



30,822 SF± FREESTANDING BUILDING - MINUTES TO DOWNTOWN

FOR LEASE

273 S. MARTIN LUTHER KING BLVD.
LAS VEGAS, NV 89106

273 S. Martin Luther King Blvd is a 30,822 SF± freestanding building that used to be part of Walker Furniture. Zappos is currently occupying and set to move out in a couple months. The building has 20' ceilings, enormous open space, one loading dock door, the entire building is HVAC. Great location right at the spaghetti bowl and across the highway from the World Market Center and Symphony Park. The building is very flexible and could be used for many different types of uses and can offer an 8/1000 parking ratio.

BOB HAWKINS

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REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

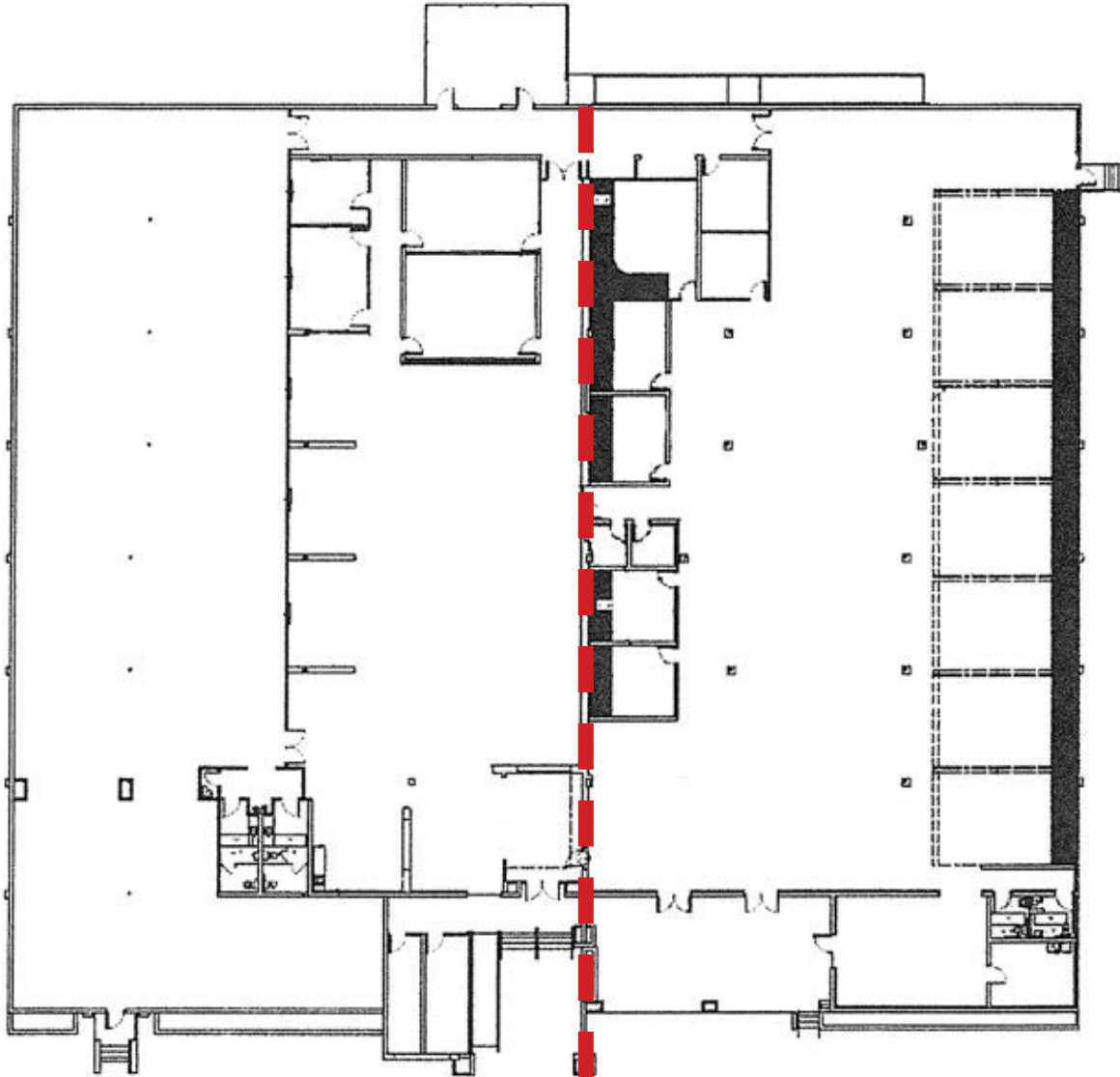
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PROPERTY DETAILS

