

OFFICES FOR SALE

100% LEASED INVESTMENT OPPORTUNITY



3077 & 3097 E WARM SPRINGS RD, LAS VEGAS, NV 89120

LONGFORD PLAZA is a modern attractively designed garden-style office building complex, designed for medical, office, and professional use.

Its strategic location on East Warm Springs Road between South Eastern Avenue and North Pecos Road provides quick and easy access to both the 515 and 215 freeways, and is only 3.6 miles from Harry Reid International Airport.

The abundant 3.9:1 parking ratio, ample covered parking spaces, lushly landscaped common areas featuring large shade trees, seating areas, are all appreciated by tenants and visitors alike.

Currently available for purchase as a 100% leased investment offering, with stable tenants on long-term leases.

PROPERTY SUMMARY

ASKING PRICE

\$2,095,000

PROPERTY TYPE

GARDEN OFFICES

NUMBER OF UNITS INCLUDED

3

TOTAL SIZE (GLA)

±10,530 SQUARE FEET

ZONED

C-P, COUNTY

YEAR BUILT / RENOVATED

2002

LOT SIZE

±0.75 ACRES

PARKING RATIO

3.9:1,000

SALE TYPE

INVESTMENT

CURRENT OCCUPANCY

100% (MULTI-TENANCY)

Purchase Price	\$2,095,000
Price Per Square Foot	\$198.95
Total Gross Leasable Space	±10,530 SF
Gross Income	\$191,640
Expenses	\$52,920 (if self-managed) *Notes: (For 3077: Fire Monitoring \$1,134 (annual), HOA: \$1,258.66) (For 3097-100: Fire Monitoring: Built into the monthly sub-association's HOA monthly fees, HOA: \$643.00. For 3097-300: Fire Monitoring: Built into the monthly sub-association's HOA monthly fees HOA: \$637.00)
NOI	\$138,720 (if self-managed)
CAP Rate	6.62% (if self-managed)
Offering Type	Investment Sale
Occupancy	3 Tenants, 100% Occupancy
Parcels	177-12-513-014, 177-12-513-025, 177-12-513-027
Bus Line	Property is located on the Citizens Area Transit (CAT) bus line system.
Construction	2002. Three units in two buildings, all 1-story.
Parking	3.9:1,000
Construction	Wood frame construction upon continuously poured monolithic slab poured on reinforced concrete footings. Stucco finishes.
HVAC	All areas feature central HVAC systems with forced air furnaces.
Roof Systems	Pitched clay tile-covered 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.

HIGHLIGHTS:

- 100% leased office investment opportunity
- Stable tenancy on long-term leases with 3% annual rent escalations
- Well maintained professional garden office business park
- Conveniently located between several freeway access points with close proximity to Harry Reid International Airport
- Impeccably maintained with no known deferred maintenance.
- Current lease rates yield room for future rent growth

