

FOR LEASE: Stone Canyon Professional Park

7219 W. Sahara Ave #105, Las Vegas, NV 89117



BRIEF SUMMARY REPORT | Listing ID: #232666

Prepared By: Soozie Jones Walker | Created On: February 22, 2012

For Lease 1 space available

Co-op Commission	5.00
Land SF/\$ Per	-
Acres/\$ Per	-
Property Use	
Zoning	CP
Parcel Number	-
T, R, S	-, -, -
Land Size	-
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	1
Cap Rate	-
Multiplier	-
Vacancy	-



Area Description

Stone Canyon Professional Park is located on the corner of West Sahara and Tenaya. This high image retail/office center is surrounded by many high end homes, car dealerships, and general professional office! All services are within walking distance.

Property Features

- Great Rates!
- Building Signage
- Immediate Occupancy
- Abundant Parking
- Designer colors
- Large Windows
- 5% Commission!
- Electronic Pylon Signage

PROPERTY CONTACT:

Soozi Jones Walker
Commercial Executives
7219 W. Sahara Ave., Suite 100
Las Vegas, NV 89117
702-316-4500



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DETAILED SUMMARY REPORT | Listing ID: #232666

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Financial Overview

List Price	-
Per Month	\$1.11 sf/m
Per Year	\$13.32 sf/y
Co-op Commission	5.00%
Commission Comments	-
Down Payment	-
Cap Rate	-
Cash on Cash	--
Multiplier	-
Financial Terms	-
Consider Exchange	No

Cash Flow

Cash Flow Type	-
Year	-
Scheduled Gross	-
Vacancy	-
Reimbursement	-
Effective Gross	-
Operating Expenses	-
Operating Income	-
Debt Service	-
Capital Costs	-
Cash Flow (pre-tax)	-

Debt Information

Debt Type	-
Debt Service	-
Principal	-
Interest Rate	-
Amortization	-
Due	-
Loan Description	-

General Property Information

Property Use	-
Land SF	-
Land Acres	-
Building SF	2,500 sf
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	1
Free Standing	N/A
Year Built	2007
Built Yet	Yes
Building Class	A
Zoning	CP
Parcel Number	-
# Grade Dock Doors	0
# Dock High Doors	0
Lighting	-
Power	-
Parking	-
Gas	Yes
Water	No
Electric	Yes

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