

MEADOWS BUSINESS CENTER II

SINGLE TENANT NET LEASE • 3900 MEADOWS LN, LAS VEGAS, NV 89107

FOR SALE:
\$3,000,000



ZONED: C-1, LAS VEGAS

APN: 139-31-510-006

CONSTRUCTION: 1980

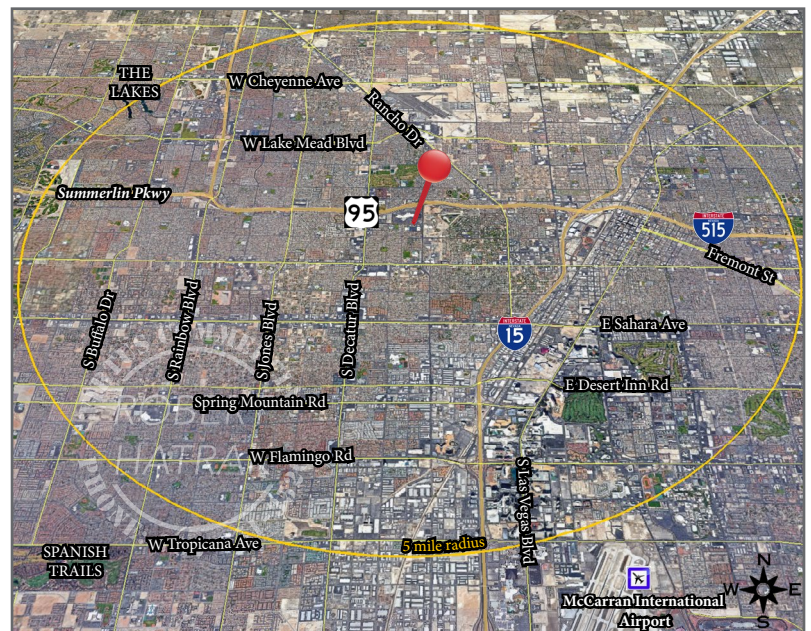
GLA: 10,000

LOT: 0.51 AC

MEADOWS BUSINESS CENTER II is a $\pm 10,000$ sf 2-story former bank office building with 2-lane drive-thru teller access, located on the south side of the Meadows Mall complex (with approximately $\pm 1M$ sf of retail), and just across the street from The Springs Preserve. Close proximity to the US 95 and I-15 freeways provides easy access to the surrounding Northwest, Summerlin, and Downtown areas. The property is impeccably maintained, lushly landscaped, and boasts excellent curb appeal. Elevator service and secured lobby access provides options for multi-tenant uses.

Property Highlights:

- Safe Nest full-building tenant, lease expires 1/31/2028
- NOI: \$163,200 (\$222,600 gross income)
- 23 dedicated parking spaces and 14 covered. Cross-parking agreement with Meadows Mall provides essentially unlimited parking
- Lush landscaping, brick construction, no known deferred maintenance
- Single tenant net leased offering, but building also can accommodate multiple tenancies
- Nearby freeway access ensures easy access to/from all parts of the valley. Only a couple of minutes away from US 95 via Meadows Lane & South Decatur Boulevard (approx 0.8 mi)



