

THE PARK AT WARM SPRINGS

Free Standing Office Building for Sale

139 E Warm Springs, Las Vegas, NV
0.4 Mile from Las Vegas Blvd



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PROPERTY OVERVIEW



PROPERTY SUMMARY

Positioned in one of the Las Vegas Valley's most connected commercial corridors, 139 E. Warm Springs offers investors the opportunity to acquire a well-located, freestanding office building with an established single tenant and immediate income in place. The property is ideally situated just minutes from Harry Reid International Airport and the Las Vegas Strip, with convenient access to I-15 and the I-215 Beltway. Its central location provides excellent connectivity throughout the valley, allowing businesses to conveniently serve Henderson, Summerlin, the Las Vegas Strip corridor, and the surrounding communities.

This attractive single-story, freestanding office building contains approximately 6,300 square feet and is thoughtfully built out with 22 private offices, three conference rooms, a kitchen/breakroom, equipment and prep area, IT room, and a large reception/lobby. The property also offers 32 parking spaces, providing an excellent parking ratio for professional office use.

For investors, the property offers an attractive 5.5% CAP rate with a highly qualified, long-term tenant that has occupied the building since 2016. A NNN lease is currently in place through May 2028, and the tenant has expressed a willingness to extend its lease, providing a potential opportunity for continued stable occupancy beyond the current term.

PROPERTY DETAILS

Building Size

6,300 SF

Year Built

2005

Zoning

CP

Parking

32 Spaces (covered & uncovered)

CAP RATE

- **5.5% CAP RATE**
- **NNN Lease thru May 2028**
(tenant willing to extend)
- **Highly Qualified Tenant**
in Place since 2019

