

Commercial For Sale | Office | Office Building

# 6725 Via Austi Parkway . Las Vegas , NV 89119

For sale office building in Las Vegas , Nevada.

For more information contact the listing

agent, Marlene Fujita

marlene.fujita@cushwake.com (702) 688-6884

Listing Info

Listing ID: 3172

Sold

For Sale

Posted: 07/20/2022 1:54 pm | On HOMEiZ: 648 days | Updated: 1 year ago | Views: 322

**\$23,200,000**

Location Map

Listing Presented by

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$23200000
Last Sold Price	\$23200000
Last Sold Date	07/20/2022
Total Lot Size	3.21 Acres
Asking Price per Sq. Ft.	\$325
Total Building Size Sq. Ft.	71378

Commission Split %	Contact listing agent%
Cap Rate %	0%
Gross Annual Income	\$0
Net Operating Income	\$0
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	0.53%
Property tax total amount	\$122960

## Property Location & Description

Listing Headline	For sale office building in Las Vegas , Nevada. For more information contact the listing agent, Marlene Fujita marlene.fujita@cushwake.com (702) 688-6884
Property Description	A Class A building that offers its tenants an impressive, cutting-edge office environment with great exposure, high visibility, flexible floor plans, covered parking, and ease of access to all major destination points in the Las Vegas valley.
Location Description	This corporate center is conveniently located near the popular shopping center Town Square, Las Vegas South Premium Outlets, the world-famous Las Vegas Strip, and McCarran International airport.
Building Class	A
Occupancy %	No Data%
Construction Type	Other
No. Stories	3

Year Built	2004
Overall Property Condition	Very good
Highlights	Ample surface and covered parking spaces are available.
	Newer steel construction, and distinctive upscale interior finishes throughout.
	Convenient access to all parts of the valley for clients and staff.
	High Speed data infrastructure is in place.
	First floor off lobby spaces are available.

## Property Information

Building Amenities	Controlled access Disabled access Elevator Near transportation
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## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	Off-street
# of Covered Parkings	No Data

## Investment Overview

Type of use	Investor
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## Energy Efficiency

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Energy Star Certified	No
How old is your cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS URL of this listing to link to your own site or brokerage site	
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