

# FOR SALE

5995 S Edmond St | Las Vegas, NV 89118  
± 7,389 SF FLEX OFFICE & LABORATORY



OFIR BARASHY  
(702) 325-9673  
[ofir@barashy.com](mailto:ofir@barashy.com)  
LIC.# B.146149.LLC

# Investment Highlights



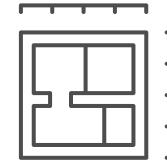
Pro Forma NOI  
**\$200,527**



Offering Price  
**\$2,955,600**



Pro Forma CAP Rate  
**6.78%**



Available SF  
**±7,389 SF**

**Tenant:** Angle Engineering

**Lease Type:** Absolute NNN

**Year Built:** 2006

**Annual Escalation:** 5% Per Year

**Price Per SF:** \$400 SF

**Parking Ratio:** 7.50:1,000

**Covered Parking:** 6 Spaces

## Rent Table:

Time Period	Monthly Base Rent
4/21/2022 - 4/30/2023	\$12,747.87
5/1/2023 - 4/30/2024	\$14,435.26
5/1/2024 - 4/30/2025	\$15,157.03
5/1/2025 - 4/30/2026	\$15,914.88
5/1/2026 - 4/30/2027	\$16,710.62

# Property Highlights

1

## Strong Occupancy History:

Tenant in continuous operation at this address since 2007, reflecting longevity and minimal turnover risk.

2

## Built-In Rent Growth:

5% annual escalations provide above market predictable income over the remaining lease term.

3

## Standalone Office/Lab Facility:

Class B building with flexible layout suitable for office, engineering, or medical uses.

4

## Modern Infrastructure & Turnkey Condition:

High electrical capacity, robust data infrastructure, and well-maintained interior.

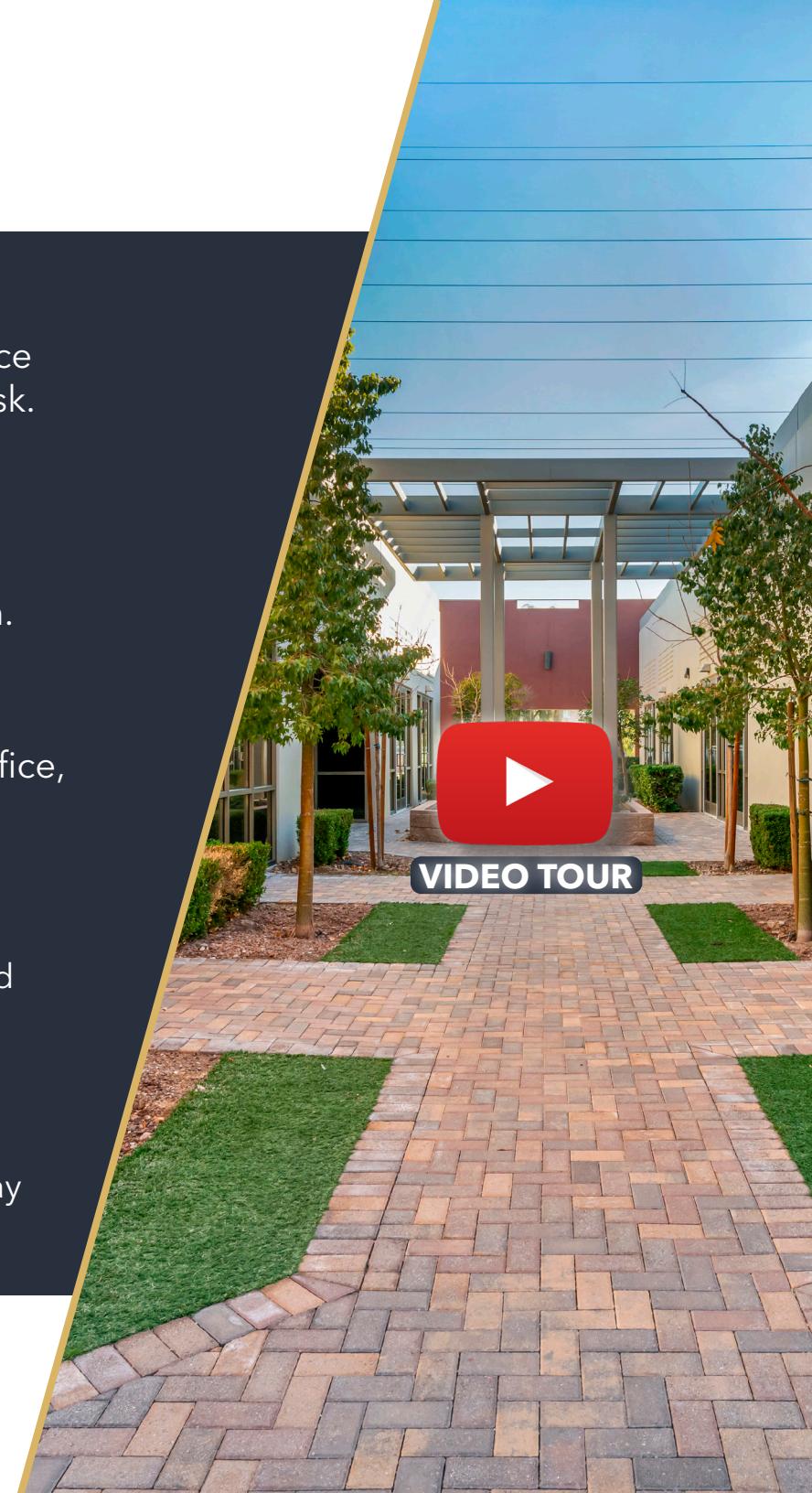
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## Prime Southwest Las Vegas Location:

Located in Oquendo Office Park with excellent freeway access and strong market visibility.



**VIDEO TOUR**





## Angle Engineering

Client-focused Geotechnical Services

<https://angleengineering.com/>

*Angle Engineering is part of Fremont Wright Collaborative, a broader architecture and engineering platform, which is owned by Southworth Capital Management. This affiliation enhances tenant stability through institutional ownership and long-term capital support.*

<https://www.fremontwrightcollaborative.com/>

<https://www.southworthcapitalmanagement.com/>



### BUSINESS OVERVIEW

Angle Engineering is a professional engineering firm specializing in materials testing, analysis, and engineering services. The company operates a highly specialized laboratory environment, supporting technical and scientific workflows that require advanced infrastructure, environmental controls, and enhanced electrical capacity.

Angle Engineering employs registered Geotechnical Engineers and Civil Engineers to perform Geotechnical Engineering throughout Nevada. Over the past 18 years, their staff has developed extensive experience with Clark County soils and geologic conditions.

### INVESTOR SUMMARY

Angle Engineering represents a high-quality, specialized office/lab tenant whose business operations are closely aligned with the physical characteristics of the property. Their long tenure, capital-intensive improvements, and technical use profile materially enhance the durability of cash flow and reduce vacancy risk—making the tenancy a core strength of the investment thesis.

# Specialized Laboratory Build-Out



The laboratory component at 5995 S Edmond St is a rare enhancement within an office property, offering infrastructure that supports a wide range of technical, research, and production-oriented users. Designed to accommodate high-utility and high-occupancy operations, this space provides flexibility well beyond a traditional office environment.