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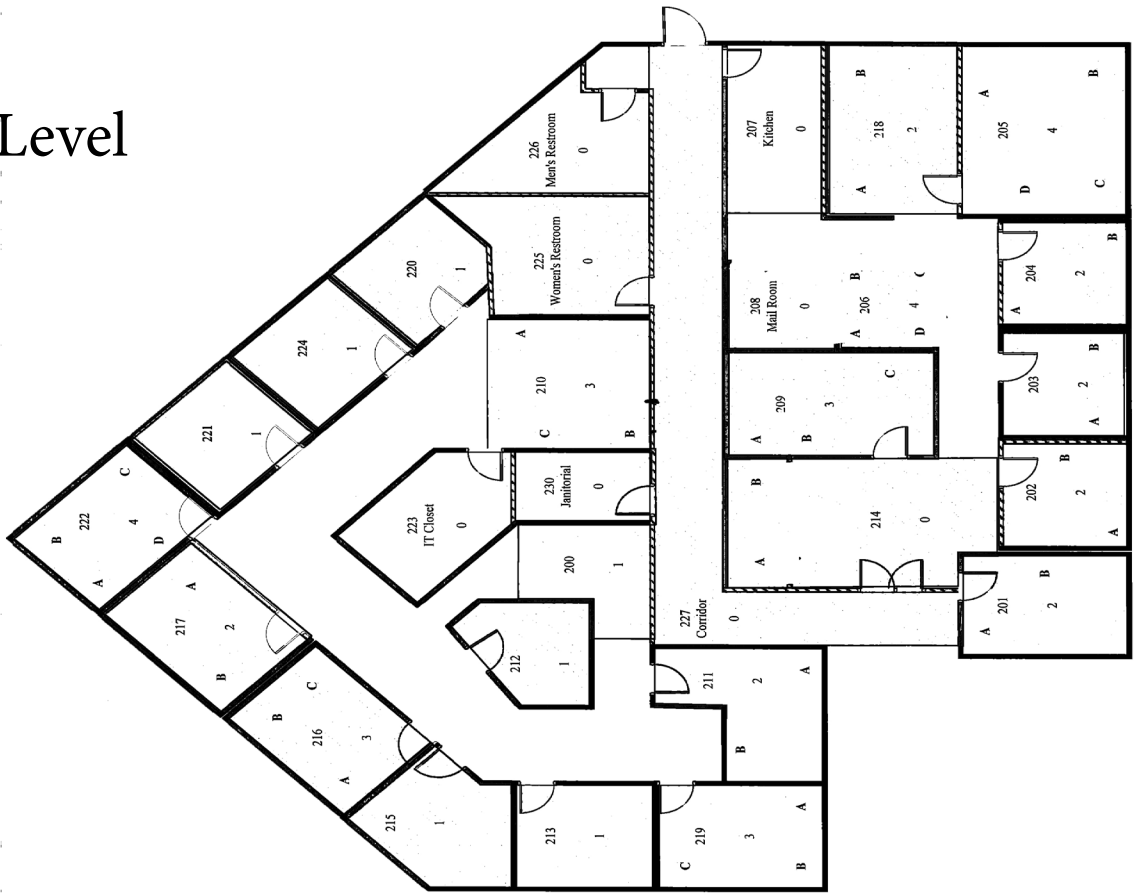
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