

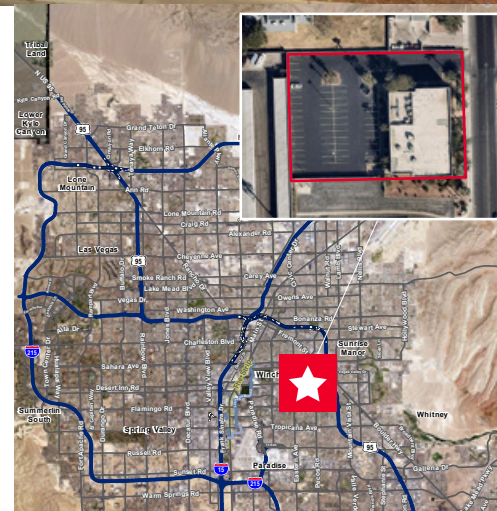


**±16,508 SF 2-STORY UPSCALE
OFFICE BUILDING**

Property Highlights

- Grand lobby/reception area
- Large executive office with private restroom
- Private offices (22+; most with exterior windows)
- Conference rooms (2-3)
- Training rooms (1-2)
- Bullpens (3-4)
- IT rooms (2; one on each floor)
- Large break area with full kitchen on top floor
- Full kitchen on bottom floor
- Mail/work room on bottom floor
- Men’s restrooms on each floor (each with 2 urinals, 1 stall, 2 sinks)

- Women’s restrooms on each floor (each with 2 stalls and 2 sinks)
- Storage closets on each floor (with shop sinks)
- Exterior access to electrical / landscaping storage room
- Wheelchair lift in stairwell
- Courtyard for outdoor dining/breaks
- No fire sprinklers in building
- ±57 parking spaces (3.8/1,000 ratio)
- Zoned C-2 (Clark County)
- ±900 SF HVAC warehouse (plus +400 SF mezzanine storage)
 - 18’ clear height
 - 1 - 10’x10’ electric grade level door
 - Warehouse office
- For Sale: \$2,725,000 (\$165/PSF)



