

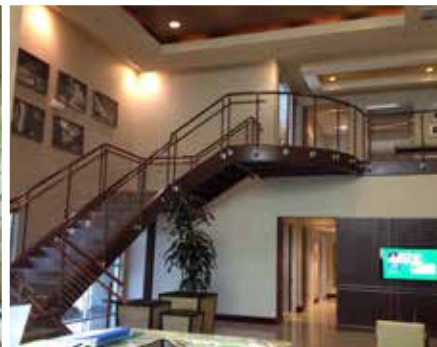
FOR SALE

±37,384 SF Office/Warehouse Building

6713 S. Eastern Ave., Las Vegas, Nevada 89119



Sale Price: \$4,299,160 or \$115 PSF



Building Details:

- ±37,384 total SF
- ±22,143 SF two-story office:
 - First floor: ±11,291 SF
 - Second floor: ±10,852 SF
- 15,241 SF warehouse
- Freestanding concrete tilt-up built in 2005
- Highly upgraded office with high-end finishes
- ±60 parking spaces
- Covered patio
- Easy access to 215 via Sunset and Eastern
- Zoned M-D (Clark County)
- APN: 177-02-613-010

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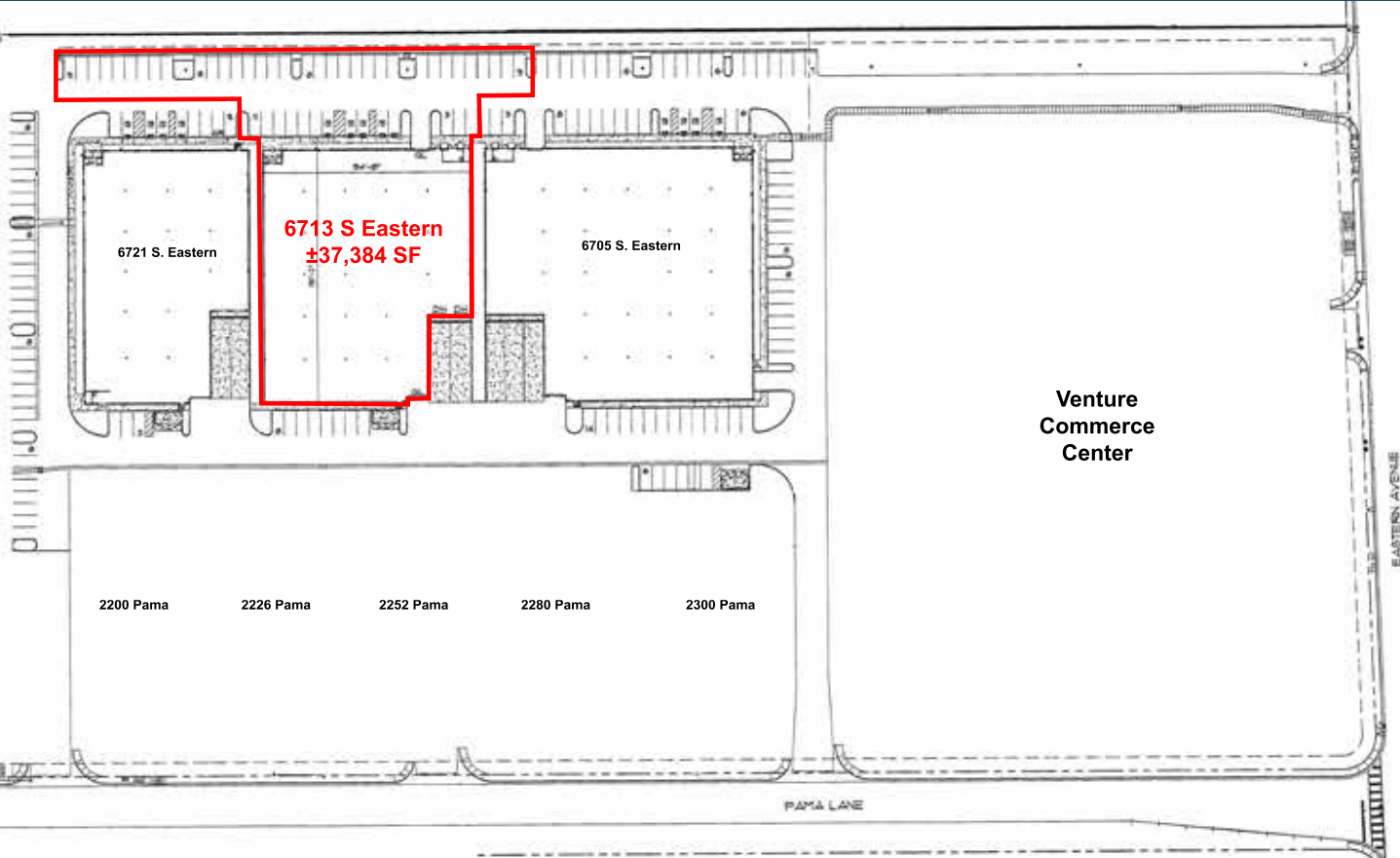
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±22,143 SF Two-Story Office:

