



Space Profile for

Unit: #3265-A

Area: 18393 sq ft

Address

3035-3375 East Tropicana Avenue

Las Vegas, NV 89121



4300 West Cypress St., Suite 160

Tampa, FL, 33607



FIRST NATIONAL REALTY PARTNERS

125 Half Mile Rd Suite 207
Red Bank, NJ 07701

Unit # 3265-A
Ground Floor
+/- 18,393 SF

Square footage shown was measured on-site and adheres to BOMA standards.

Width
+/- 99'

Depth
+/- 185'

Revisions

Floor Plan
Prepared 04/10/2026
Unit # 3265-A

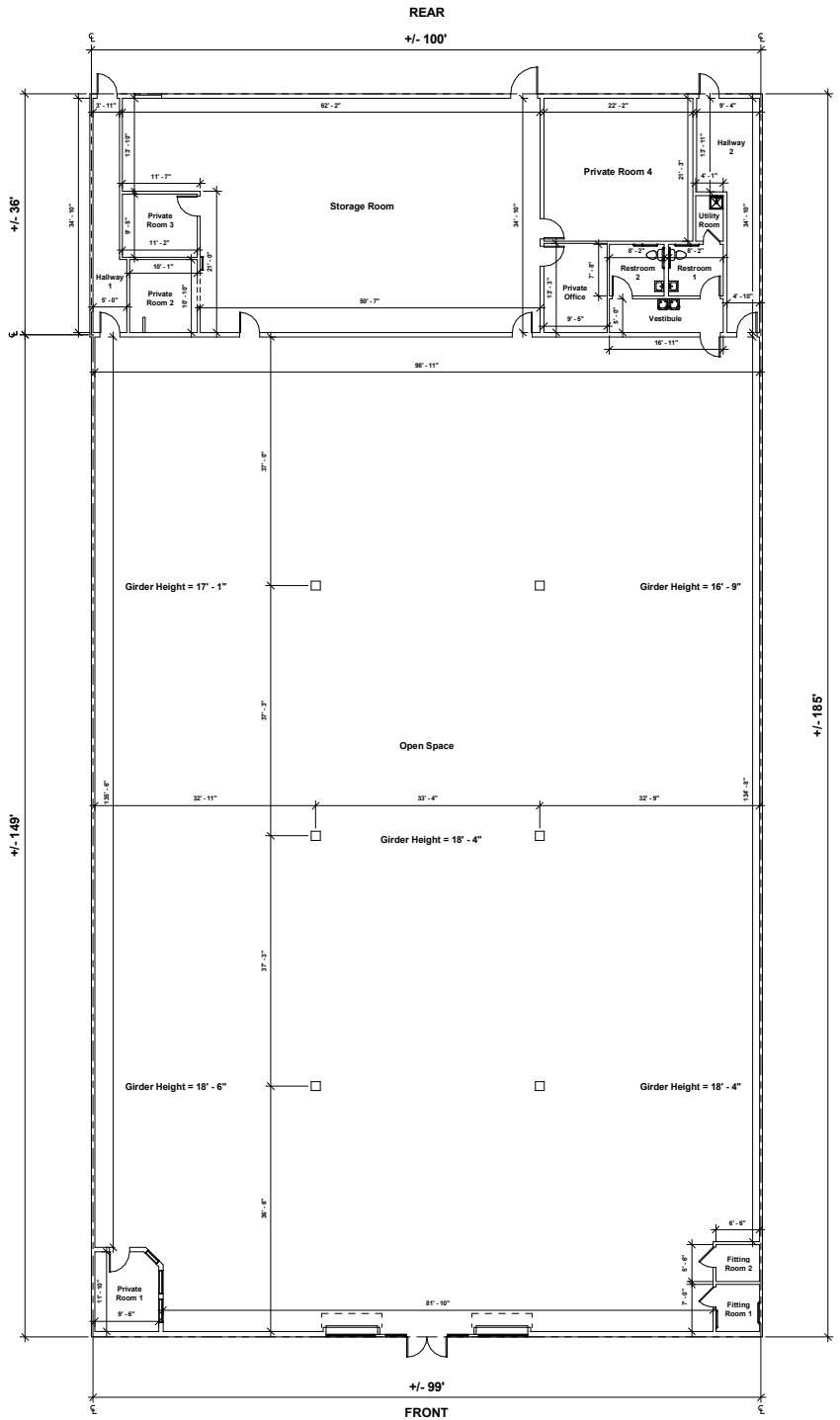
Plans Produced by:
ID PLANS

4300 West Cypress Street, Suite 160,
Tampa, Florida 33607
Phone: (866) 857-2545
Idplans.com



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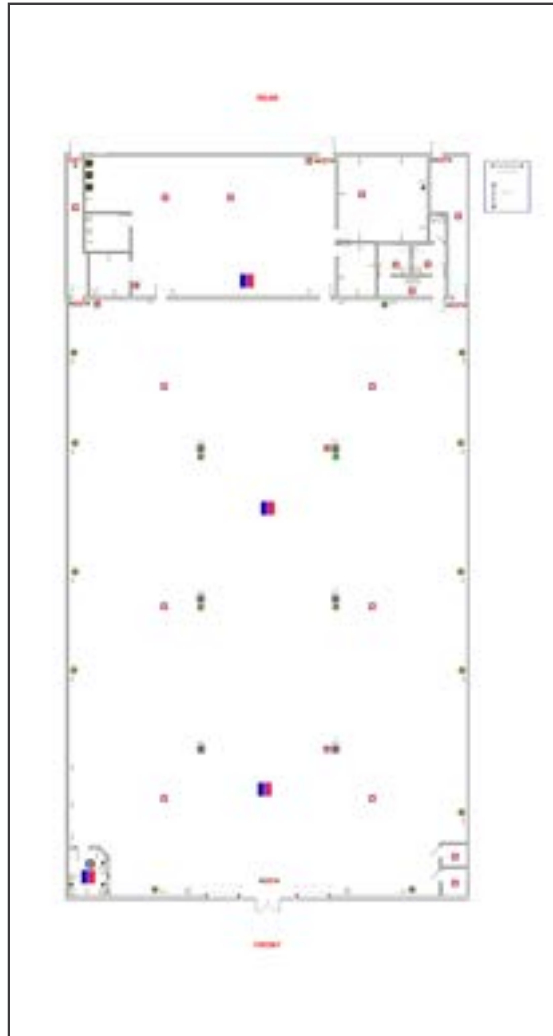
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A1 MAIN FLOOR

