

# The Office

BY THE AIRPORT

330 E. Warm Springs Road, Las Vegas, Nevada 89119

±12,472 RSF Building

Owner/User Opportunity

WITH SUBSTANTIAL INCOME

Asking Price: \$2,806,200





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▶ VIEW VIDEO

Listed By:







## ±12,472 RSF Building

The office by the airport is situated in the heart of the highly desirable airport submarket with direct access to the Harry Reid International Airport connector via Bermuda Springs Road.

This newly remodeled project is just a few minutes' drive time to the main terminals at Harry Reid International Airport, the World-Famous Las Vegas Strip Resort Corridor, Interstate 15 & 215, five area hospitals, Allegiant Stadium, the retail shops at The Las Vegas South Premium Outlets, Town Square and an abundance of restaurants and dining options for your clients and staff to consider. The property has direct frontage on East Warm Springs Road, with a traffic count of over 21,000+ cars per day with exceptional visibility and a convenient centralized valley location.

This co-working office building is currently 60% leased with short term leases. The Buyer can occupy 40% of the building immediately and up to 100% of the space within 12 months of COE. The total parking ratio is 4.92/1000 SF. Covered parking license provides 28 parking spots, which in turn can be leased to tenants at \$50 per spot per month.

## PROPERTY HIGHLIGHTS



APN: 177-04-812-023



±12,472 RSF Building



Commercial General (CG) Zoning;  
Clark County Jurisdiction



41 Total Suites

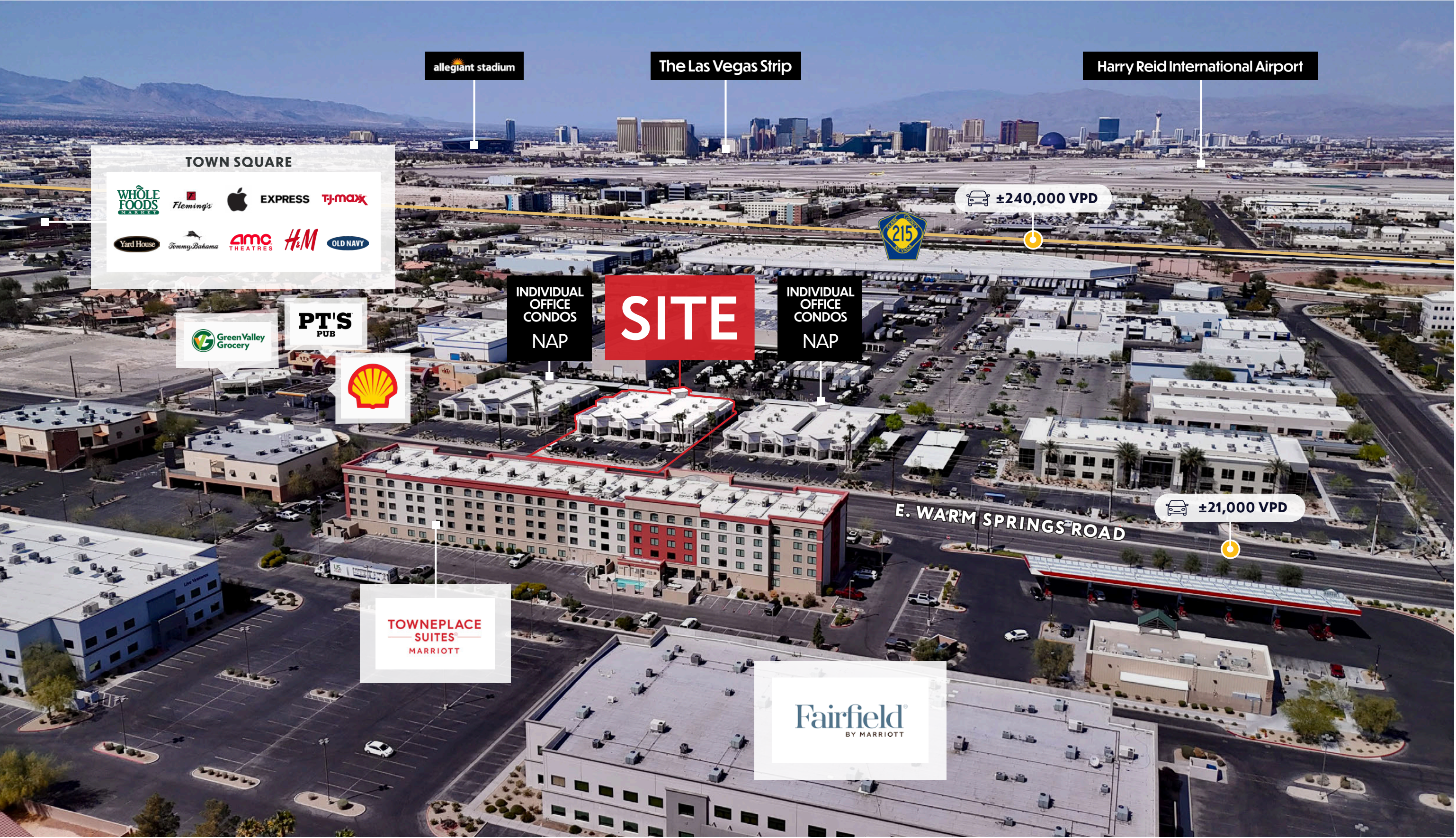


Total parking ratio: 4.92/1,000;  
Covered parking ratio: 2.33/1,000

## PROPERTY DETAILS

- Owner/User Opportunity with 40% Vacancy
- Most leases are 1 year or less
- Asking monthly rents between \$721 - \$3,500
- Co-Working office space website: [www.obaexecutivesuitesvegas.com](http://www.obaexecutivesuitesvegas.com)
