

OFFICE CONDOS FOR SALE

TWO FIFTEEN SOUTHWEST

AT WEST SUNSET ROAD & SOUTH BUFFALO DRIVE



DEVELOPED BY:  INVESTMENT EQUITY, LLC

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CBRE

215SW

AT WEST SUNSET ROAD AND SOUTH BUFFALO DRIVE

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Executive Summary



LOCATION

SWC of W Sunset Rd & S Buffalo Dr



APN

176-04-501-009



SUBMARKET

Southwest



FLOORS

3-Story Building



SQUARE FEET

46,000



ZONING

C-2



COMPLETION

Q4 2025 (estimated)



PARKING RATIO

4.5 per 1,000 NSF



PRICE PER SF

\$355 - \$365 (depending on location)



UNIT SIZE

1ST floor: 14,996 SF

2ND floor: 15,517 SF (divisible by 6,810 SF)

3RD floor: 15,517 SF

Buyer's Benefits

Asset Accumulation

Build equity & increase your net worth immediately

Enhance Your Brand

Design & customize your office to meet your specific business & brand needs

Improve Your Bottom Line

Decrease your occupancy costs. Most often the mortgage payment is less than a lease payment –even in the first year

Stabilize Your Occupancy Costs

Forget about expected annual rent increases

Pride Of Ownership

Communicate you're a solid, successful business with a long-term plan

Significant Tax Advantages

Leverage depreciation & appreciation to reduce your liabilities

Retirement Cash-Flow Plan

Sell your business to include a long-term lease

Strategic Growth

Purchase anticipated need & lease it out until you are ready to expand





Project Highlights

Prime Central Location

One of the fastest growing areas in the Las Vegas Valley (Southwest submarket). It is the most desirable areas as it sits along the I-215 at the Buffalo exchange.

Tenant Visibility

18 ft. pylon sign fronting Buffalo Drive, offering prominent visibility. Building signage available for Buyers.

Excellent Ingress & Egress

Convenient access to the I-215 Beltway; West Sunset Road and Buffalo Drive

Nearby Amenities

Large variety of amenities in close proximity to Building, including the Bend & Uncommons development(s). Also nearby are QSR, shopping, goods & services, hospitals and automotive.

Airport Proximity

Approx. 15 minutes from Harry Reid International Airport.

New Construction

New office construction, full floor(s) available with breathtaking views, delivered in grey-shell condition so each Buyer has the ability to customize their unit.

Ample Parking, Some Covered

Parking ratio 4.5:1,000 NSF

Amenities Map

MEDICAL

- 1 Health South Rehab Hospital
- 2 Southern Hills Hospital
- 3 St. Rose San Martin Hospital
- 4 Spring Valley Hospital
- 5 Kindred Care
- 6 Culinary Medical Campus

RETAIL

- 7 Tropicana Beltway Retail
- 8 The Bend
- 9 IKEA
- 10 The Arroyo Market Square
- 11 Ashley Furniture

MIXED USE

- 12 The Gramercy
- 13 Uncommons
- 14 Future Lifetime
- 15 Fitness Evora

RESIDENTIAL

- 16 Calida Group Apartments
- 17 Picerne 250 Apartments

OFFICE

- 18 The Narrative Office
- 19 Credit One Bank HQ
- 20 Harry Reid Research & Tech
- 21 Park Future Boyd Gaming HQ
- 22 IGT HQ
- 23 Canyon Ridge Business Park
- 24 Axiom (Sansone)

HOTEL/CASINO HOTEL

- 25 Future Hotel
- 26 Durango Resort & Casino



Demographics

Population

	1 mile	3 miles	5 miles
2023 Population – Current Year Estimate	10,531	163,283	364,479
2028 Population – Five Year Projection	13,186	174,754	380,648
2020–2023 Annual Population Growth Rate	3.84%	2.00%	1.70%
2023–2028 Annual Population Growth Rate	4.60%	1.37%	0.87%