- First floor: ±11,291 SF
- Second floor: ±10,852 SF
- Built-in reception desk with waterfall feature
- 50+ offices with sidelights (perimeter offices also have windows) to let in maximum natural light
- 2 conference rooms, multiple work rooms
- 2 bullpens with at least 12 built in work stations
- Break room plus 2 wet bars
- Elevator
- 4 restrooms

±15,241 SF Warehouse:

- Loading via 2 docks (10'x12') & 1 grade (10'x14')
- 1200 Amp, 277/480 volt, 3-phase power
- Fire sprinklers (.295/2000)
- High bay lighting, skylights
- 24' clear, insulated ceiling, evaporative cooling
- 1 office & 2 storage rooms (1 with shop sink)
- Fenced area for secured storage

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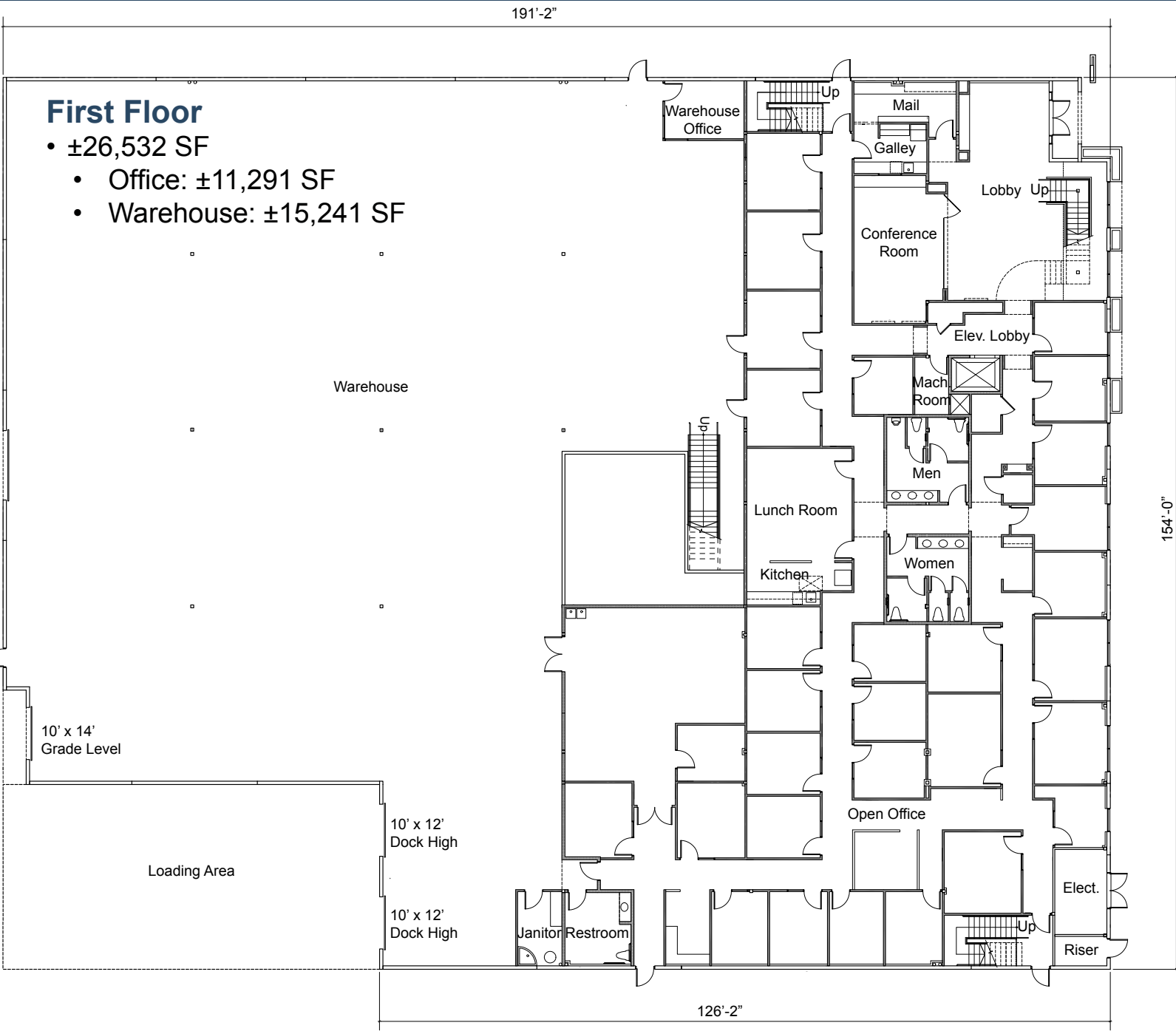
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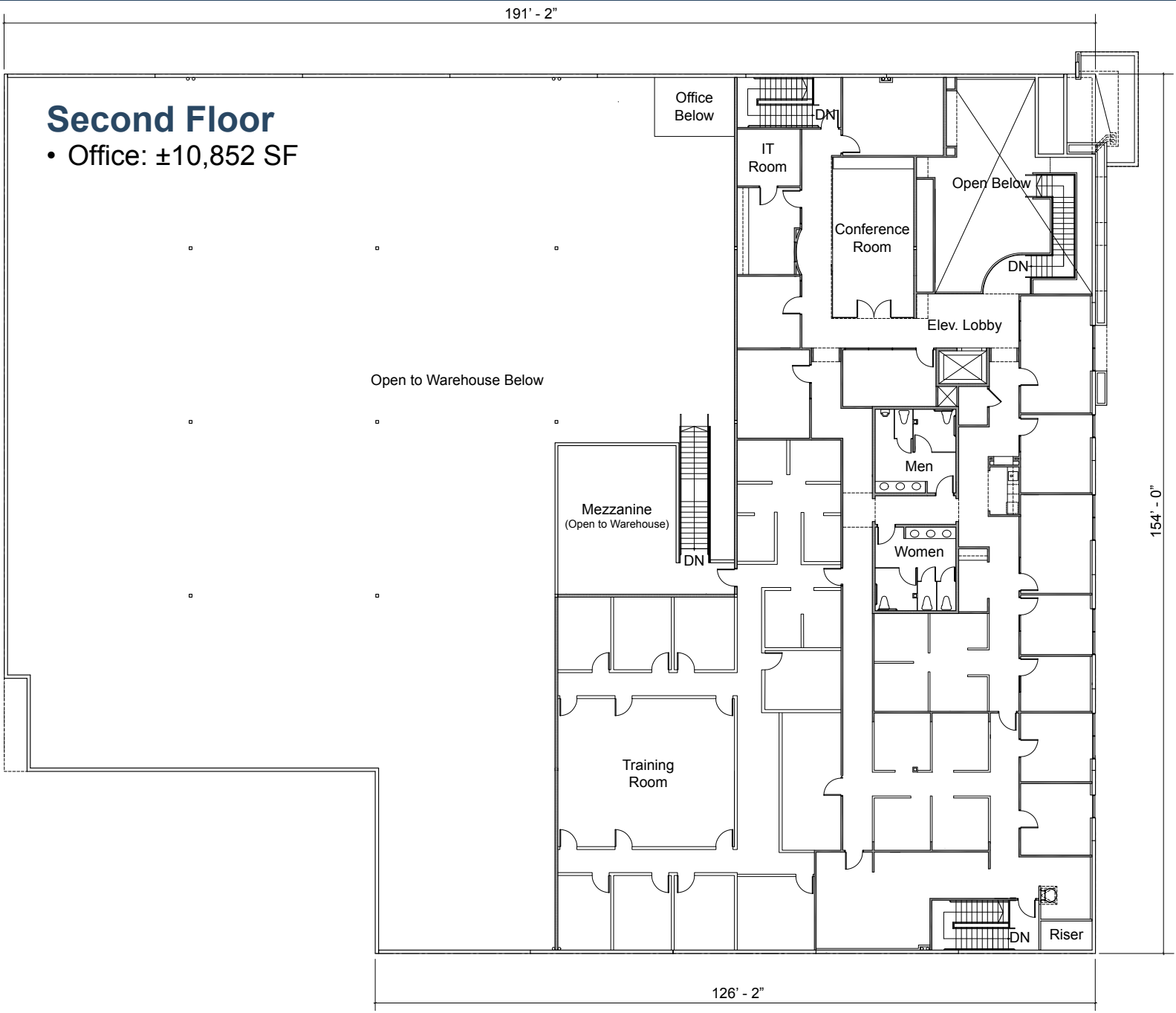


