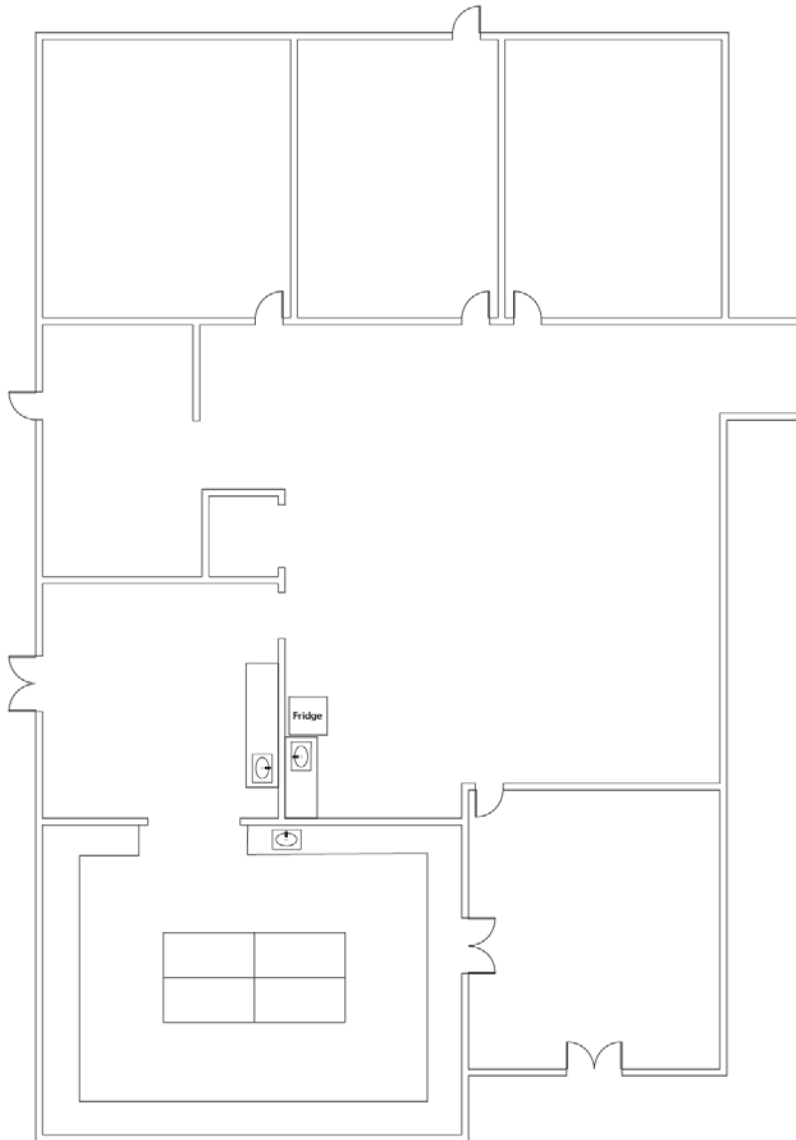
Former Silver State Health Clinic

Suite C2

- + Total SF:** ±3,966
- + Lease Rate:** \$3.00 PSF NNN
- + CAM Charge:** \$0.30 PSF
- + Available** Immediately

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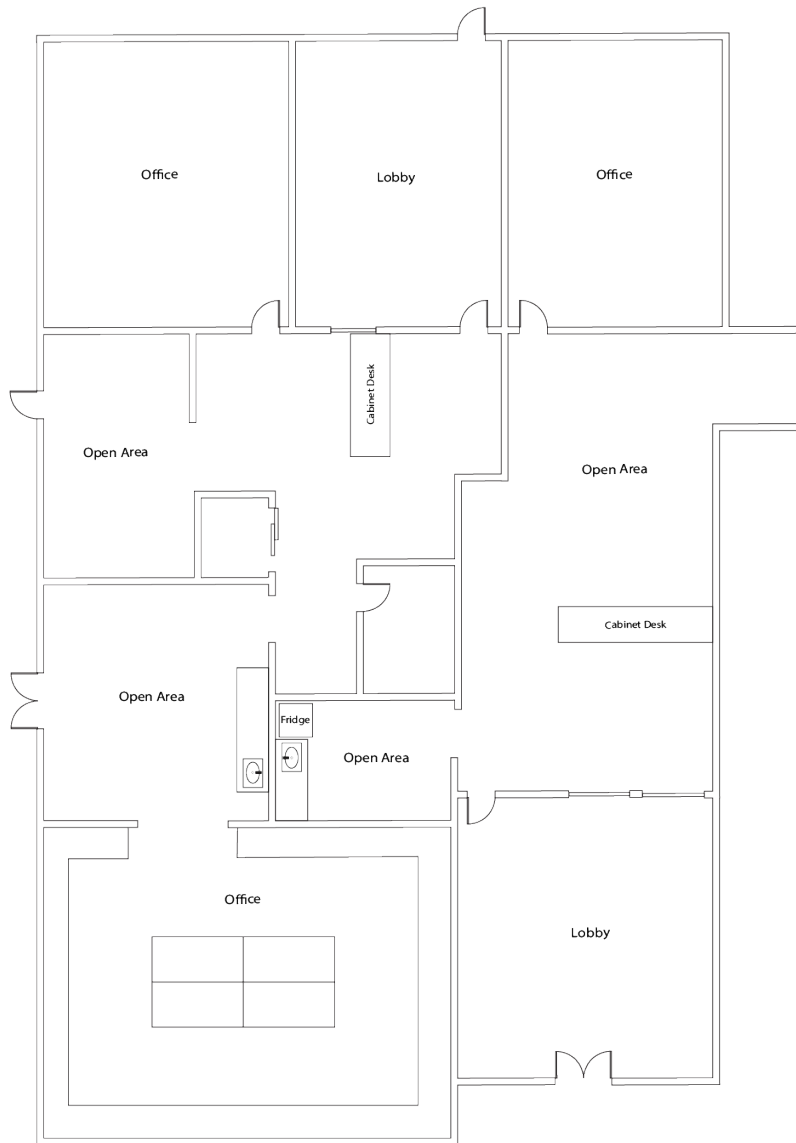