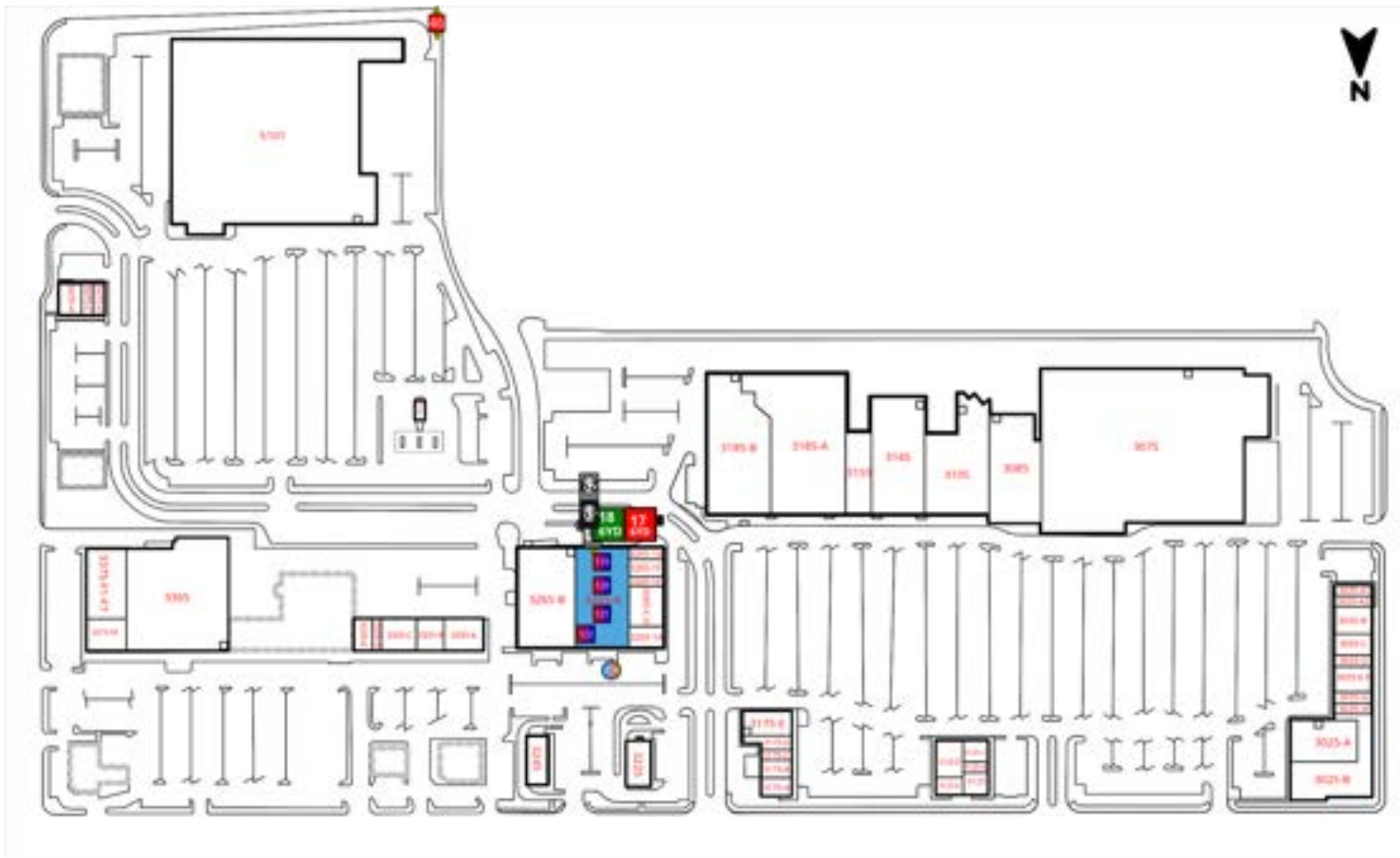


Virtual Tour



Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent



Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	18393 SQFT	185' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 10"	0' 8"		

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	1922.22 SQFT	595.81 SQFT	15446.48 SQFT		18393 SQFT	17964.51 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist	Height From Floor To Bottom Of Girder
		Front: 12' 10" Back: 9' 6"		Front: 19' 11" Back: 14' 5"

Ceiling Information Cont.	Clear Ceiling Height

Mechanical

Air Handler	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	214	PERFECT AIRE	2PAMSH18B-SZW-17.7	2401718140565230120006			

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	121	YORK	ZF240N30D2A1AAA1A1	N1L6111618	20	2016	
	122	PERFECT AIRE	2PAMSH18B-SZ0-17.7	2401718140465260130020	1.5	2012	Left old s/n photo. Label faded.
	119	YORK	ZF120N18D2A1AAA1A1	N1M6132536	10	2016	
	120	YORK	ZF300N30D2A1AAA1A1	N1L6103137	25	2016	

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	1200	Rear Exterior	C 428994	Siemens	Handle	
	2	225	Rear Exterior	Not Listed	Siemens	Breaker	Got amps off service panel.

Electric Meter	Reference	Meter #	Location	Amps	Notes
	62	AA014564917	Meter Cabinet	200	

Not Present	Assets Not Present
	Step-Down Transformer