## Key Features



Multiple sinks throughout the laboratory



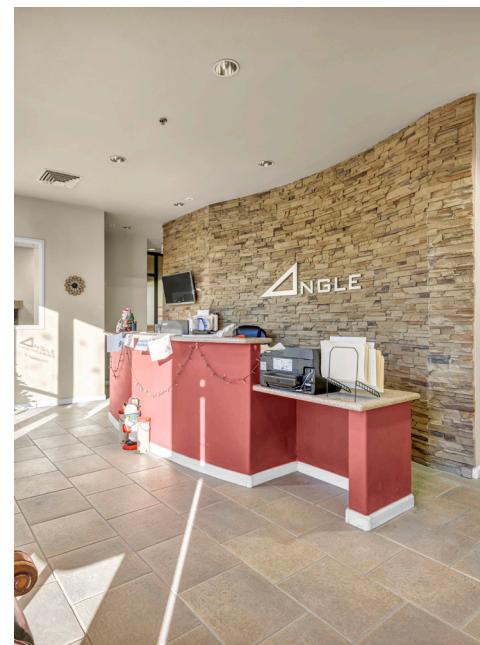
High-powered 220V electrical outlets



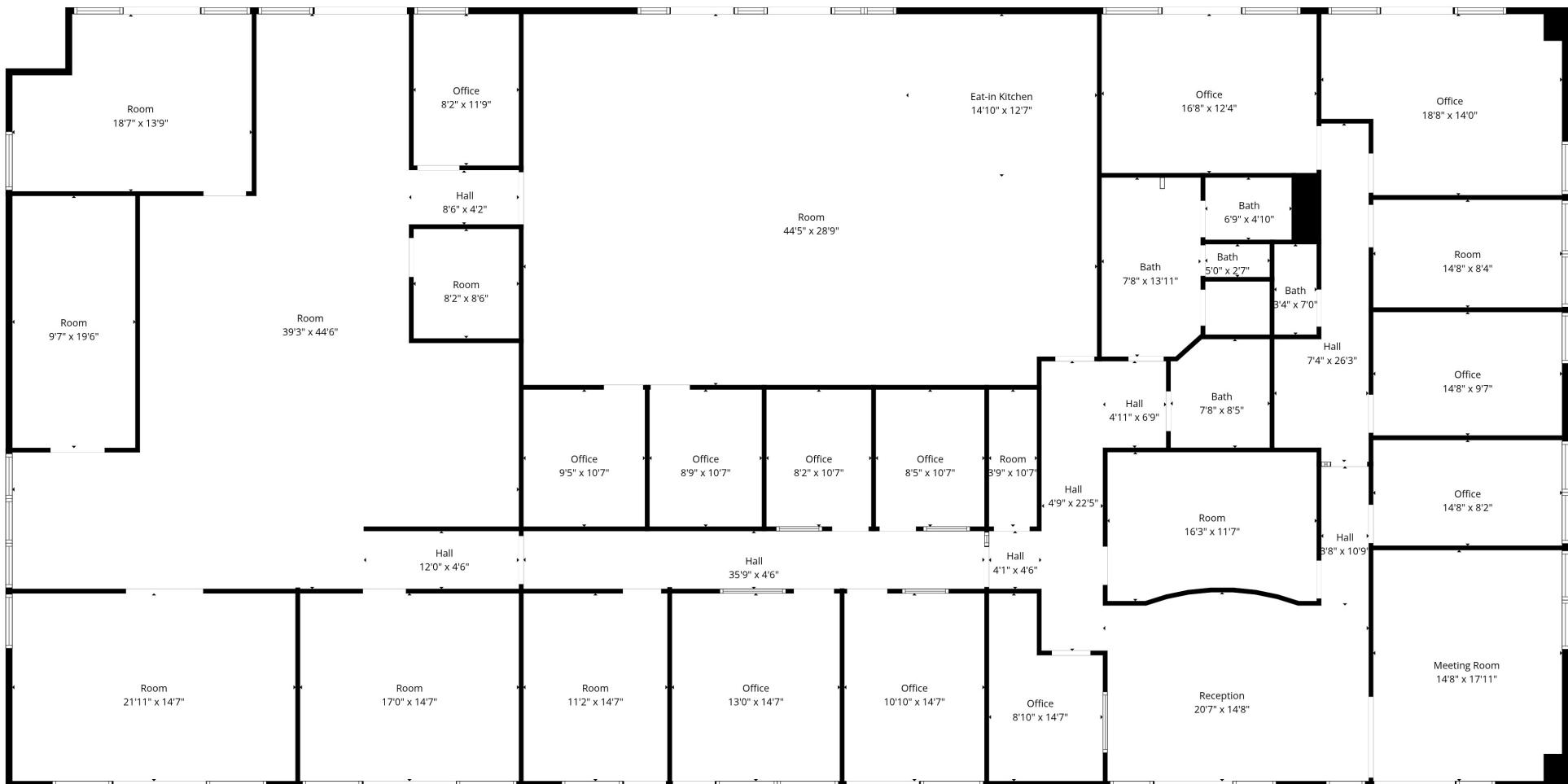
Floor drain for wash-down and lab processes



Curing room with 100% humidity + climate control



# Floor Plan



# Retail Map



# Vicinity Map

5995 S Edmond St is located in the Southwest Las Vegas office submarket, a well-established professional corridor serving engineering, medical, and corporate users. The property benefits from proximity to major regional employers and landmarks including Allegiant Stadium, the Las Vegas Strip, and Harry Reid International Airport, while remaining positioned within a quiet, business-park setting.

The area offers excellent freeway access, a strong surrounding employment base, and convenient connectivity to both the airport and central Las Vegas—supporting long-term demand for professional and technical office space.