Suite D1

+ Total SF:	±979
+ Lease Rate:	\$3.00 PSF NNN
+ CAM Charge:	\$0.30 PSF
+ Available	Immediately

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Former Pharmacy

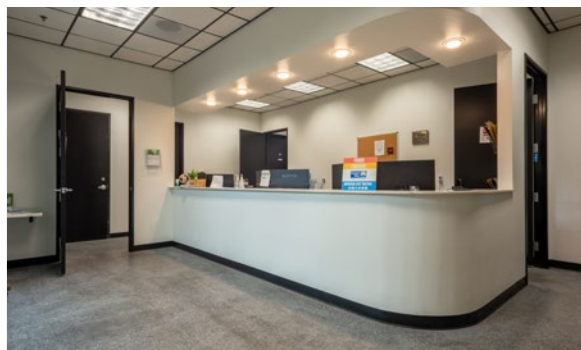
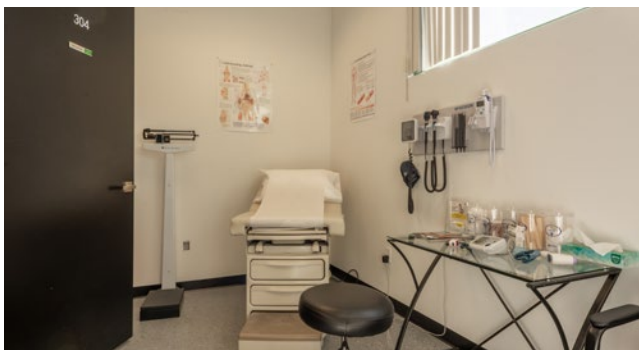
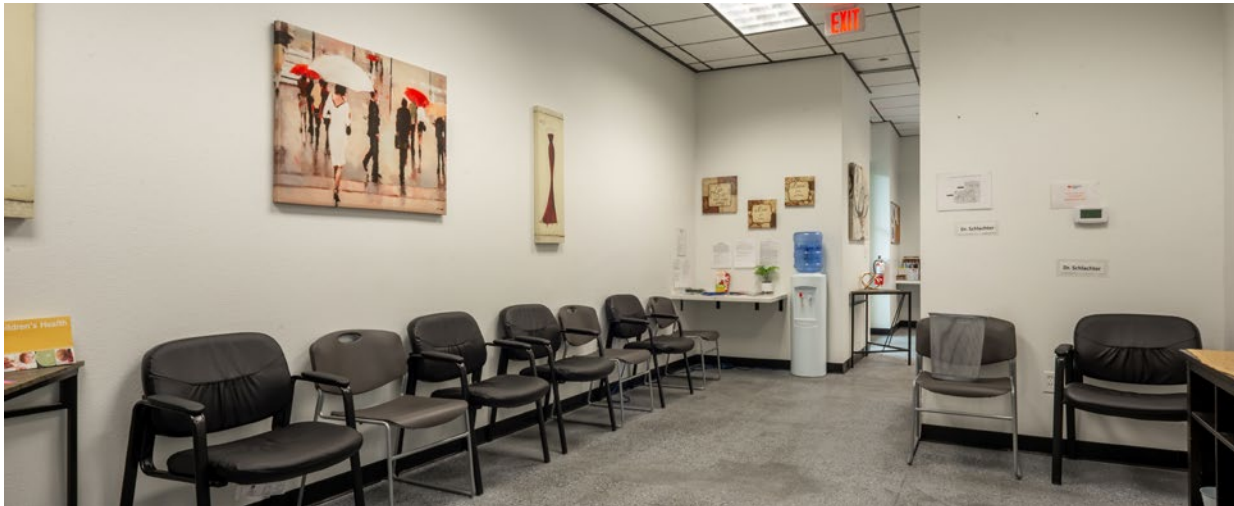