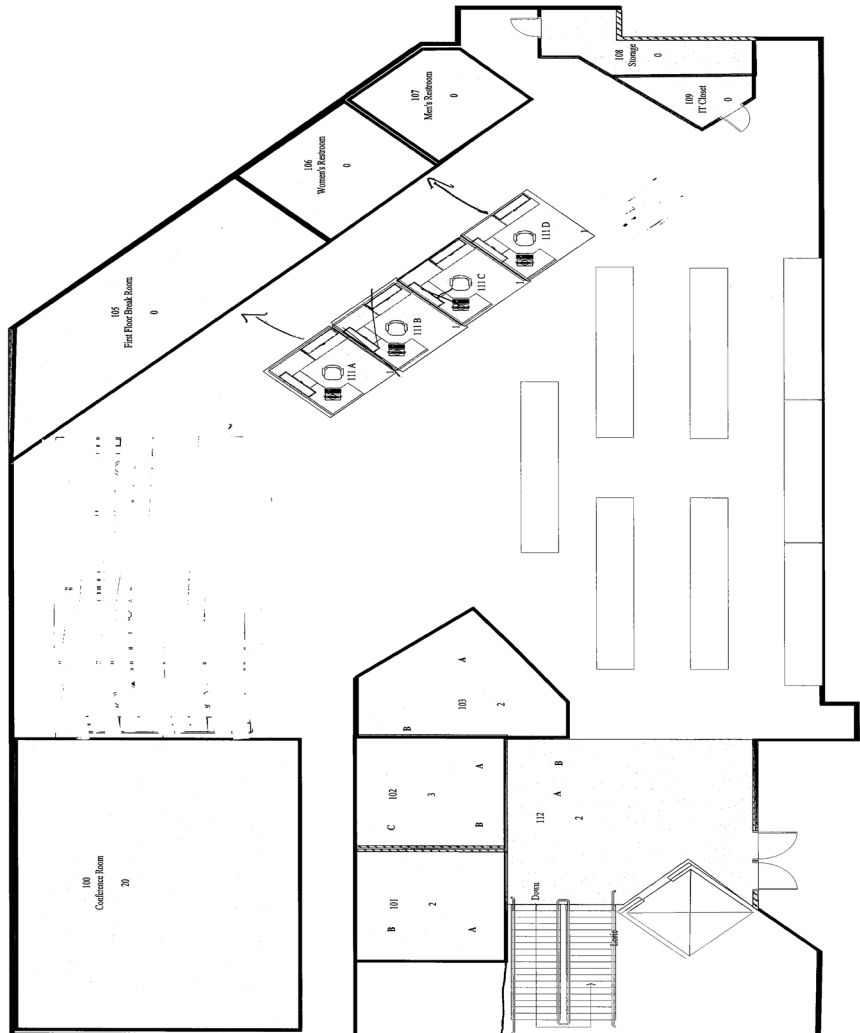
SUITE	SIZE (± SF)	TENANT
2ND FLOOR	6,000	Safe Nest
1ST FLOOR	4,000	Safe Nest