## Location Highlights

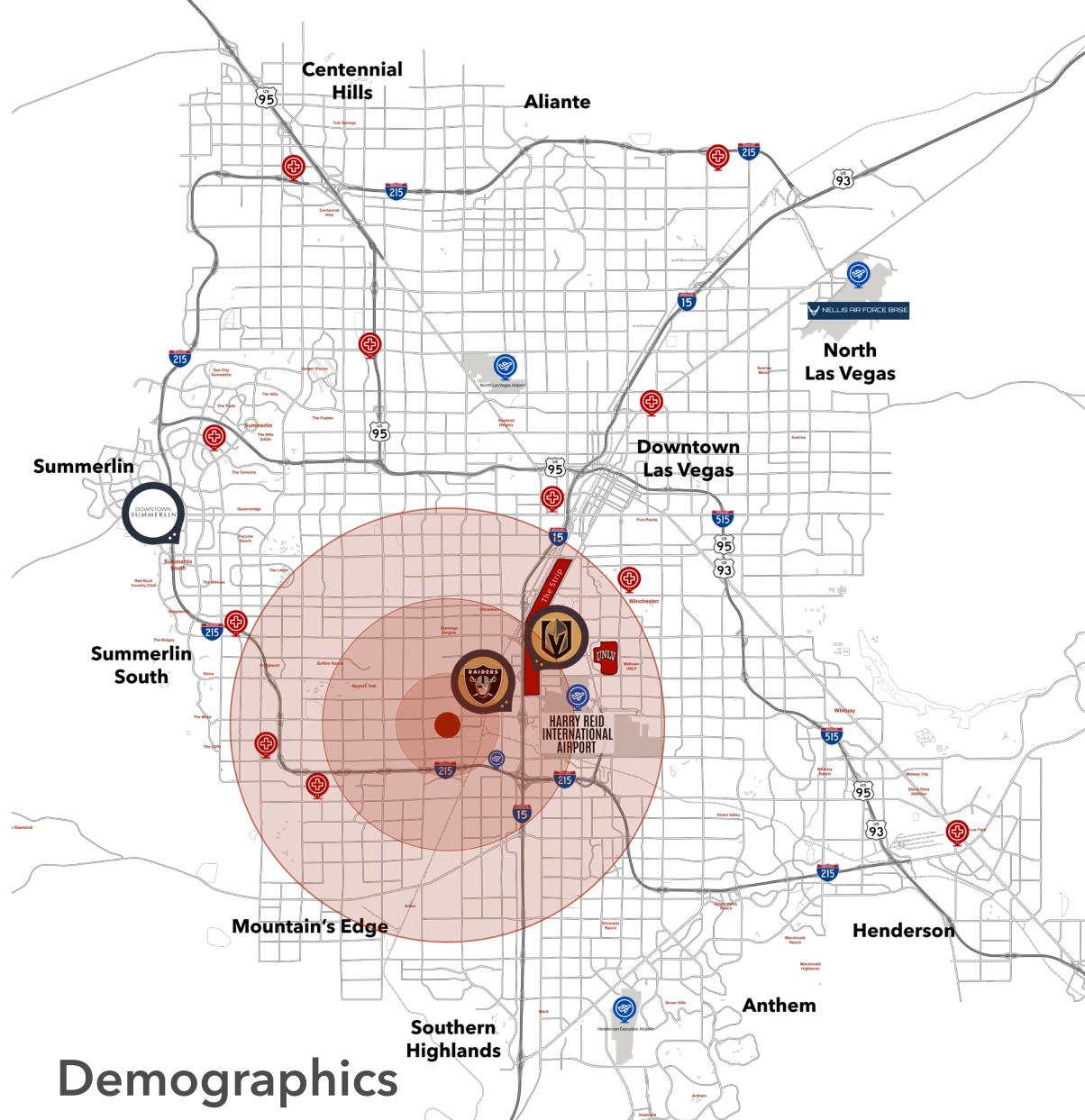
**1.2 mi** to I-215 interchange

**2.3 mi** I-15 interchange

**2.5 mi** Allegiant Stadium

**4.5 mi** The Las Vegas Strip

**5.9 mi** Harry Reid Intl. Airport



## Demographics

Population	1-mile	3-mile	5-mile
2023 Population	17,123	116,424	359,402
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$77,636	\$86,301	\$89,279
Households	1-mile	3-mile	5-mile
2023 Total Households	3,796	26,186	80,068

# Cost Segregation Estimate

## Accelerate Property Depreciation with Cost Segregation

Cost segregation is a tax strategy that helps property owners pay less tax sooner. It works by identifying parts of your building—like lighting, flooring, and parking lots—that can be depreciated faster than the standard 27.5 or 39 years. Our engineering studies typically save owners \$30,000-\$80,000 in taxes per \$1 million in building value within the first five years.