Household Income

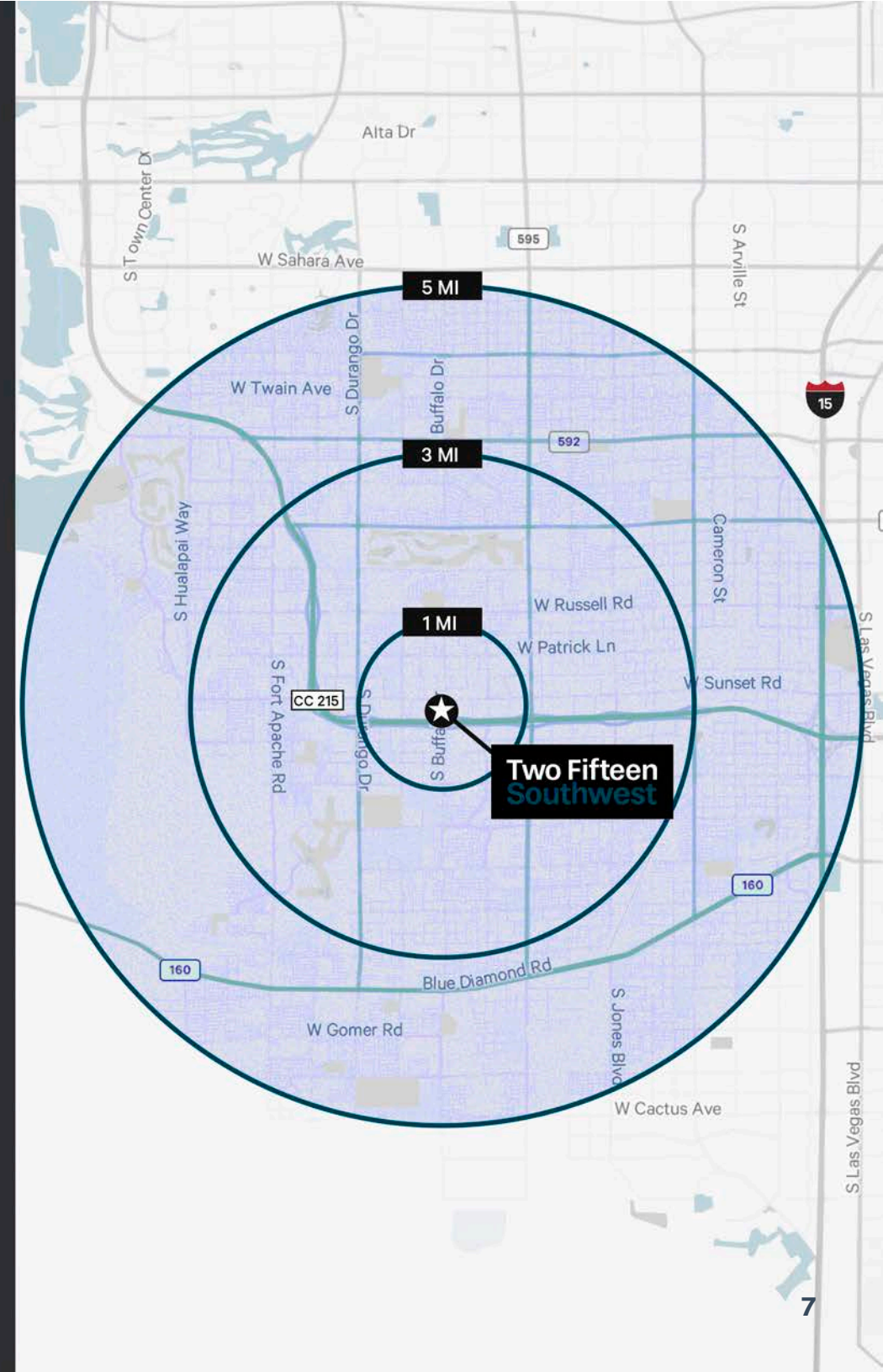
	1 mile	3 miles	5 miles
2023 Average Household Income	\$90,256	\$103,488	\$103,844
2028 Average Household Income	\$107,065	\$121,561	\$121,860
2020–2023 Annual Population Growth Rate	3.84%	2.00%	1.70%
2023–2028 Annual Population Growth Rate	4.60%	1.37%	0.87%