Building Type

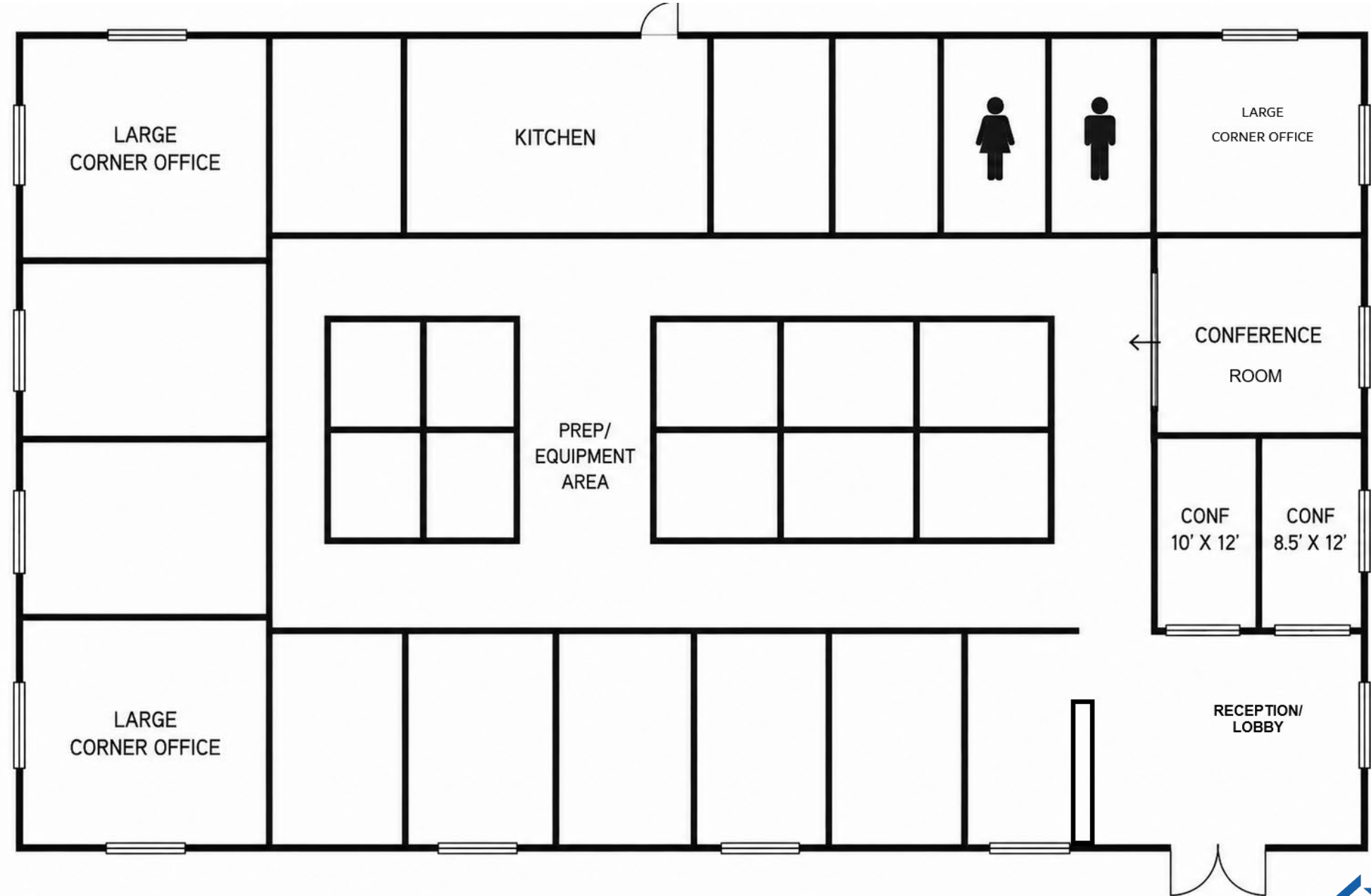
Office – 1 Story Free Standing

Build Out

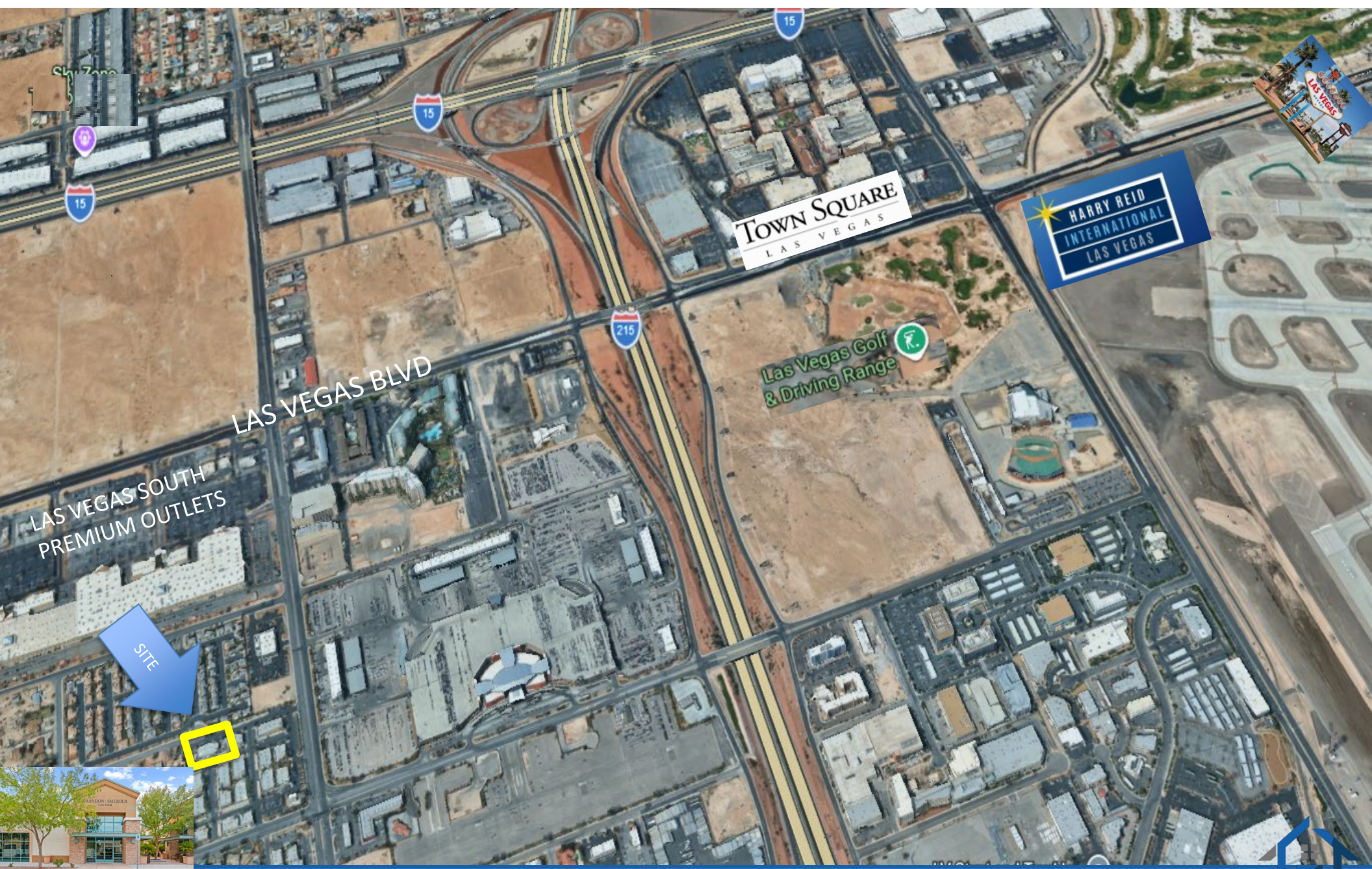
- **22 Offices**
- **3 Conference Rooms**
- **Kitchen/ Breakroom**
- **Equipment/ Prep Area**
- **IT Room**
- **Large Reception/Lobby**



