



2575 WESTWIND RD, LAS VEGAS, NV 89146

- ◆ Ideal for Owner/User; Can Build to Suit or Immediate Occupancy Options Available
- ◆ Just off Sahara Between Jones Blvd. and Decatur Blvd.
- ◆ Numerous Amenities in the Immediate Area
- ◆ 2 Miles to I-95
- ◆ Prominent Signage
- ◆ Upside Potential
- ◆ C-1 Zoning, C-G Planned Land Use
- ◆ Bring All Offers!

Exclusively Marketed By:

LISA GILSTRAP, CCIM

LGilstrap@LeeLasVegas.com

CRAIG SUMMERS

CSummers@LeeLasVegas.com

office 702.739.6222

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SALE & LEASE INFORMATION

Commission	4%
Total Square Feet	12,028
Minimum Square Feet	863
Maximum Square Feet	10,000
Date Available	Immediate
Term	3 - 5 Years
Lease Rate	\$0.90
Sale Price	\$1,600,000
Lease Type	Modified Gross
Zoning	C-1 - C-G
Number of Buildings	1

BUILDING INFORMATION

Building Class	B
Year Built	2000
Total Buildings	1
Total Floors	1
Sprinklers	No
Broadband	Yes
APN	163-12-102-010 / 11
Jurisdiction	Clark County
Cross Streets	Sahara Avenue and Jones Boulevard
Signage	Monument Signage Available



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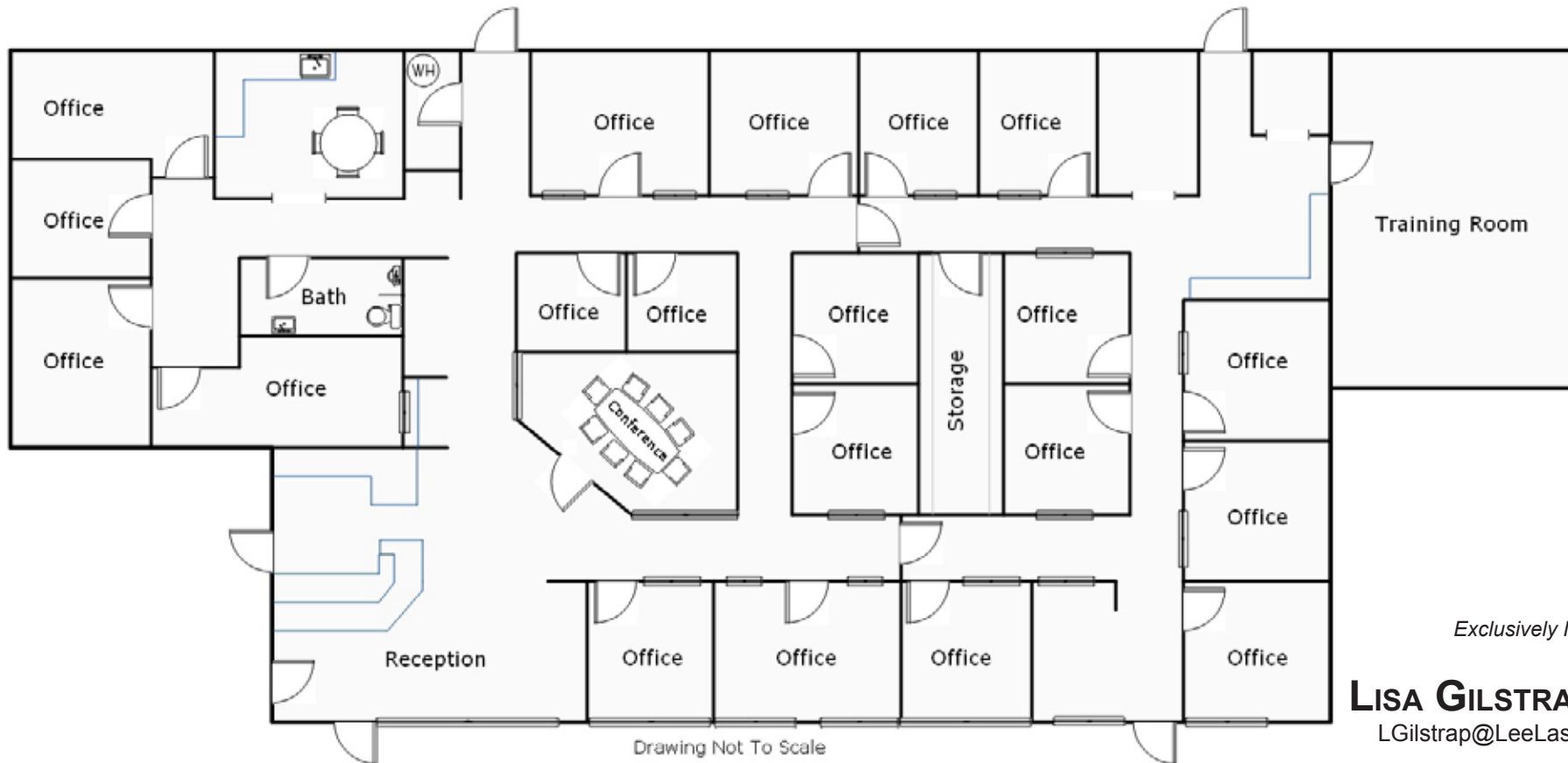
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PROPERTY DESCRIPTION

Capital Plaza is located between Jones and Decatur off Sahara Avenue. Highly sought after centralized location with easy access to I-215, US-95 and I-15. This area has a large number of small and large businesses such as CPA's, legal firms, insurance firms, car dealerships and has experienced a rise in health care uses. Ideal for churches, schools, day care and government uses.

CAPITAL PLAZA FOR SALE OR LEASE



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