- 30,822 SF± Freestanding Building (Divisible to 15,411 SF)
- Abundant surface parking (8:1,000)
- 100% HVAC
- 20' Clear Height
- Loading Dock Door
- Enormous Open Space
- Previous location for Zappos and formerly part of Walker Furniture
- Great Location at the Spaghetti Bowl
- Across the I-15 from World Market Center, Las Vegas North Premium Outlets, Symphony Park and minutes to Downtown.
- T5 Maker Zoning (City of Las Vegas) offers flexibility for a variety of uses
- Base Monthly Rent: **\$1.05/SF NNN**
- NNN Fees: **\$0.14/SF**

Information is subject to change at any time. The information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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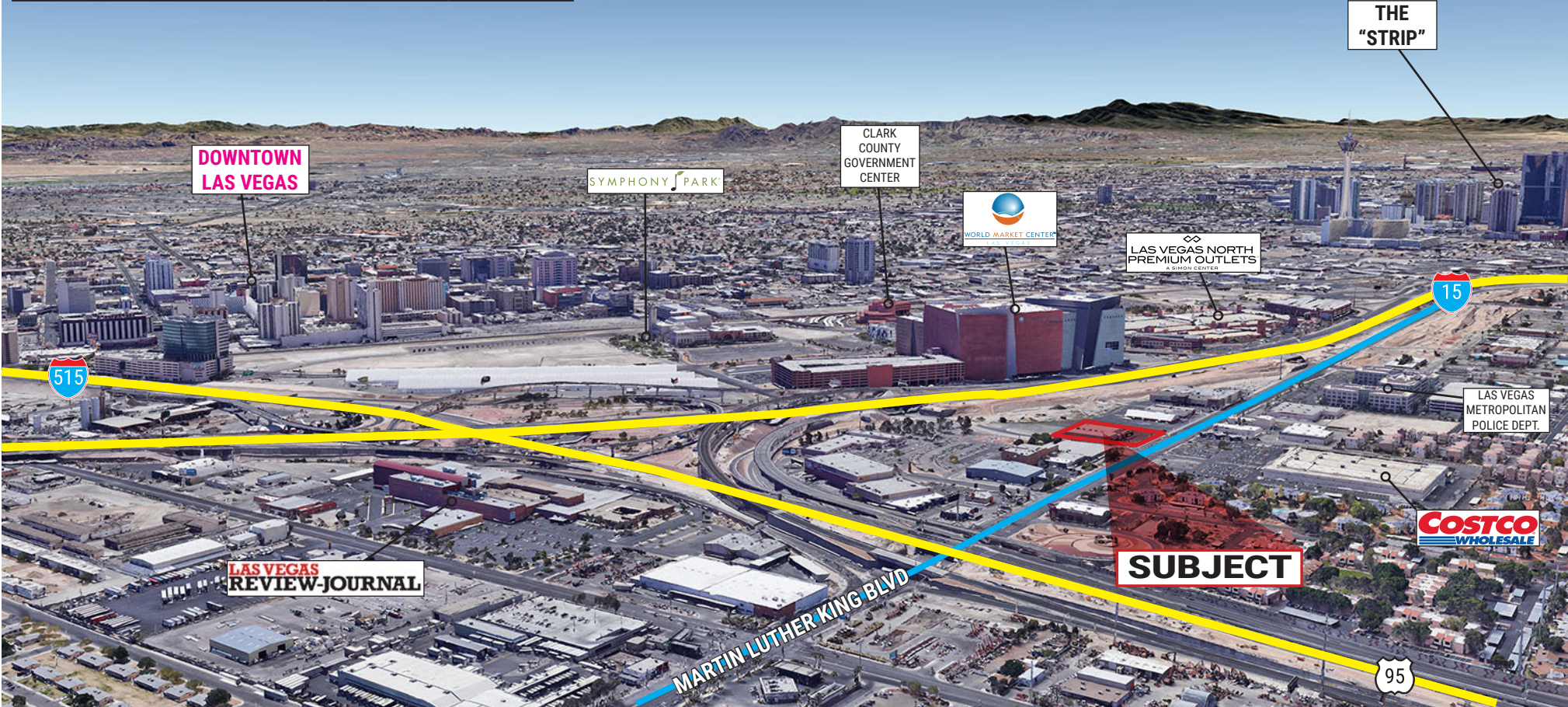
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,074	179,487	470,908
EST. AVERAGE HH INCOME	\$64,232	\$57,578	\$56,645



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