Suite D2

- + **Total SF:** ±1,578
- + **Lease Rate:** \$3.00 PSF NNN
- + **CAM Charge:** \$0.30 PSF
- + **Available** Immediately

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Former Medical Lab & Diagnostic Space



Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**

Land Area
(Square Miles)

 **2,265,461**

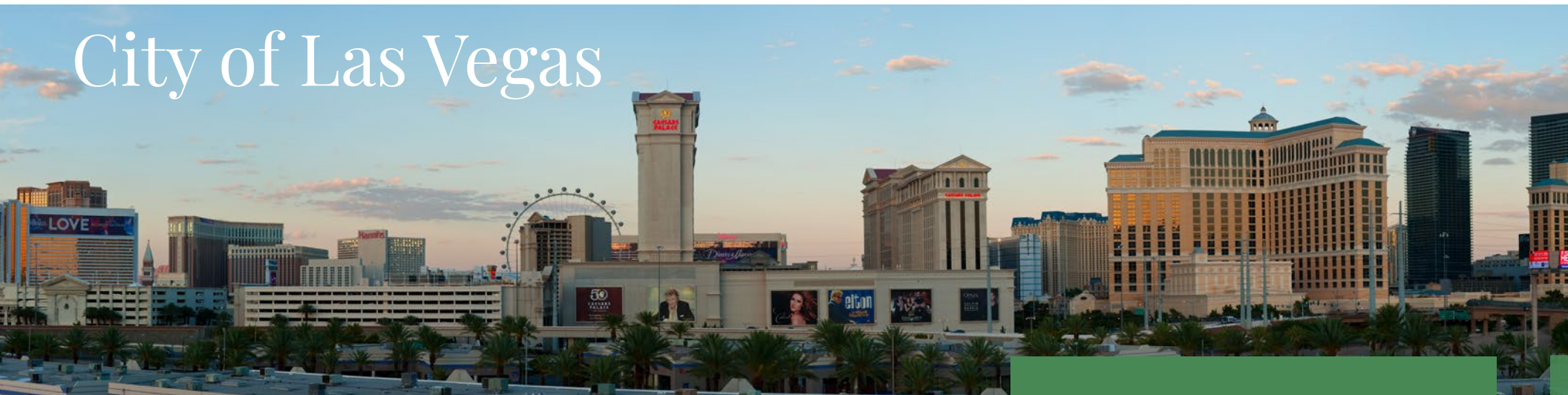
Population

 **298**

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas



Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building it's first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

Quick Facts

 ±141

Size (Sq. Mi.)

 641,903

Population

 4,525

Pop. Density (Per Sq. Mi.)



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Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Nevada Tax Advantages

NEVADA

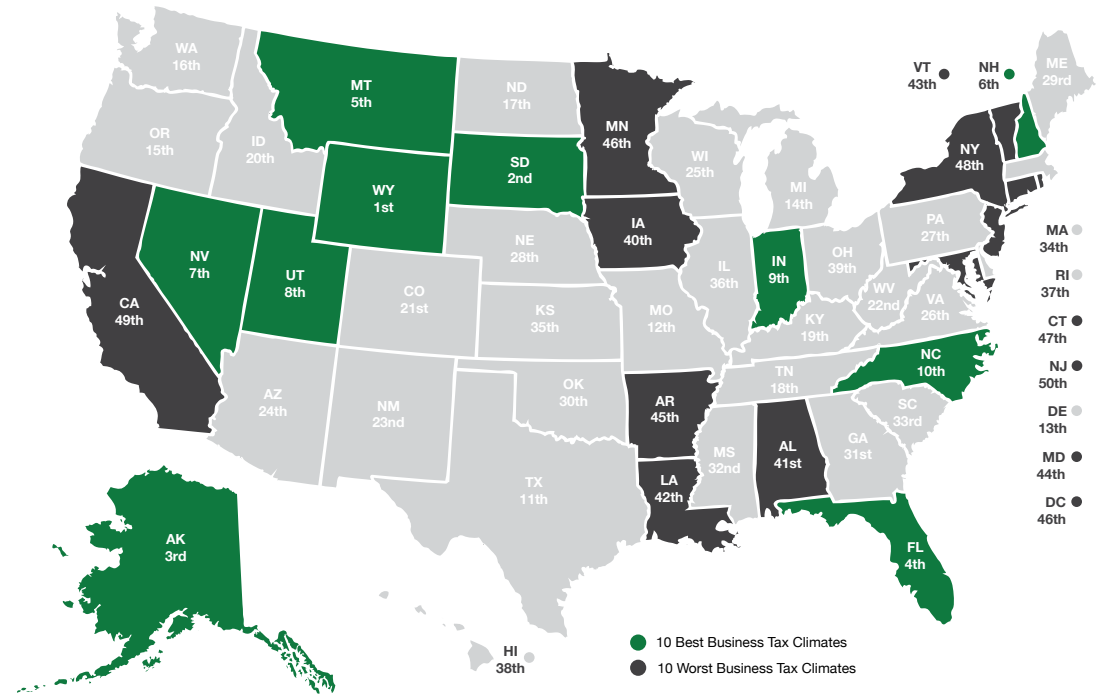
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