Education

	1 mile	3 miles	5 miles
Bachelor's Degree or Higher	3,369	40,322	87,453

Place of Work

	1 mile	3 miles	5 miles
2023 Businesses	671	4,869	13,533
2023 Employees	11,913	59,073	170,738

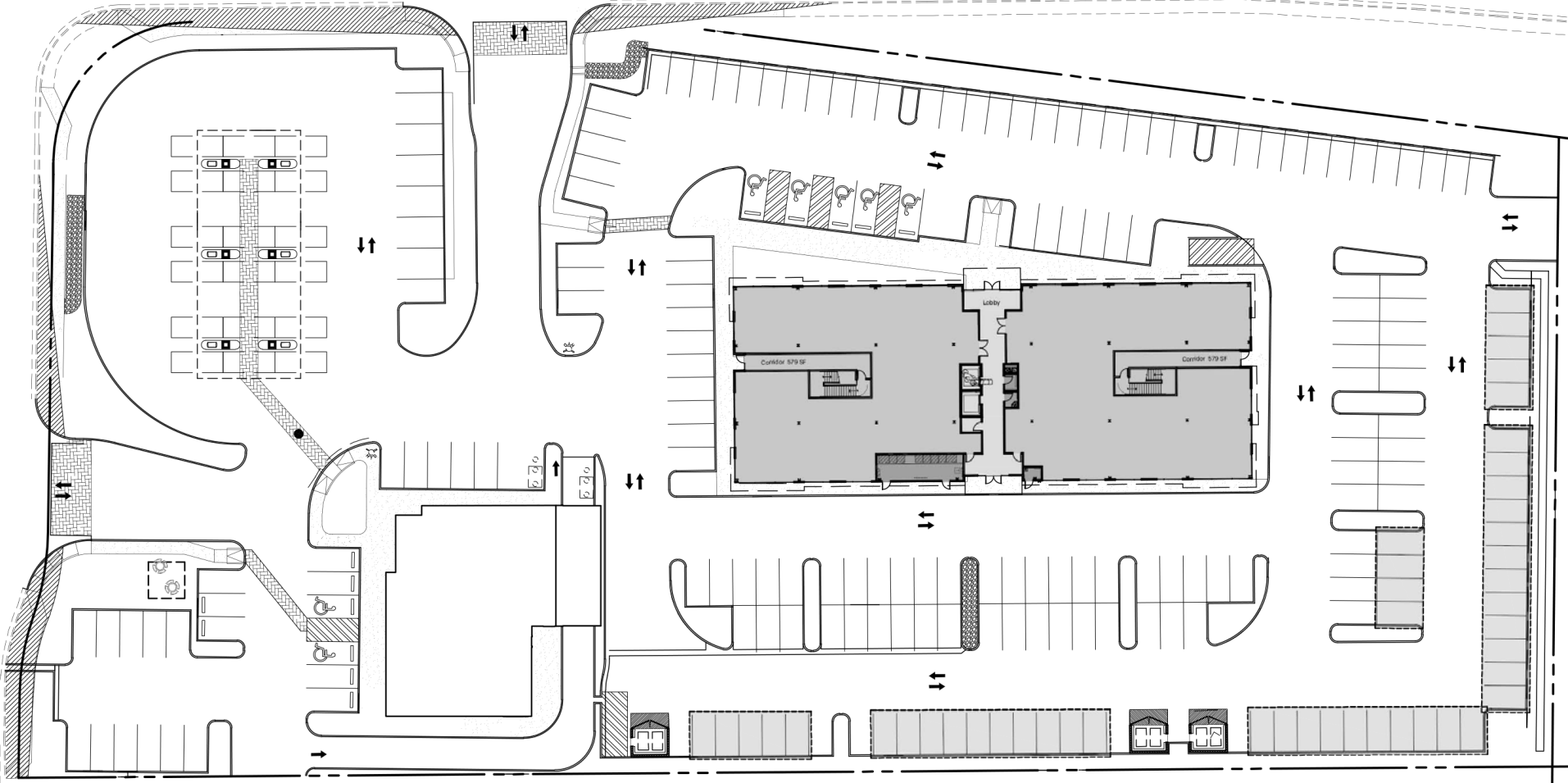


Site Plan

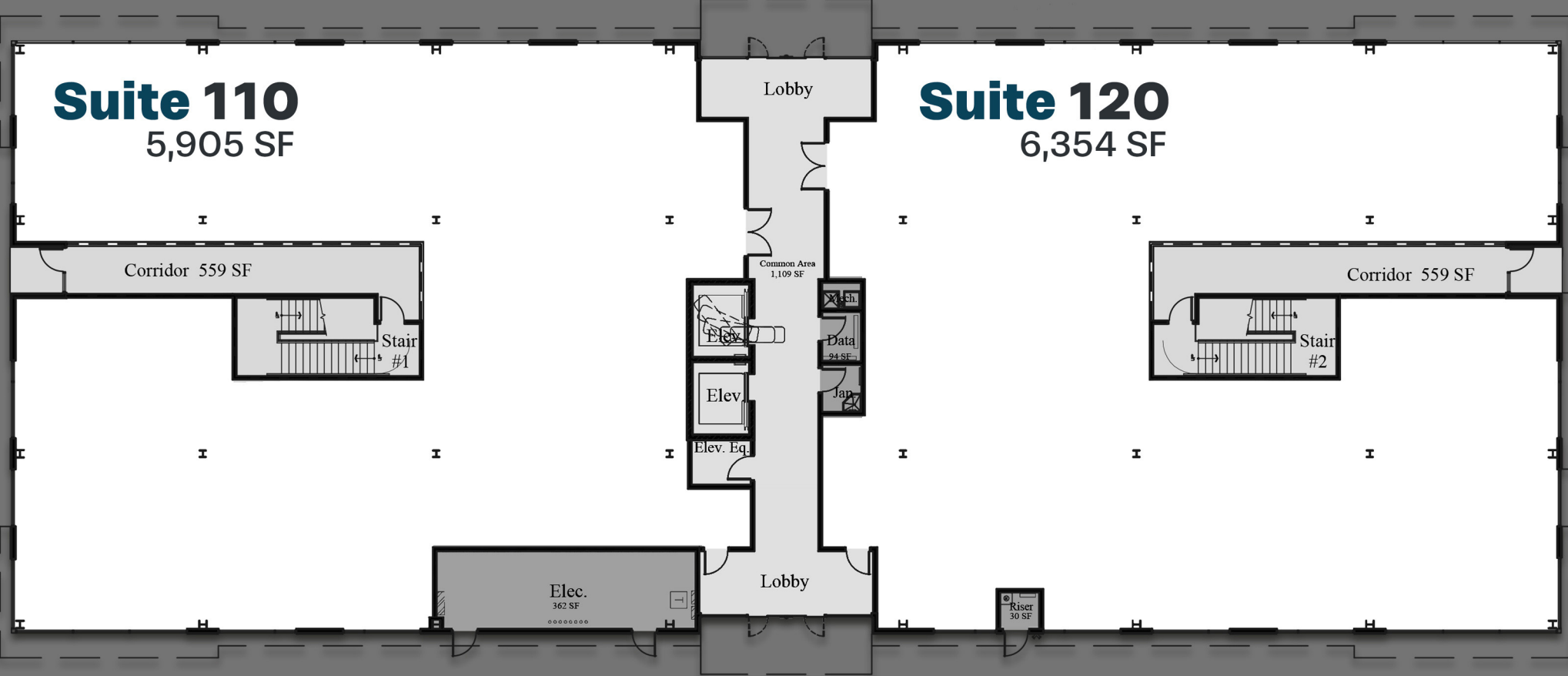
3-STORY OFFICE | 46,000 SF

West Sunset Road.