3077 E Warm Springs

Parcel: 177-12-513-014

Real Properties Management Group
www.rpmginc.com

Tenant since: August 2018

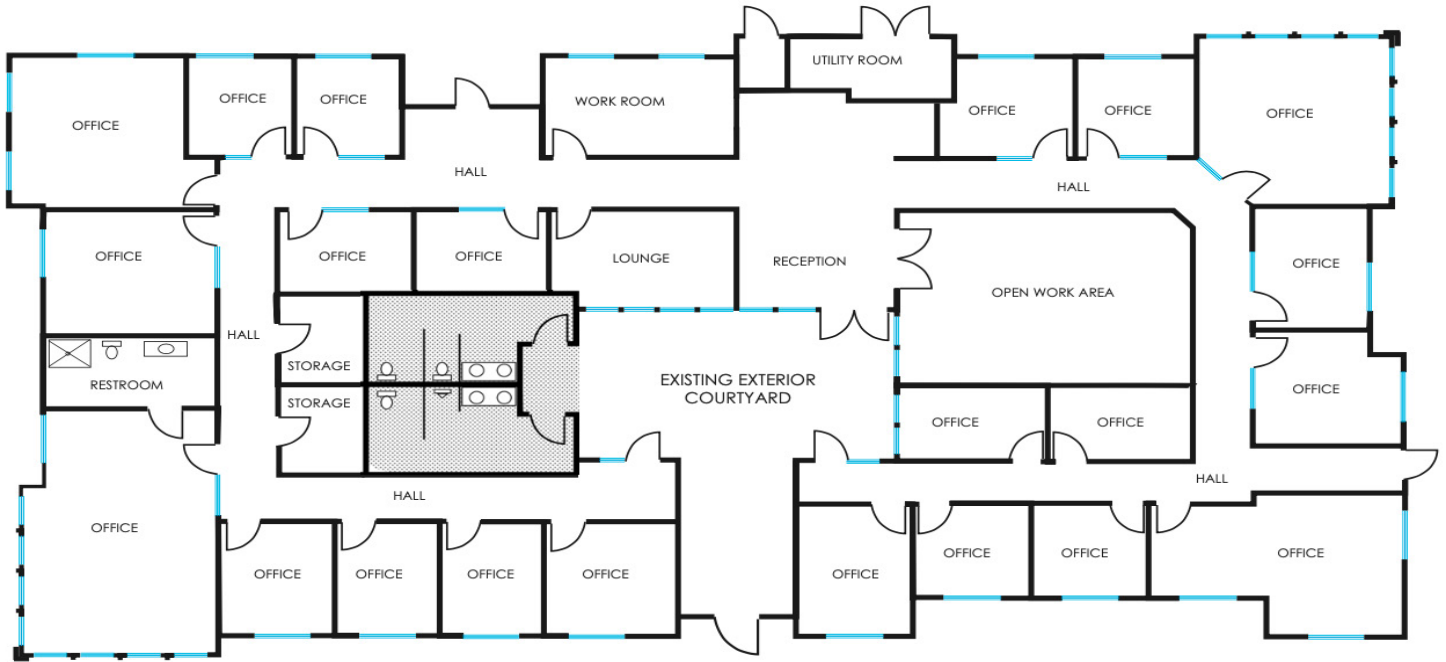
Square feet leased: ±7,000 SF

Lease Details: Available upon request with NDA

From tenant's website: "It is the desire of the team at RPMG to provide the highest quality Real Estate Management services available in the industry today and to continually improve upon those services.

RPMG offers creative solutions, responsive management and service, plus the technical competence to bring projects into the future.

Our expertise and knowledge in property management are the result of years of experience. Our staff is dedicated and committed to providing effective, responsive service customized to our clients' needs. Our strength is generated from our team effort."