[\*\*Click Here to Learn More About Cost Segregation \(link\)\*\*](#)

5995 S Edmond St - Office Building / Park

Estimated Savings Overview

### 2026 Range of Benefits - Year of Application

	<u>Conservative</u>	<u>High End</u>
2026 Dep.-Accelerated Method	\$368,016	\$553,733
2026 Dep.-Straight Line Method	\$43,010	\$43,010
2026 Increased Deduction	<b>\$325,006</b>	<b>\$510,723</b>
2026 Tax Savings (37%)	<b>\$120,252</b>	<b>\$188,968</b>
ROI: 2026	30 : 1	47 : 1

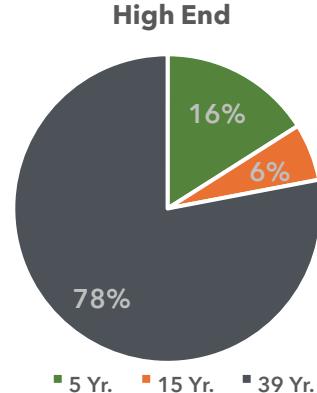
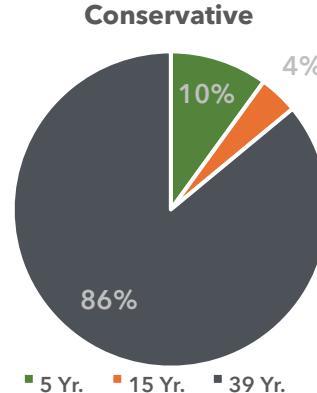
### Accumulated Increased Depreciation and Tax Benefits

	<u>Conservative</u>	<u>High End</u>
Accum. Dep. 2026 - 2027	\$316,518	\$497,386
Accum. Tax Savings 2026 -2027	\$117,112	\$184,033
Accum. Dep. 2026 - 2031	\$282,568	\$444,036
Accum. Tax Savings 2026 - 2031	\$104,550	\$164,293

Building Cost: \$2,364,480

Date Placed in Service: 04/1/2026

### Estimated Allocation of Property



### Fee Overview

Cost Segregation Study Fee	\$6,400
After Tax Fee	\$4,032

**Assumptions:** 37% Tax Rate

**20% Land Allocation**

**100% Bonus Depreciation**

Analysis Provided by:



Stacy Sherman  
CSSI - Cost Segregation Services, Inc.  
Email: stacy.sherman@cssiservices.com

The above calculations include 100% bonus depreciation.



The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

# Loan Scenario

**Property:** 5995 S Edmond St  
**Square Feet:** ±7,389

**Asking Price:** \$2,955,600  
**Property Type:** Investment

## Proposed Loan Term

**Loan Type:** 3-Year Fixed Commercial Loan  
**Interest Rate:** 6.125%  
**Loan Terms:** 3 Years  
**Amortization:** 25 Years  
**Maximum LTV:** 65%  
**Prepayment Penalty:** 3-2-1

## Capital Structure

**Loan Amount (65% LTV):** \$1,921,140  
**Equity Required (35%):** \$1,034,460

## Debt Service

**Estimated Monthly Payment:** \$12,525  
**Estimated Annual Debt Service:** \$150,300

## Investment Details

**NOI:** \$200,527  
**Annual Debt:** \$150,300  
**Net Profit:** \$50,227  
**Leverage IRR:** ~4.86%

## Scenario Provided by:

Nick Gray  
First Vice President Capital Markets  
(702) 215-7144  
Nick.Gray@marcusmillichap.com



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**Marcus & Millichap**  
Capital Corporation

# Why Las Vegas Metro Area?

(Las Vegas/Henderson/North Las Vegas)



HOSPITALITY

SPORTS

OUTDOORS

# One of the Fastest Growing US Cities

2000 Population: **1,375,765** | 2024 Population: **2,899,000**

## No State Income Tax

- **Gaming Revenue:** \$15.6 billion in 2024, continuing three years of record-breaking revenue growth.
- **Visits:** 41 million visitors and 83.6% hotel occupancy.
- **Construction:** The Sphere, Fontainebleau, and Resorts World all opened in the last three years.

- **Golden Knights:** joined the NHL in 2017, at the 20,000 seat **T-Mobile Arena**. We won the Stanley Cup in 2023!
- **Raiders:** moved to **Allegiant Stadium** in 2020, seating >70,000 people and hosted Super Bowl LVIII in 2024.
- **Oakland A's:** launching Las Vegas into the MLB in 2028!

Las Vegas is a short distance from epic natural wonders:

- **Red Rock Canyon:** majestic hiking just 20 minutes away.
- **Mt. Charleston:** grab a cabin and go skiing/snowboarding in **Lee Canyon**, just 40 minutes away.
- **Grand Canyon:** a day trip! Kayak the **Colorado River**.

# OQUENDO OFFICE PARK

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**CONTACT US TODAY:**

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