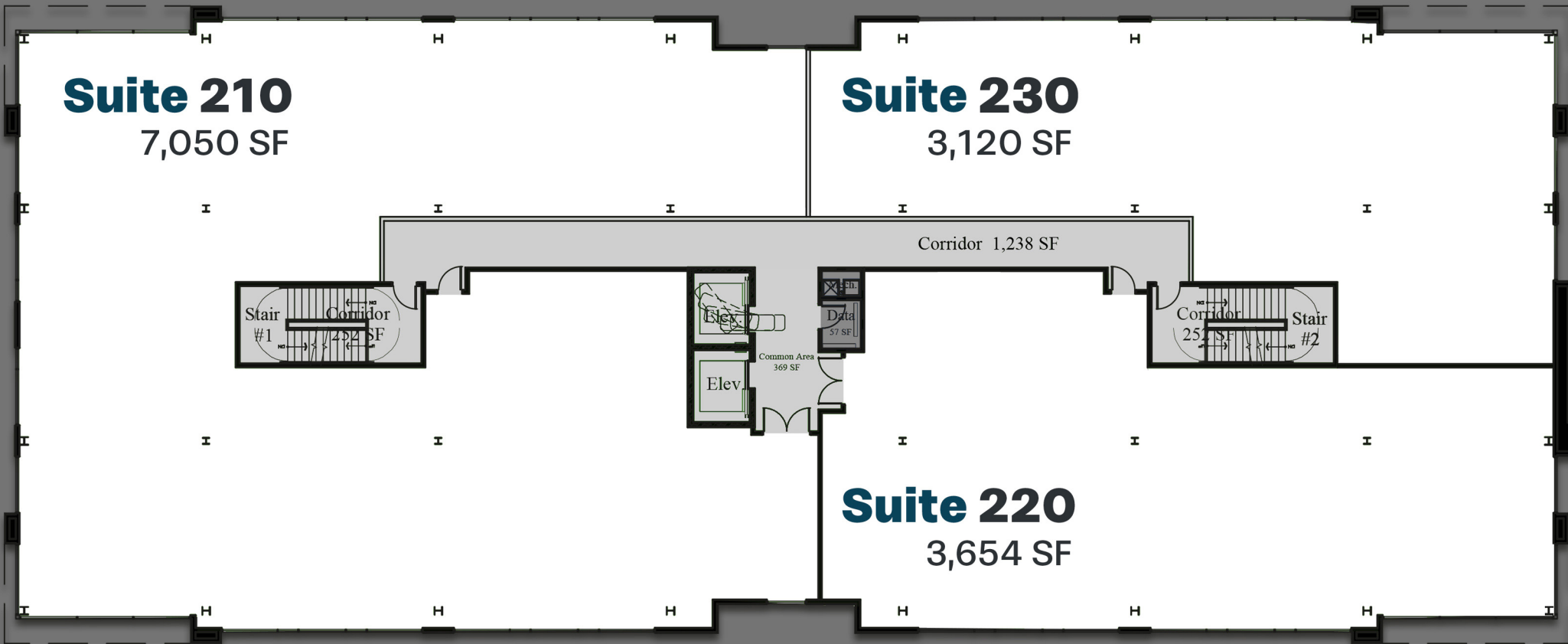
South Buffalo Drive



Floor Plan - Level One

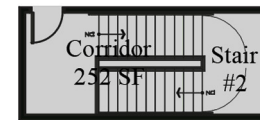


Floor Plan - Level Two



Floor Plan - Level Three

Suite 310
14,568 SF



Development Team

David Inman has resided in Las Vegas since 1970. In 1984 Mr. Inman founded **Investment Equity, LLC** and began his career in commercial real estate development. He has developed ±4,000,000 square feet of commercial properties in both Las Vegas, NV and Phoenix, AZ which include a wide range of projects such as mixed use commercial, retail centers, finished & gray shell office buildings, industrial parks, apartment complexes and residential subdivisions. As a commercial developer he acquired, planned, designed and developed each of the properties to include, working with all third party consultants, governmental agencies, on/off site improvements, shell construction and tenant improvements. David holds the prestigious Certified Commercial Investment Member (CCIM) designation as a licensed real estate agent.



ARCHITECTS

Avaruus Studios, Inc. is a Las Vegas Valley based architecture, planning & project management firm specializing in hospitality, commercial and retail projects. As a LEED accredited professional firm, ASI has the tools to provide sustainable design for any project. Whether a custom residence, a tenant improvement, or a stand-alone building. The principals have over 30 years of experience in their field and have developed over 1,000,000 square feet of commercial development with this developer.

CONTRACTOR

Founded in 1991, Bentar Development, Inc. is a well-established and respected design/build general contractor and professional manager of construction services. The award-winning company is owned by long-time Nevada resident, Amador "Chi Chi" Bengochea. Bentar is licensed and bonded in the State of NV with an unlimited contract limit & prides itself on aggressive schedules that are unmatched by other contractors in the local industry. The company delivers a wide range of commercial, industrial, retail, casino, office & recreational projects in the Las Vegas market.

ENGINEERING

