

FOR SALE

PROFESSIONAL OFFICE BUILDING

2410 Fire Mesa Street, Suite 130 | Las Vegas, NV 89128
Buffalo Drive & Smoke Ranch Road | Northwest Las Vegas

Asking Price: \$2,927,275 | \$325/SF | SF | APN: 138-15-410-073



PROPERTY HIGHLIGHTS

Building Size: 9,007 SF

Private Offices: 32

Conference Rooms: 2

Break Room: Large — Fully Equipped

Rear Storage: Warehouse/Storage Area

Parking Ratio: 5:1 — Substantial Surface Parking

Furnished: Yes — FFE Negotiable

Occupancy: REGUS Executive Suites (In Place)

Hospital Proximity: < 1 Mile to Mountain View Hospital

Zoning: Planned Business Park (C-PB)

PROPERTY DESCRIPTION

Millennium Commercial Properties is pleased to present this rare opportunity to acquire a fully built-out, turnkey professional office building strategically located at the intersection of Buffalo Drive and Smoke Ranch Road — less than one mile from Mountain View Hospital and within one of Northwest Las Vegas's most established medical and professional office corridors.

Currently operating as a REGUS managed executive suite facility, this fully furnished asset offers immediate income potential and operational readiness from day one — ideal for an owner-user or income-focused investor.

The building features 32 private offices, two conference rooms, a large break room, a server room, and a rear warehouse/storage area — a rarely available combination of professional office infrastructure with supplemental storage. The 5:1 parking ratio provides abundant surface parking for staff and clients alike.

This offering is ideally suited for medical groups, professional services firms, financial institutions, and investors seeking stabilized Northwest Las Vegas office product.

PROPOSED FLOOR PLAN — 9,007 SF | 32 OFFICES | 2 CONFERENCE ROOMS

• Medical / Healthcare Groups	• Professional Services Firms	• Financial Institutions	• Law / Accounting Firms	• Investors — Stabilized Income	• Owner-Users
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Jeff Chain, CCIM CEO Millennium Commercial Properties LLC License No. B.26141 702-688-6400	Millennium Commercial Properties LLC Commercial Real Estate Brokerage & Investment Las Vegas, Nevada
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