

LoftWorks AT TENAYA

6405 S. Tenaya Way, Unit 100
Las Vegas, Nevada 89113



Live, Work, & Play

*Loft Style Industrial
Condominium For Sale*

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THE EQUITY GROUP

6018 S. Durango Drive, Suite 110, Las Vegas, NV 89113
All SVN® offices are independently owned and operated.

OFFERING SUMMARY

6405 S. TENAYA WAY, UNIT 100, LAS VEGAS, NV 89113

SVN | The Equity Group is pleased to offer a rare owner user opportunity to acquire a loft style flex industrial office/warehouse condominium for sale in the prime southwest sub-market. Located along the Sunset Road Corridor and the Las Vegas “Strip”, the property is in close proximity to Harry Reid International Airport with easy freeway access via 215 Beltway to Interstate 15 and the US-95 freeway. Access to the property is off of Rainbow Boulevard & Sunset Road.

This is an owner user opportunity to acquire a Class “A” building for sale. Some of the businesses in the area include Pepsi Co, IGT, Boyd Gaming, and UNLV Technology Park.

OFFERING SUMMARY:

LIST PRICE:	\$2,202,200
UNIT SF:	±5,005
PRICE PER SF:	\$440/SF
APN:	163-34-412-001
ZONING:	MD - Light Industrial



PROPERTY HIGHLIGHTS:

- ±5,005 SF of RBA
- Project known as **Loft Works at Tenaya**. Flex Industrial office warehouse condominium.
- Built in 2009, part of a loft style industrial development.
- Ideal concept of live, work and play with high-end improvements such as balcony, awnings, and upscale landscaping with ample parking.
- Ideal owner user building with first and second floor space.
- The second story offers a loft space for residence, kitchenette including a bathroom with shower.
- Approximately 3,008 SF of warehouse component which offers 24' to 26' clear height with LED lighting.
- Approximately 877 SF of HVAC offices on first floor and 1,120 SF of second story living space.
- 3-Phase Power, 120/208 Volts
- One (1) Grade Level motorized loading door
- Wet Fire Sprinkler System
- Zoned: MD Clark County, Nevada, Planned Use: Business Development.
- ADA compliant; fully functional **ELEVATOR** with interior dimensions of 80x52 inches
- **Property is shown by appointment only**



