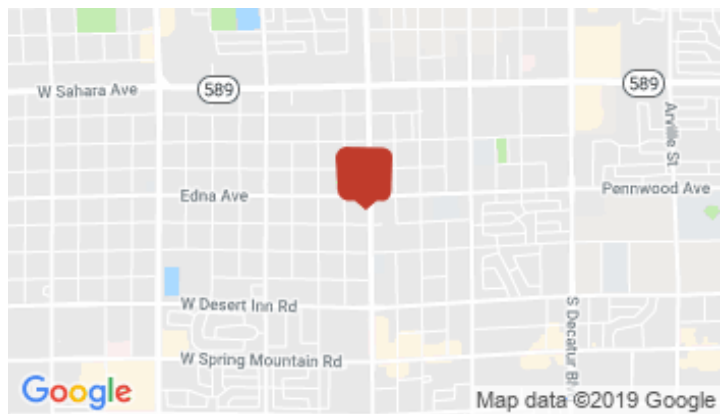


# 99c Office w/ Remodel TI \$ Data Center Fiber Optics Covered Parking



2965 S Jones Blvd, Las Vegas, NV 89146

Listing ID:	30025807
Status:	Active
Property Type:	Office For Lease
Office Type:	Business Park, Governmental
Contiguous Space:	1,255 - 16,837 SF
Total Available:	25,964 SF
Gross Land Area:	2.04 Acres
Lease Rate:	\$0.99 - 2 PSF (Monthly) \$11.88 - 24 PSF (Annual)
Base Monthly Rent:	\$1,242 - 16,668
Lease Type:	NNN
Nearest MSA:	Las Vegas-Henderson-Paradise
County:	Clark
Tax ID/APN:	163-11-704-016
Zoning:	CLARK COUNTY ZONED C-P OFFICE PROFESSIONAL
Class of Space:	Class B
Gross Building Area:	33,678 SF
Building/Unit Size (RSF):	33,678 SF
Property Visibility:	Excellent
Year Built:	1997



## Overview/Comments

\* 99c Rent Plus Remodeling or TI Allowance, Data Center, Fiber Optics, \* Plus 35c psf operating expenses (sewer, water, trash, insurance, taxes), \* Or ask about our "AS IS" discounts, Or our Free Fixtureization period, \* Common area garden atrium, green patio comfort zone, covered walkways, , • 100% handicap accessible, 100% turn key move-in ready w fiber optics , \* Available suite C2, 4,739' sq ft, four offices, several open areas for cubicles, break area with sink and dishwasher, with Data Center for servers including dedicated HVAC and electric power supply, •Available Suite D, 3,081' pony-walled bull pen, space for 5+ work stations, 3 private offices, training/storage, wet break room, private entrance, •Available suite E-4, 2,434', reception, open area bull pen for work stations, 5 XL offices, or XL conference, wet break room, storage, private entrance, \* Available suite E-2, 1,547' two large offices or conference rooms, huge large open area bull pen for call center., \* Available suite E1, 1,255' with 4 private offices and open area bull pen., \* Available C-1 is 12,908' sq ft of massive call center and offices, private restrooms with shower, 10+/- offices, 2 XL conference rooms, cathedral ceilings,, • Full sprinklers, fiber optic high speed internet on site, , • Multi-stalled common area restrooms, private restrooms in some suites,, • Covered parking, Jones frontage, bus stop, 40,000 daily traffic count, • Between Sahara and Desert Inn, bus stop in front, two curb cuts,, ...

### More Information Online

<https://www.catylist.com//listing/30025807>

### QR Code

Scan this image with your mobile device:



## Property Contacts



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