

FOR SALE

LEASED INVESTMENT OR OWNER/USER W/ INCOME



3465 W. Craig Road
North Las Vegas, NV 89032



LISTED BY:

DANA BERGGREN

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Dana@BerggrenCRE.com



(702) 326-3535



10845 Griffith Peak Dr. #2
Las Vegas, NV 89135

PROPERTY HIGHLIGHTS:

- 4,914 SF building, demised into 4 suites
- Two-tenant leased investment
- Professionally managed office park with a nice mix of office and retail uses
- Longtime tenants in place for investor
- Landlord has option to terminate Suite D lease upon sale
- Asking \$1,000,000 (\$203.50 psf)

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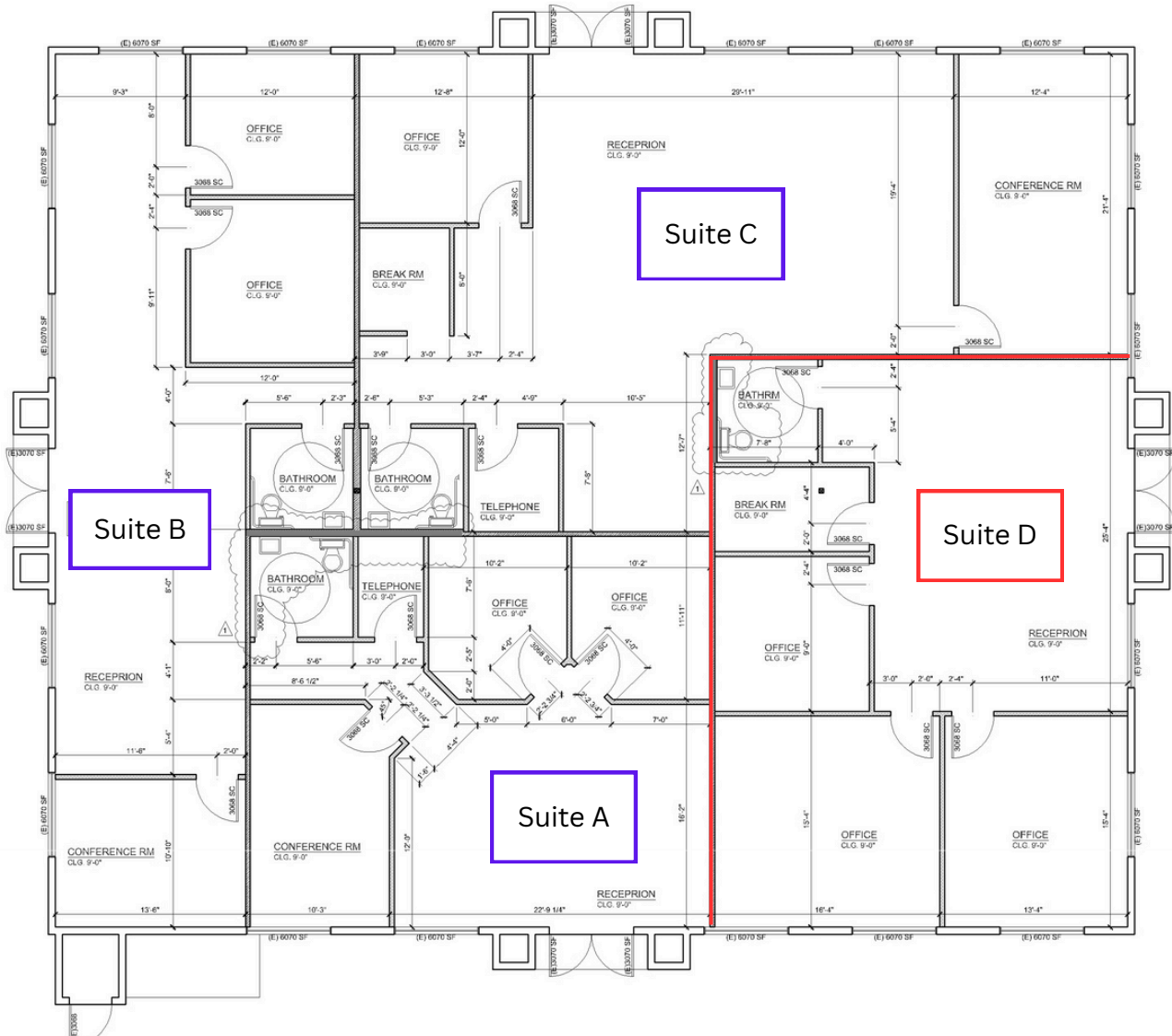
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BUILDING PLAN AND RENT ROLL