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	225	120/208	A-Series II Panelboard	A 16440505	General Electric	Storage Room		
	2	225	120/208	I-T-E Panelboard	FB 681020	Siemens	Storage Room		
	3	225	120/208	I-T-E Panelboard	FB 681006	Siemens	Storage Room		
	4	1200	120/208	I-T-E Panelboard	C 428994	Siemens	Rear Exterior		

IDPlans does not provide an Ampacity Report

Plumbing

Not Present	Assets Not Present
	Backflows

Water Fountains	Number of Water Fountains	Location	Notes
	2	Vestibule	

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Water Line (in)	Location	Notes
	1	Bradford White	LE110U3-1NAL	XK48630222	10	Tank	3/8"	Utility Room	

Water Meter	Reference	Meter #	Location	Meter Size	Meter Type	Notes
	46	1123678	Rear Exterior	10 inch	House	Per IDplans field team: 02/18/25 - unable to open the vault
	29	60164051	Rear Exterior	2 inch	Sub	

Waste

Not Present	Assets Not Present
	Grease Trap
	Grease Container

Fire

Fire Extinguisher	Number of Fire Extinguishers	Notes
	5	

Not Present	Assets Not Present
	Fire Alarm Control Panel

Sprinkler Heads	Sprinkler Type	Sprinkler Heads Present	Sprinklers Located in Space	Riser Located in Space	Additional Information
			Yes	No	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	34	3741442	Rear Exterior	2 inch	

Room

Restroom	Unit	Description
	Restroom 1	
	Restroom 2	

Storefront 1

