OFFICE FOR SALE

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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

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1-mile</th>
<th>3-mile</th>
<th>5-mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 Population</td>
<td>20,137</td>
<td>189,597</td>
<td>455,343</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS</th>
<th>1-mile</th>
<th>3-mile</th>
<th>5-mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 Households</td>
<td>8,671</td>
<td>74,508</td>
<td>169,645</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INCOME</th>
<th>1-mile</th>
<th>3-mile</th>
<th>5-mile</th>
</tr>
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<tbody>
<tr>
<td>2018 Average HH Income</td>
<td>$45,475</td>
<td>$38,723</td>
<td>$42,198</td>
</tr>
</tbody>
</table>

Updated: 01.23.19
The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.
LOGIC COMMERCIAL REAL ESTATE • 3900 S. HUALAPAI WAY, SUITE 200 • LAS VEGAS, NV 89147 • P: 702.888.3500 • WWW.LOGICCRE.COM

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.

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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.

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