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Second Floor

- Office: ±10,852 SF

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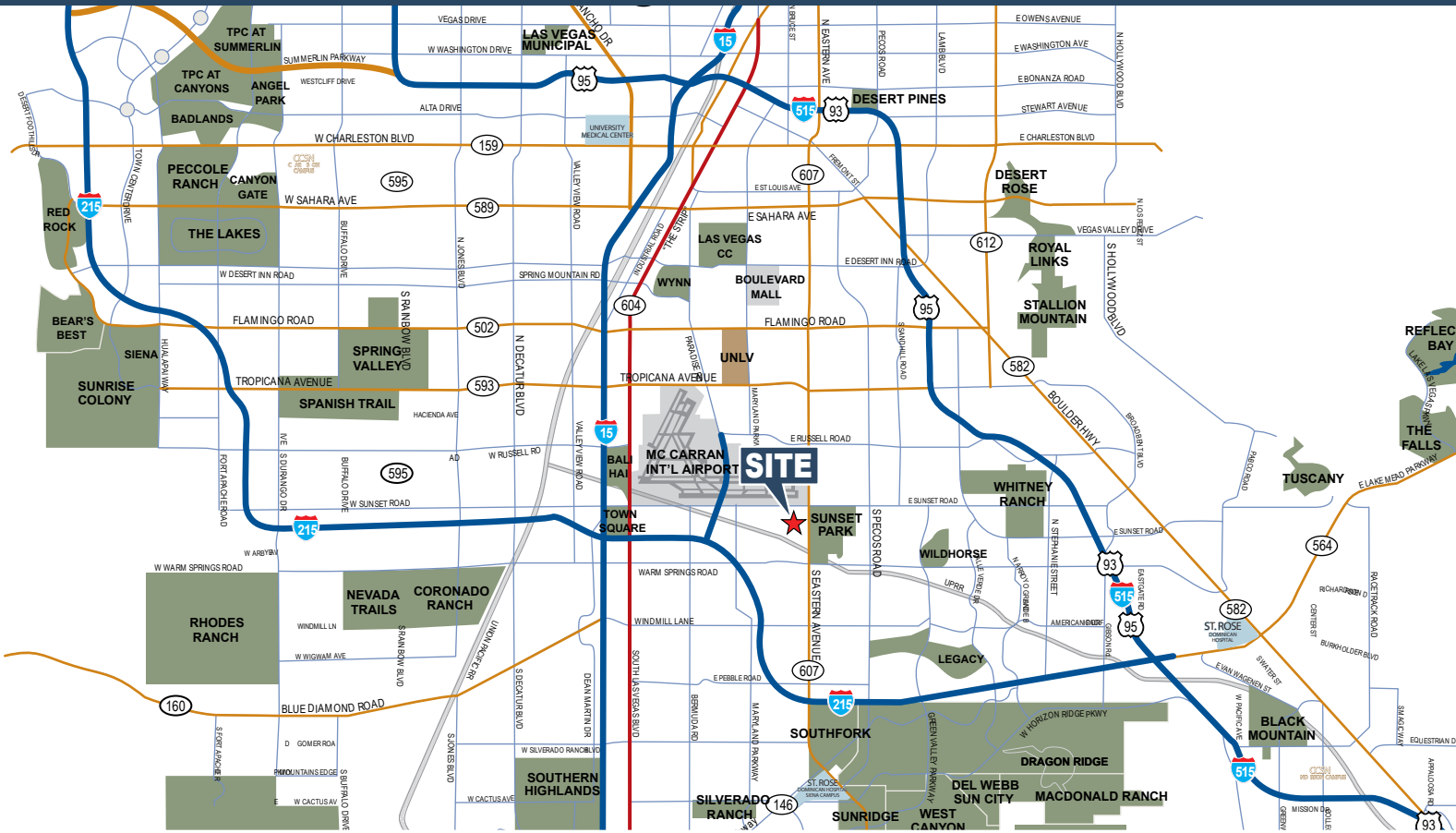


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Broker Incentive

Winter Special

\$50 Gift card for touring with your client

\$2,000 Gift card at close of escrow
(Must close by 2/28/15)



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