- Property maintained by an Owner's Association (est. monthly dues at \$0.44 PSF)
- 2022 complete remodel:
  - Floor to ceiling contemporary buildout
  - Newly recoated roof (March 2018) with 3 years remaining on current warranty
  - Exterior architectural remodel
- Covered parking license provides 28 parking spots, which in turn can be leased to tenants at \$50 per spot per month
- Video surveillance remote guard service. Monitored by live remote guards between 10:00pm-6:00am, 365 days/year
- Convenient access to I-15 and the 215 Beltway (2 interchanges close by)
- Retail amenities nearby include The Las Vegas South Premium Outlet Mall and Town Square
- An abundance of restaurants & services in the immediate area







SITE PLAN





## AVAILABLE SUITES



 = Leased     = Vacant

Note: Occupancy as of 8/12/2025



330 WARM SPRINGS INCOME STATEMENT

Effective 08/12/2025

	Monthly Rent	Annual
Rent	\$24,435.09	\$293,221.08
Parking	\$750.00	\$9,000.00
Expenses (2025 Budget)	N/A	(\$184,669.00)
NOI	N/A	\$117,552.08
Purchase Price	N/A	\$2,806,200.00
Price/SF	N/A	\$225.00









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## PROPERTY IMAGES





The Airport submarket is home to many corporate users such as:



STATE OF NEVADA



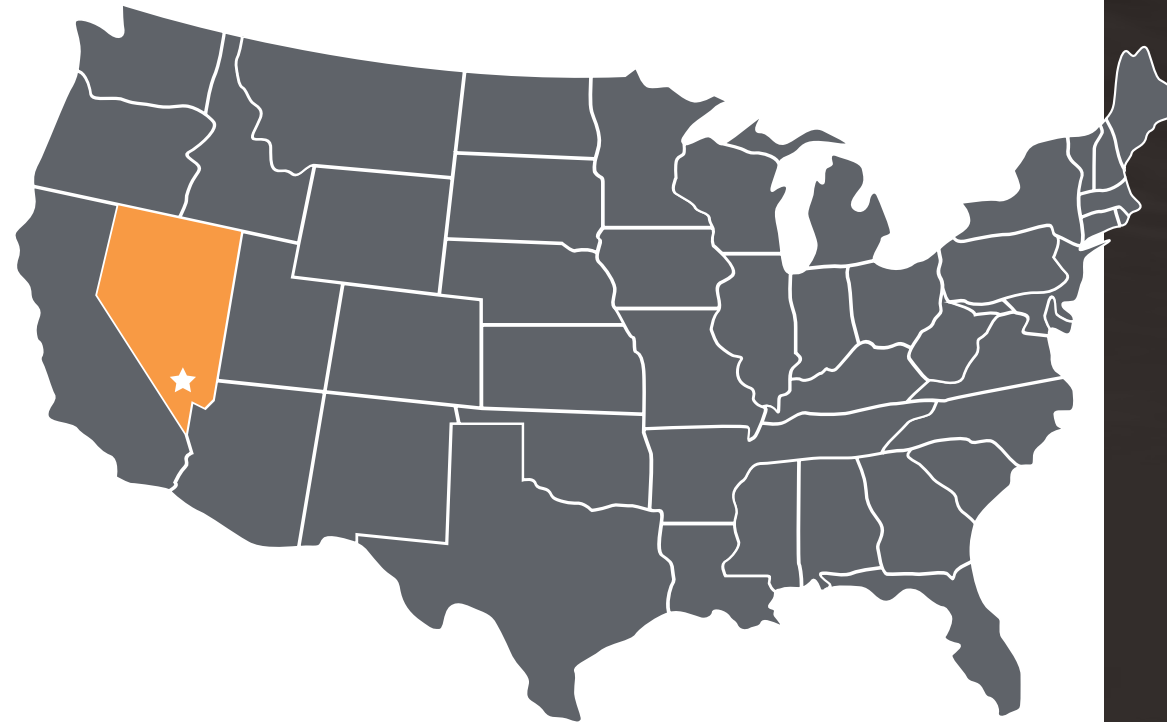


## MARKET OVERVIEW

## LAS VEGAS

**#1 Trade Show Destination  
for 28 consecutive years**

-Trade Show News Network



## Convention Centers

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates.

**Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.**



## BUSINESS FACTS

## LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada

## 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 Incentives

## NEVADA TAX CLIMATE

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





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Listed By:



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