

For Sale or Lease

# Office Condo Ownership Opportunity



**SUBJECT**

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801 S. Rancho Dr., Suite B3, Las Vegas, NV 89106

**Located in Opportunity Zone - Tax Benefit**



**\$915,000**

Offering Price



**\$1.85 PSF MG**

Lease Rate



**± 2,850 SF**

Total Square Footage



**T5-MS**

Zoning



**Scott Donaghe**

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**Adrian Pak**

Vice President

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- Delivered Vacant to Owner-User Upon Purchase
- Located in fast growing Rancho Charleston Medical Corridor
- Direct Frontage on Rancho
- Year Built: 1980
- Contact broker for additional details and financing opportunities

**702.888.3500** | [LogicCRE.com](http://LogicCRE.com) | 3900 S. Hualapai Way, Suite 200, Las Vegas, NV 89147

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S. Rancho Dr.