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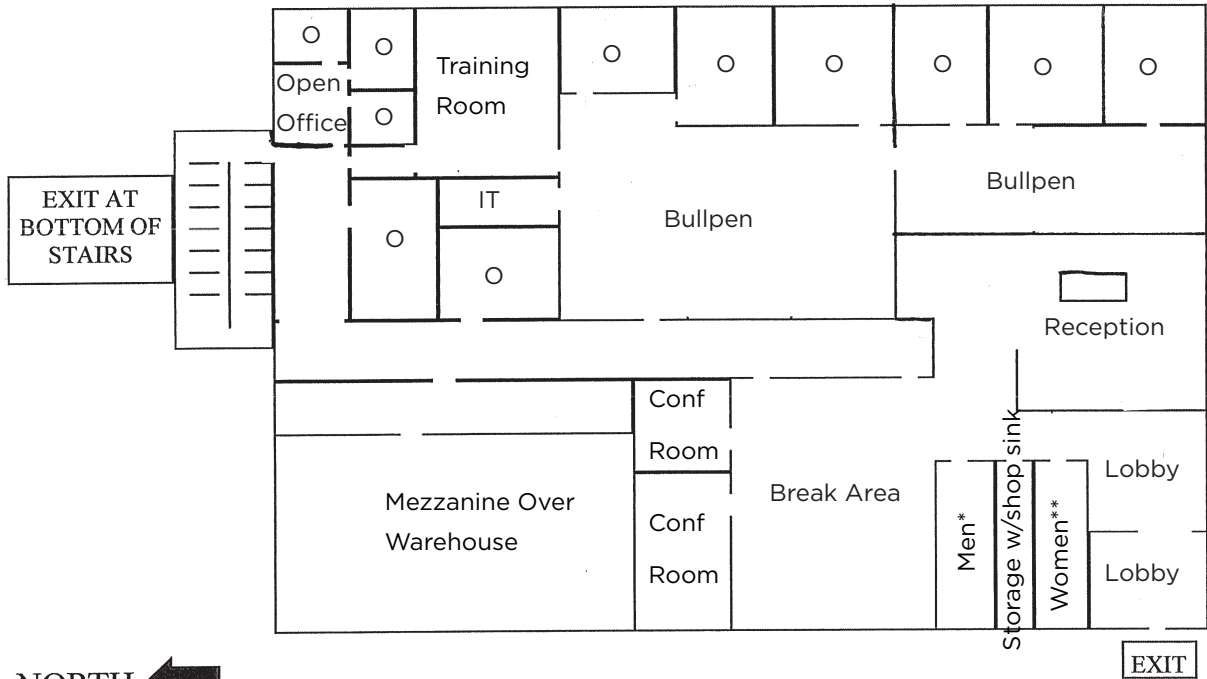
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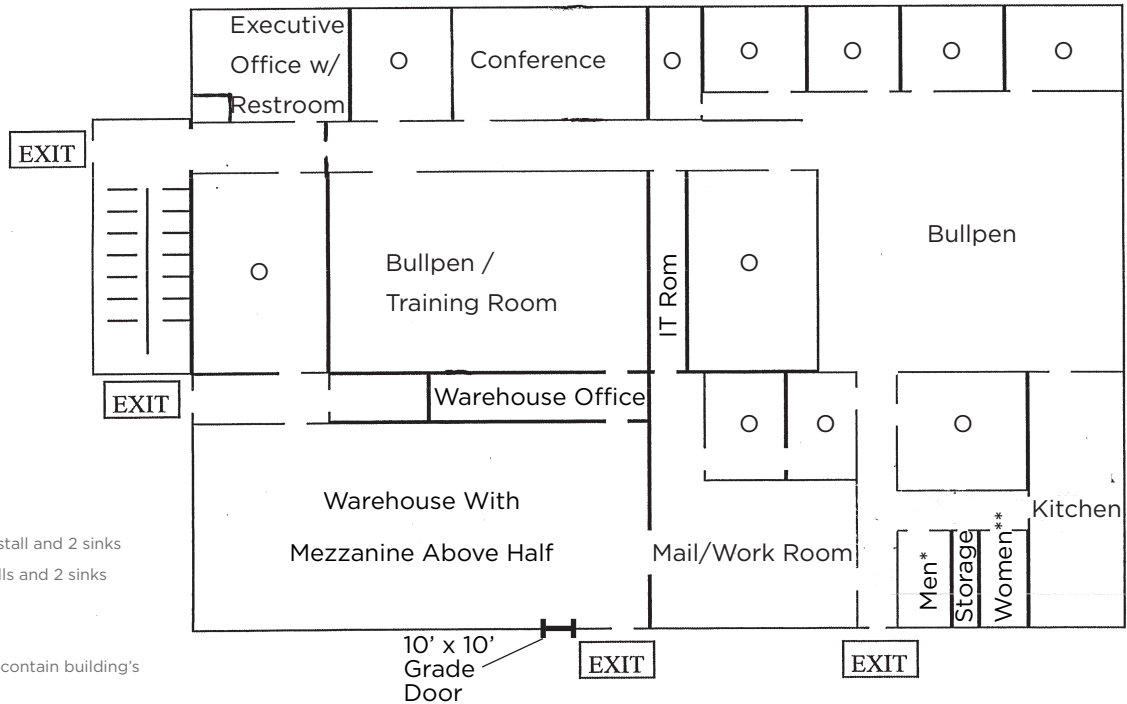


Floor Plan

TOP FLOOR



BOTTOM FLOOR



O = Office

* Men's restrooms offer 2 urinals, 1 stall and 2 sinks

**Women's restrooms feature 2 stalls and 2 sinks

DISCLAIMER

Drawing not to scale and does not contain building's architectural features.

Tenant to verify actual floor plan and any measurements.

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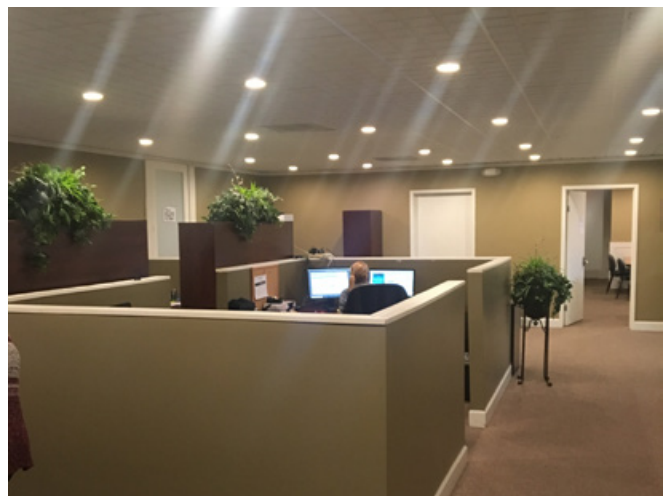


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FOR SALE

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