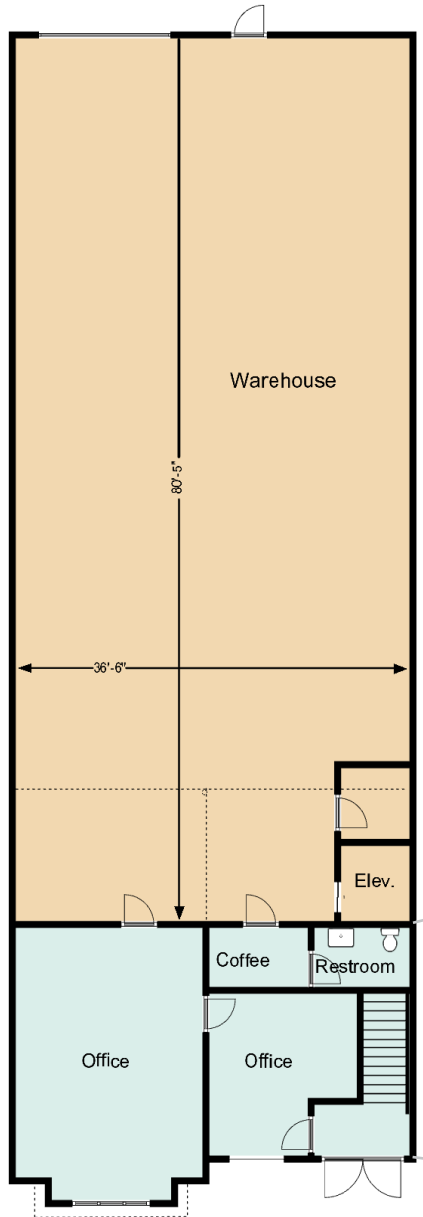
PROPERTY PHOTOS

6405 S. TENAYA WAY, UNIT 100, LAS VEGAS, NV 89113



FLOOR PLAN

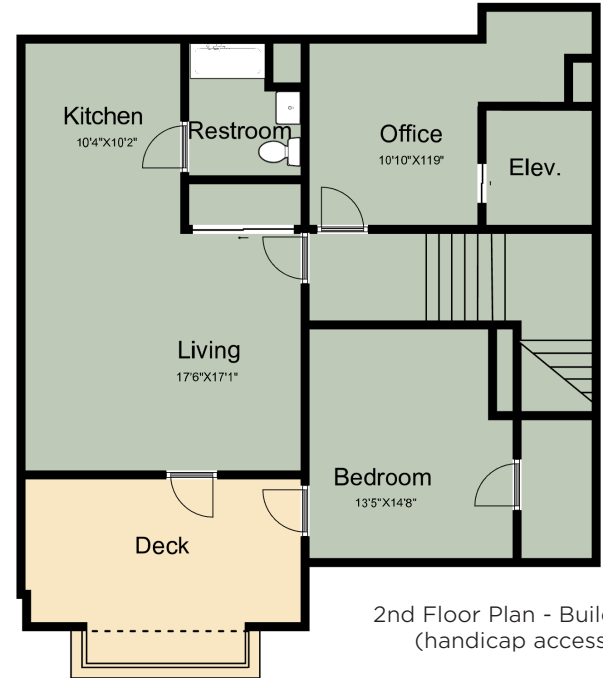
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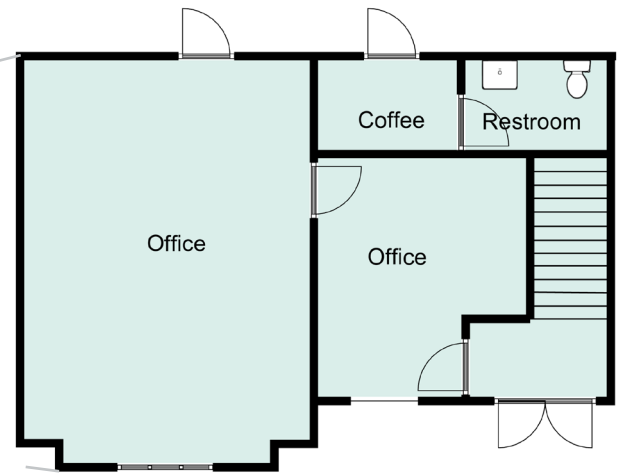
Flex Office/Warehouse - Building 'A1' (handicap accessible)

Legend

- Loft Living
- Office Space
- Warehouse
- Decks



2nd Floor Plan - Building 'A1' (handicap accessible)



SITE PLAN

6405 S. TENAYA WAY, UNIT 100, LAS VEGAS, NV 89113





Why Should You Move Your Business To **Nevada**?

NEVADA TAX INCENTIVES

- Personal Income Tax
- Franchise Tax
- Unitary Tax
- Inventory Tax
- Inheritance Tax
- Estate Tax
- Corporate Income Tax
- Admissions Tax

NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement For Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)

2.9 M RESIDENTS
In Southern Nevada



One Day Truck Service

23.1% of U.S. Population within a one-day truck drive.

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME		
1	LOS ANGELES	270 MI	4 HRS, 13 MIN	7	BOISE	624 MI	9 HRS, 36 MIN
2	PHOENIX	302 MI	4 HRS, 36 MIN	8	DENVER	748 MI	11 HRS, 6 MIN
3	SALT LAKE CITY	420 MI	5 HRS, 58 MIN	9	CHEYENNE	851 MI	12 HRS, 25 MIN
4	RENO	439 MI	6 HRS, 58 MIN	10	HELENA	902 MI	13 HRS, 9 MIN
5	SAN FRANCISCO	569 MI	8 HRS, 54 MIN	11	PORTLAND	971 MI	15 HRS, 22 MIN
6	ALBUQUERQUE	576 MI	8 HRS, 20 MIN	12	SEATTLE	1,114 MI	17 HRS, 15 MIN

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made

to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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