



3283 Warm Springs Road

## INVESTMENT/OWNER USER

3283 East Warm Springs Road Las Vegas, NV 89120



**Triple Net Investment**



**3 Private Offices, Bullpen & Kitchen**



**Proximity to the I-215, I-15 and Airport**

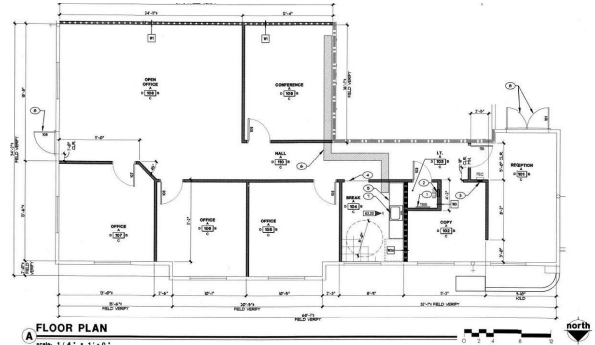
### INVESTMENT BUILDING FOR SALE

- Professional building with 76% occupancy. With 3 Private Offices, Bullpen & Kitchen
- Asking price of \$2,495,000
- ± 8,404 total square footage



### PROFESSIONAL OFFICE FOR LEASE

- ± 1,965 total square footage
- Suite 100
- \$1.80 SF/NNN



PRESENTED BY:

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