

OFFICE FOR SALE



LOGIC

MARC MAGLIARDITI, CCIM

Vice President
702.954.4115

marcm@logicCRE.com

TRAVIS LANDES

Senior Associate
702.954.4126

tlandes@logicCRE.com

NSEA OFFICE BUILDING

LISTING DETAILS

Space Available:

+/- 8,953

Asking Price:

\$1,565,000



PROPERTY HIGHLIGHTS

- Prime location within the business park
- Excellent street front visibility
- C-P Zoning Classification
- +/- 35,000 Cars Per Day
- Conveniently Located just 4.5-miles from the world famous, Las Vegas Blvd. ("The Strip") and only 3-miles from McCarran International Airport.
- Upgraded kitchen equipment
- HOA maintained landscaping

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2018 Population	20,137	189,597	455,343
HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Households	8,671	74,508	169,645
INCOME	1-mile	3-mile	5-mile
2018 Average HH Income	\$45,475	\$38,723	\$42,198

Updated: 01.23.19

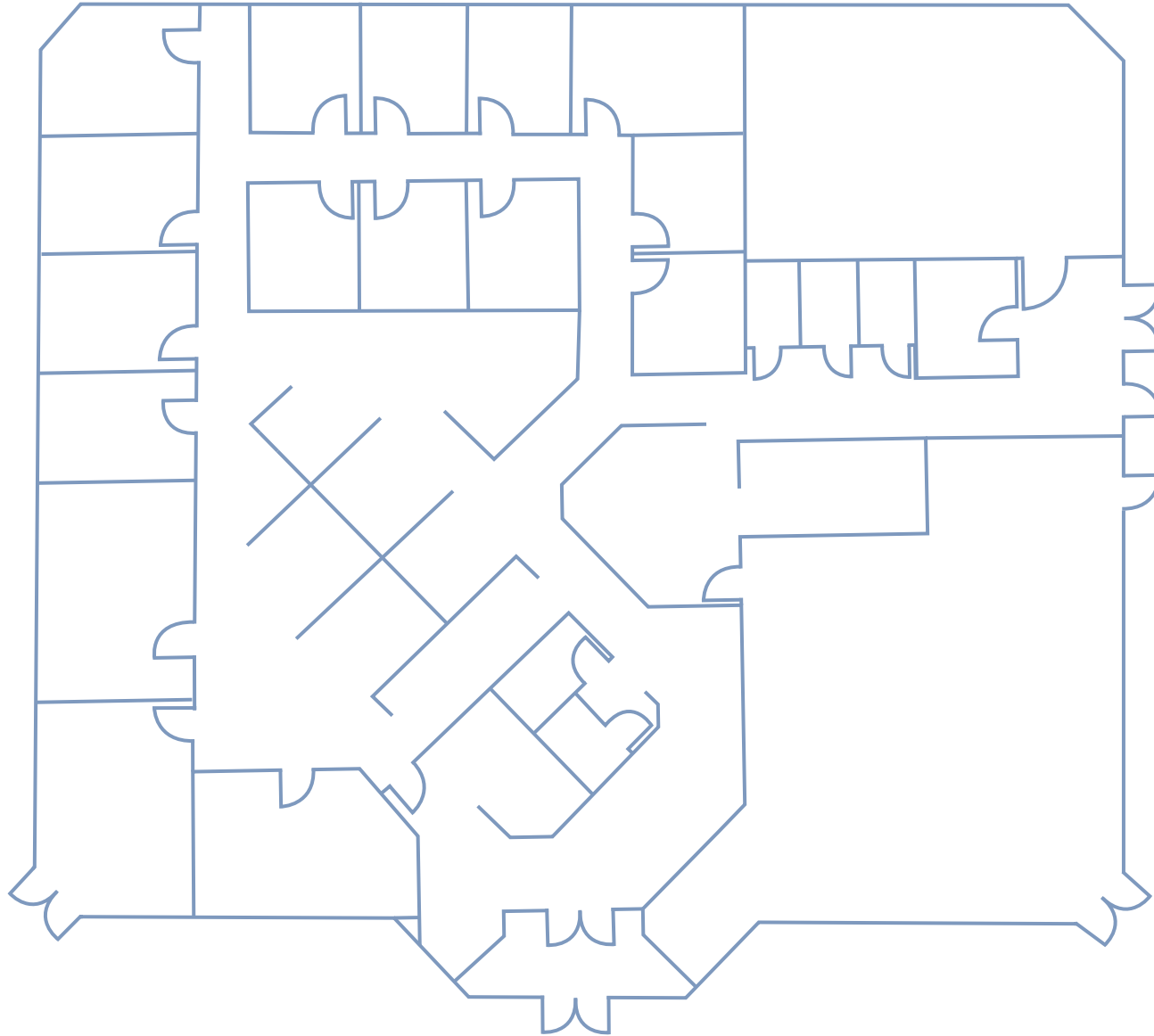






3511 E. Harmon Ave.
Las Vegas, NV 89121

FLOOR PLAN



+/- 8,953 SF

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PROPERTY PHOTOS



LOGIC

We provide a host of services to our clients that include Property Management and Capital Markets.



PROPERTY MANAGEMENT

LOGIC Property Management team members are tenured professionals with a comprehensive knowledge and understanding of commercial real estate management. We methodically approach each assignment with customized management strategies that meet the client's needs, maintain the property's physical plant, and effectively service tenants.

We know our priority is to cooperate with our tenants by working intelligently to reduce expenses and to serve our owner-clients by identifying creative ways to drive income. We provide for accountability in every step we take, from management to accounting. Logic Property Management will pinpoint a client's goals and objectives, meet challenges, and achieve expected results from your investment.

Contact:

LAUREN VANISKI

Director of Property Management

702.954.4106

laurenv@logicCRE.com

CAPITAL MARKETS

LOGIC Capital Markets is a preferred funding source for investors, developers and operators of commercial real estate. Our loan brokerage service & origination platform provide our clients access to the market's wide range of competitive products for all property types.

Through our relationships which include banks, conduits, life companies, mortgage funds, and hard money lenders, we are able to offer debt and equity financing for the purpose of acquisition, development, refinance, buyouts, and more.

Contact:

JEFF MAHONEY

702.954.4131

jmahoney@logicCRE.com