TENANTS

Suites A,B,C (\pm 3,667 SF) - Vegas Christian Center
 Suite D (\pm 1,247 SF) - Breaking the Cycle Health and Wellness

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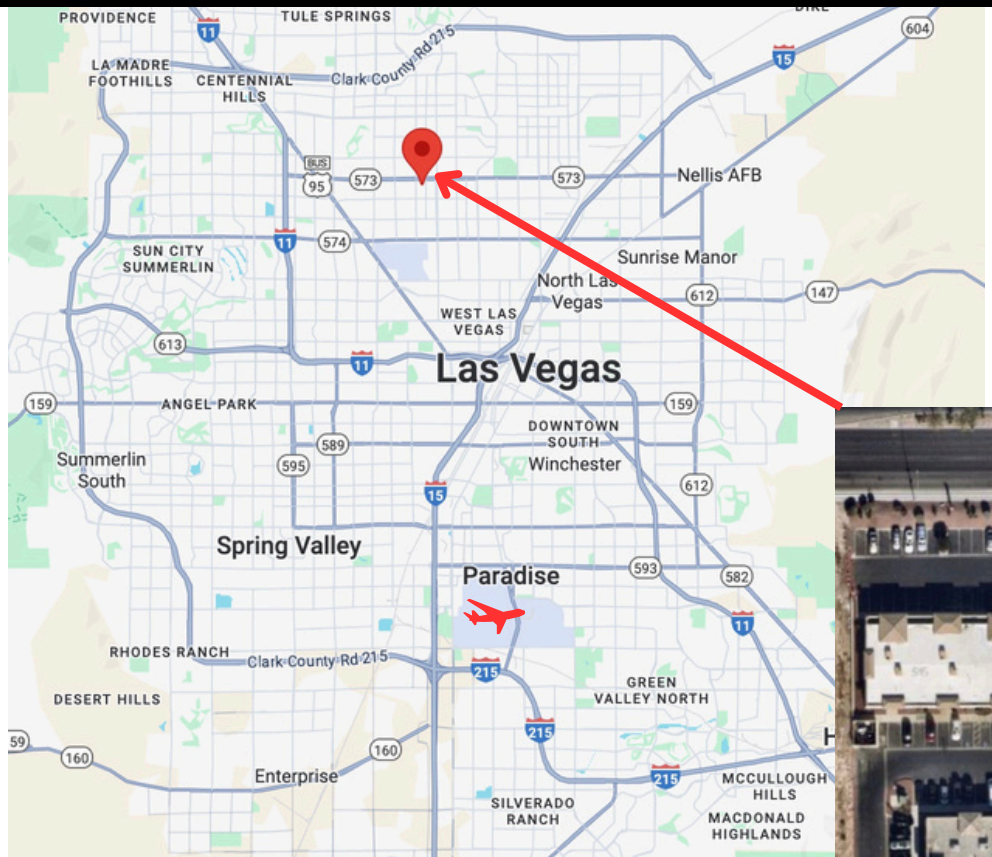
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Located in the bustling North Las Vegas corridor of West Craig Rd. between US 95 and I-15. Near North Las Vegas Airport, Cheyenne High School, and many retail amenities.



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