3097 E Warm Springs, Suite 100

Parcel: 177-12-513-025

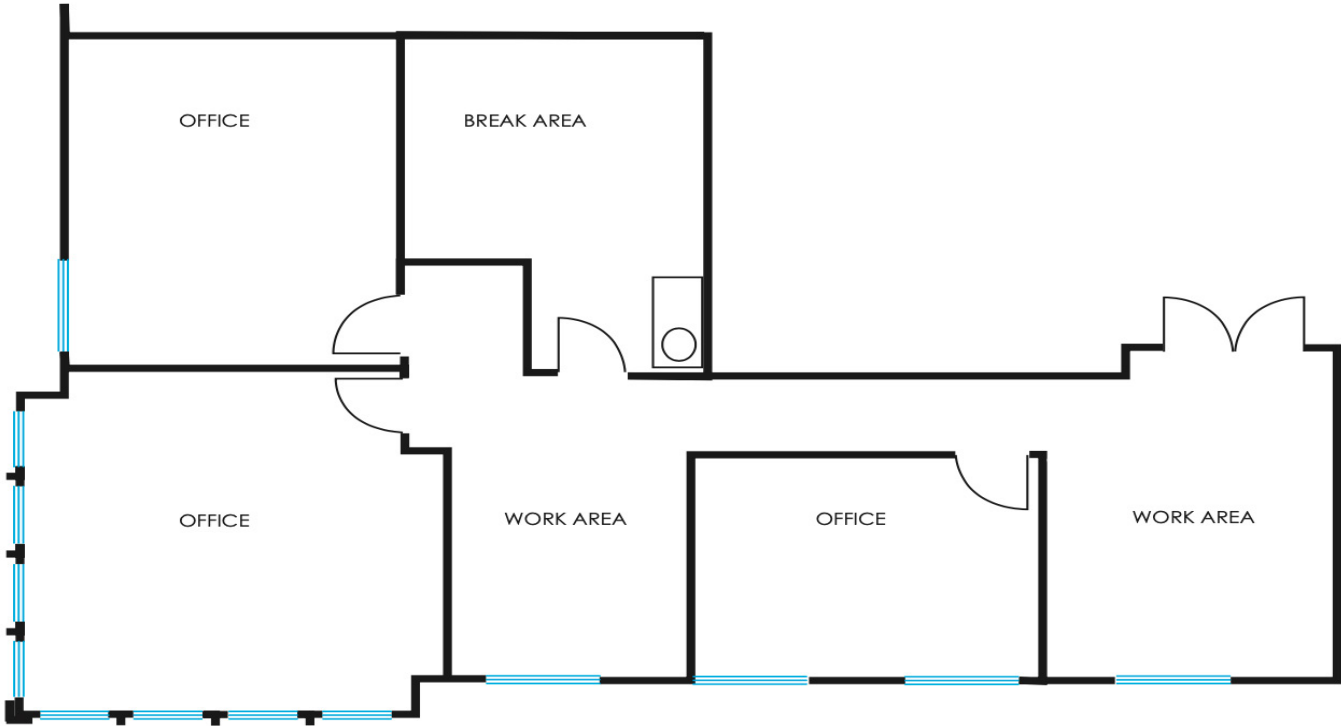
Be Well Health Collective
<http://www.bewellhealthcollective.com>

Tenant since: Aug 2019
Square feet leased: ±1,769 SF

Lease Details: Available upon request with NDA

From tenant's website: "At the Be Well Health Collective we walk with you hand-in-hand on your journey back to full and vibrant health. My name is Ava, and I am the founder of the Collective. Our 1-on-1 sessions enable profound and lasting wellbeing, and I have made it my life's work to share this incredibly powerful work with you.

No diagnoses, no pills, just a correction at a fundamental level. Discover your body's capacity for self-correction and self-healing."