Lochsa Engineering, founded in 1995 in Las Vegas, NV by two University of Idaho graduates, is an innovative and value driven engineering, surveying, and BIM design firm. Named after the Lochsa River in Northern Idaho, Lochsa (pronounced lock-saw) means "rough waters" in the Native American Nez Perce language. It is with that spirit that Lochsa engineering chooses to navigate towards technically challenging projects while focusing on delivering creative and effective results. The firm has the experience and expertise to develop advanced and pioneering solutions for a sizable range of construction types.

CBRE SALES TEAM

Ryan Martin, SIOR, CCIM, Senior Vice President: Ryan Martin is a Senior Vice President with CBRE. His expertise encompasses a broad range of office transaction types, including investment sales, tenant representation, agency landlord representation, and build-to-suit projects. He combines his 25 years of industry experience with a client-centric approach to deliver the highest possible value on every assignment. Throughout his career, Ryan has been recognized by clients and peers alike for his astute attention to detail, strong focus on customer service, extensive market knowledge and overall professionalism. His experience in the market and skilled expertise consistently produce an outstanding track record of success.

Tonya Gottesman, Vice President: With more than two decades of commercial real estate experience, Tonya Gottesman specializes in office brokerage at CBRE. Her clients benefit from her seasoned expertise across a variety of office transaction types, including investment sales, build-to-suits, tenant representation and agency landlord assignments. Tonya joined CBRE's Los Angeles headquarters in 2000, later working with a private principal owner and serving as Vice President with MDL Group. Throughout her career, she has successfully represented both landlords and tenants, giving her a uniquely nuanced perspective that allows her to fully leverage market conditions to drive results.

Antonette Rolda, Client Services Specialist: In tandem with partners Ryan Martin and Tonya Gottesman, Antonette Rolda specializes in owner-user sales, investment sales, agency and tenant representation for clients at CBRE. Antonette is a recent graduate of the University of Las Vegas, Nevada, where she earned her Bachelor of Science in Healthcare Administration & Policy while playing competitively for UNLV's Division One Women's Volleyball Team. Her strong leadership qualities and driven mindset, coupled with an unwavering commitment to exceeding expectations, serve as highly valuable assets to her team.

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