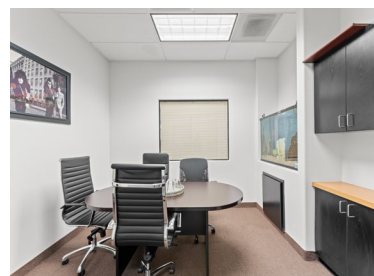
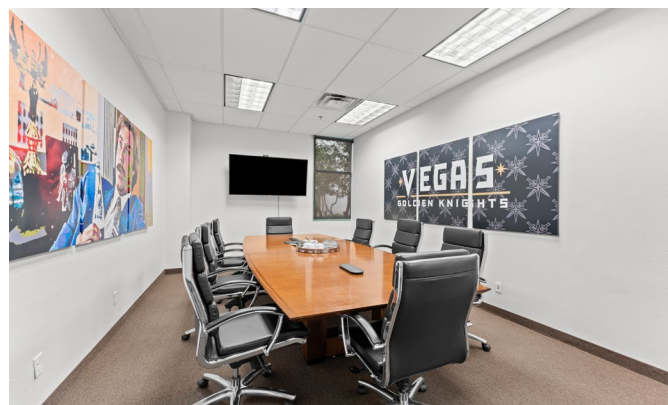
FLOOR PLAN



LOCATION



DETAILS



LOCATION DETAILS

Demographics	1 mile	3 mile
Population	2,913	79,260
Median HH Income	111,568	81,725
Traffic Counts	Traffic Volume	Distance
Warm Springs & Gillispie	26,369	.34
Las Vegas Blvd & Warm Springs	44,685	.42
I215	246,704	.58

Data from CoStar/Traffic Metrix

DISCLOSURE & CONFIDENTIALITY STATEMENT

Graham Team Real Estate Advisors has been engaged as the exclusive agent for the sale of 139 E Warm Springs., located in Las Vegas, NV (the “Property”), by Owner(s) of the property (“Owner” / “Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Graham Team Real Estate Advisors as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to:

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