3097 E Warm Springs, Suite 300

Parcel: 177-12-513-027

Morro Bay Consulting
www.morrobayconsulting.com

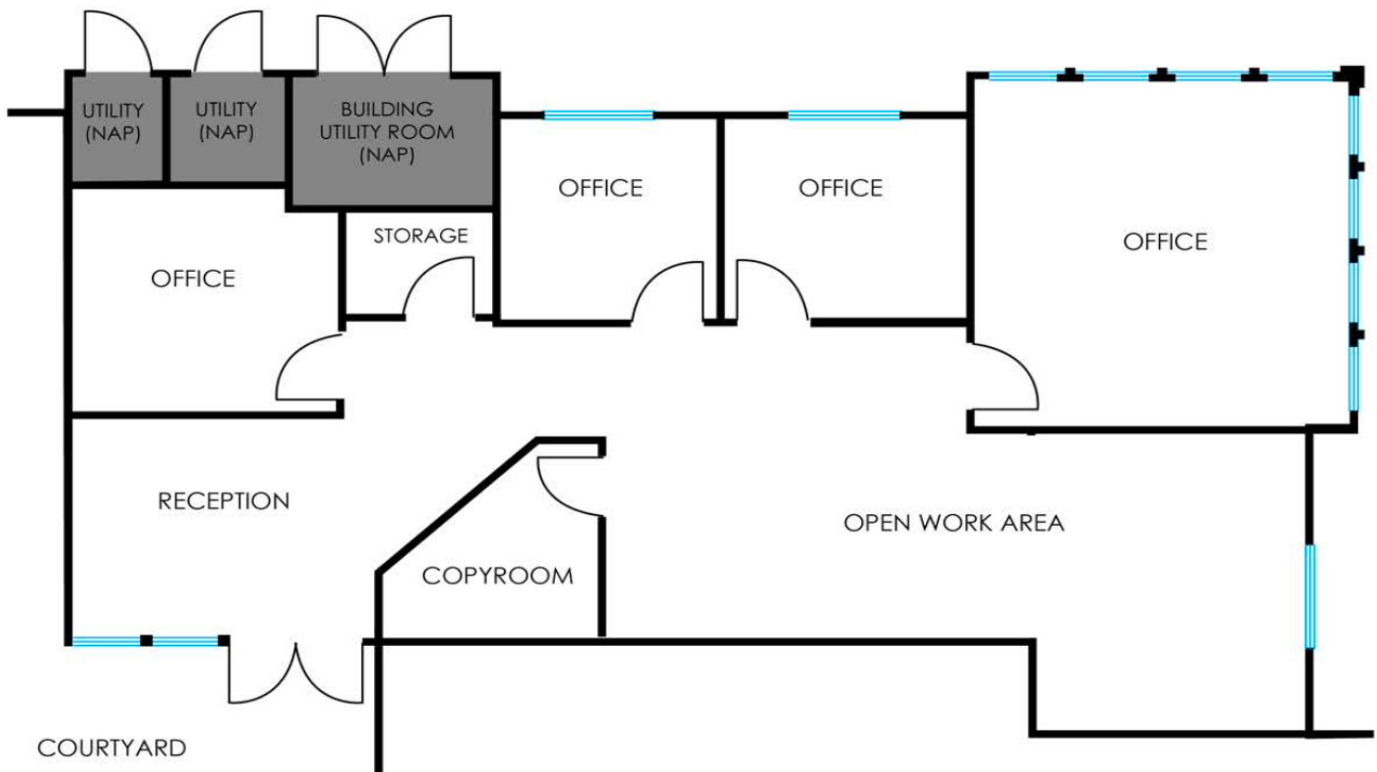
Tenant since: June 2018

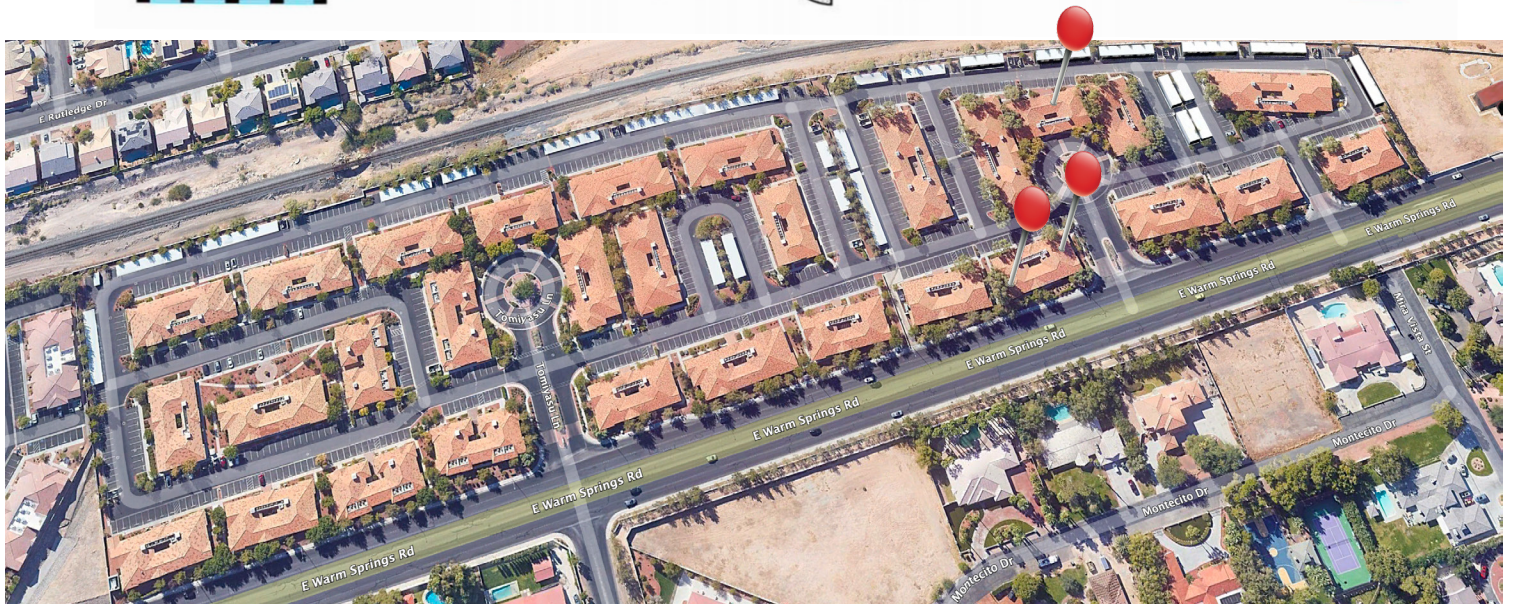
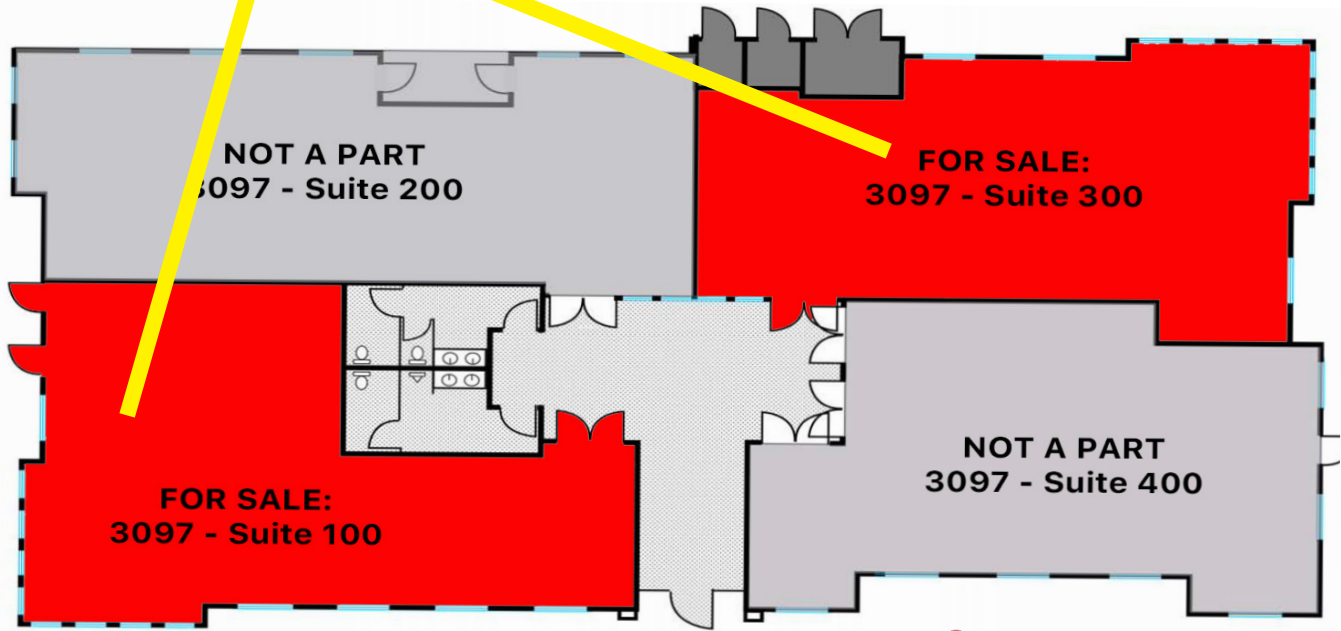
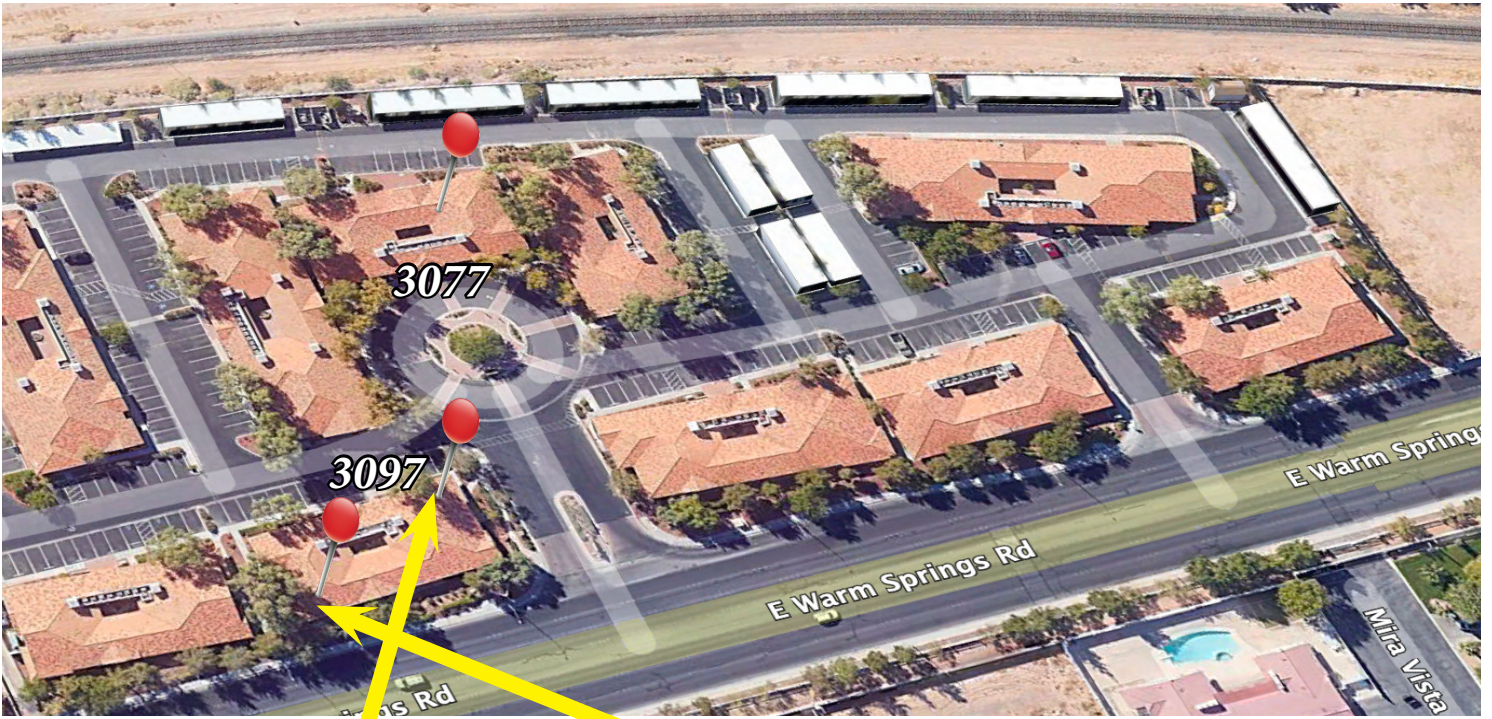
Square feet leased: ±1,761 SF

Lease Details: Available upon request
with NDA

From tenant's website: "Our accounting firm is here to help you and your business. From any accounting needs you might have to tax planning for your upcoming goals and dreams, we're here to help you achieve your dreams."

Our tax professionals stay current with continuous certifications and seminars to ensure we are up-to-date on all of the newest information, laws, regulations, and techniques in our field."









For more information contact:

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HATRAK
COMMERCIAL

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