



LOGIC

presented by:

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WARM SPRINGS



PROPERTY OVERVIEW

Ownership has completed a full remodel of the interior and exterior of the 2-story office building, originally built in 2002. With excellent street exposure on E. Warm Springs Rd., this Class "B" office building is strategically located, with close proximity to McCarran International Airport, McCarran Rent-A-Car Center in addition to being approximately 1.3 miles from Interstate 15, CC 215 Beltway and Las Vegas Blvd. With such access, the project offers its current prospects an office environment with high visibility and ease of access to all major points in the Las Vegas Valley. The building is approximately 68,353 SF and was constructed with a master-plan in mind.

PROPERTY OVERVIEW

ADDRESS:	375 E. Warm Springs Rd., Las Vegas, NV 89119		
APN:	177-09-514-002		
ZONING:	C-P (Office & Professional)		
YEAR BUILT:	2002		
BUILDING SIZE:	+/- 68,353 SF		
ACRES:	+/- 3.68 AC		
PARKING:	4.5 : 1,000 - Surface & covered parking available		
PUBLIC TRANSIT:	RTC stop at property on north side of Warm Springs Rd.		
BUILDING SIGNAGE:	Building signage available		





LEASING DETAILS

Inline Space: **\$1.35 PSF NNN**

Space Available:

+/- 1,240 SF



PROPERTY HIGHLIGHTS

- Centrally located with easy access to I-15 Freeway, CC 215 Beltway, Las
 Vegas Strip, and McCarran International Airport
- Newly remodeled exterior & common areas
- Prominent building signage opportunities
- Ample surface parking ratio
- Aggressive new ownership

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2019 Population	7,702	91,783	347,573
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	2,875	35,824	139,593
INCOME	1-mile	3-mile	5-mile
2019 Average HH Income	\$90,694	\$71,327	\$68,386

Updated: 03.13.20

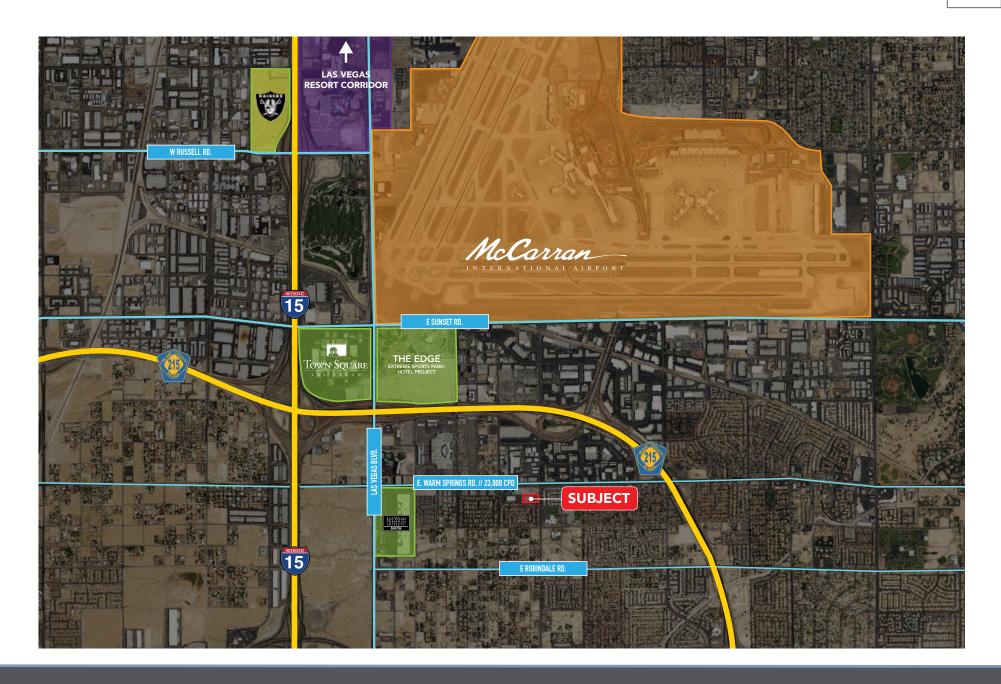




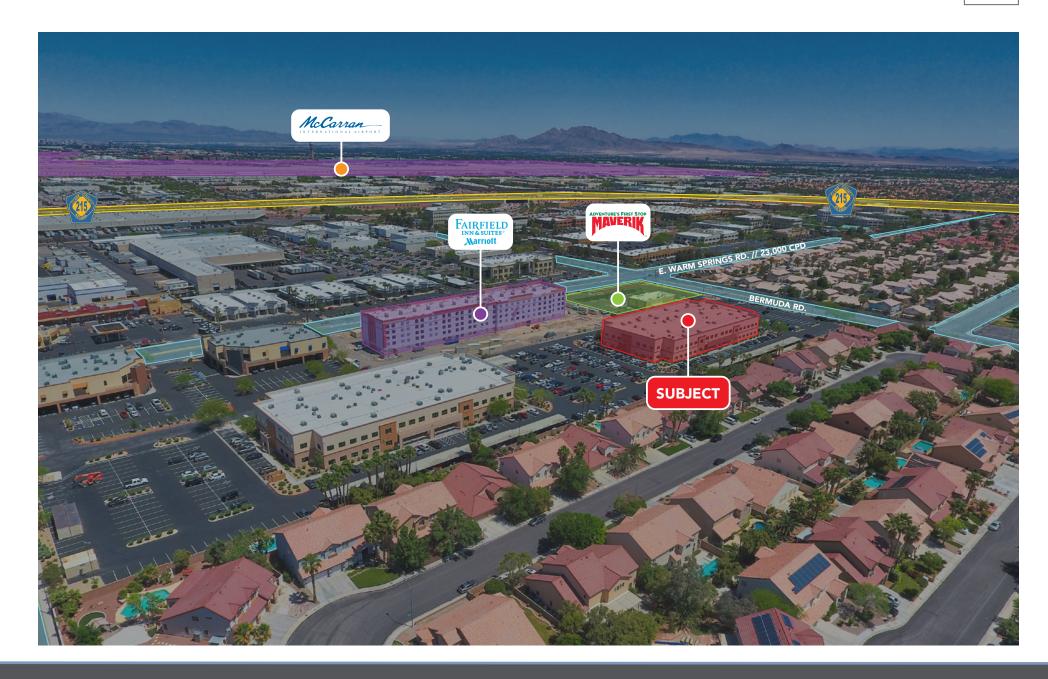














E WARM SPRINGS RD