Second Level



First Level





Main Lobby



Second Floor



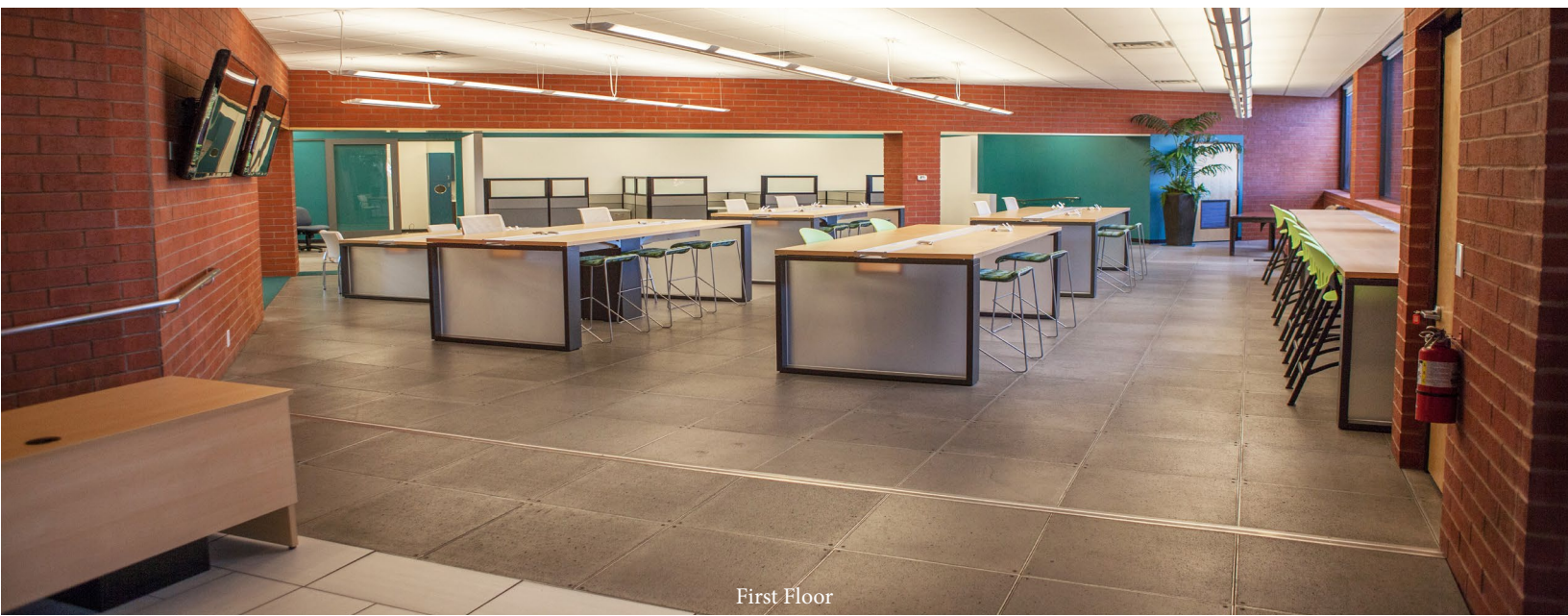
First Floor



Second Floor - Corner Office



Second Floor - Reception



First Floor



Meadows Mall is located directly behind the building



Home >> Local >> Local Las Vegas

Las Vegas domestic violence shelter opens new facility



Liz Ortenburger, the CEO of the domestic violence shelter Safe Nest, at the new office and treatment center on Thursday, Dec. 7, 2017, in Las Vegas. The new location will provide the ability to welcome



By Jamie Munks Las Vegas Review-Journal
December 7, 2017 - 4:03 pm



After 40 years of providing a refuge for domestic violence victims in Las Vegas, Safe Nest is laying down new roots. The organization made official Thursday a move to Meadows Lane.....

[CLICK HERE FOR FULL NEWS ARTICLE](#)



SafeNest 40th Anniversary Meadows Ribbon Cutting Ceremony - December 2017



FACTS & FIGURES

Purchase Price:	\$3,000,000
Gross Income:	\$222,600
Total Expenses:	\$64,200
NOI:	\$163,200
Cap Rate:	5.44%
Price Per Square Foot:	\$300.00
Total Gross Leasable Space:	±10,000 sf
Occupancy:	100%
Number of Tenants:	1
Tenant Profile: <i>*Full tenant lease details will be provided to qualified buyers.</i>	 <p>Safe Nest (± 10,000 sf) https://safenest.org New 64 month lease signed 10/1/2017. Tenant renewed early 2021 with new expiration date of 1/31/2028.</p> <p>“Serving Clark County since 1977, Safe Nest is Nevada’s largest and most comprehensive charity devoted solely to domestic violence issues. Safe Nest’s programs are concentrated in four areas of service: advocacy, counseling, prevention and shelter. Our shelter homes are maintained in undisclosed locations for the safety of abuse victims and their children, and all services are provided with confidentiality as a high priority. Our goal is to assist families from crisis to healing, while empowering victims toward self-sufficiency in violence-free lives. Safe Nest provides services for victims toward self-sufficiency in violence-free lives. To break the pattern of domestic violence, Safe Nest provides services for victims, batterers and their children. Prevention programs focus on children, teens, and young adults.”</p>
Year Built:	1980
Number of Structures:	1, 2-Story
Parking:	23 dedicated parking spaces and 14 covered, with more provided via a cross-parking agreement with Meadows Mall.
Construction:	Continuously poured monolithic slab poured on reinforced concrete footings. Construction components masonry and brick structure and finishes.
HVAC:	All areas feature central HVAC systems with forced air furnaces.
Roof System:	Flat roof
Fire, Life, & Safety:	Las Vegas Metropolitan Police Department and City of Las Vegas Fire Department both provide quick response times. Roving security patrols are utilized on a contract basis as needed.
Utilities & Service:	All utilities are readily available to the site in adequate quality and quantity to service the highest and best use of the property.





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