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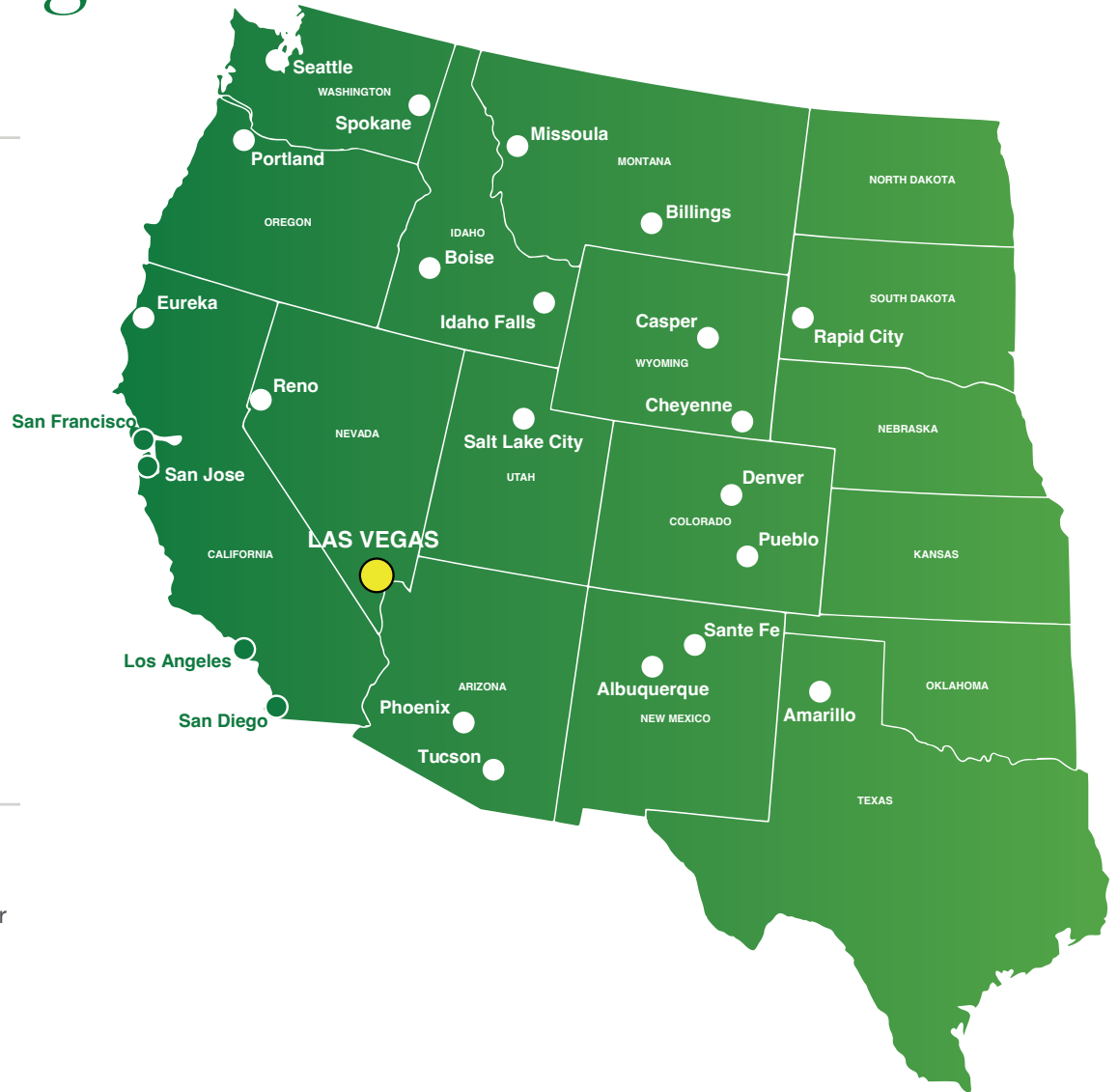


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Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services

UPS	FedEx	UNITED STATES POSTAL SERVICE
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--