

FOR LEASE: Shadow Professional

400 Shadow Lane, Las Vegas, NV 89106



BRIEF SUMMARY REPORT | Listing ID: #240716

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

For Lease 0 spaces available

Co-op Commission	5.00
Land SF/\$ Per	-
Acres/\$ Per	-
Property Use	
Zoning	cp
Parcel Number	139-33-211-001
T, R, S	20S, 61E, 33
Land Size	5.00 acres
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	2
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

Great suite on Shadow Lane and Alta, one block from UMC and Valley hospitals. The I-15 freeway and downtown are within minutes of the property. Restaurants, Banks and all stores all located in the immediate area. Great central location!

The 2007 traffic count on Alta .4 miles east of Ranch Blvd was 19,000 cars per day and growing!

Property Features

- 5% Commission
- First Floor
- Common area restrooms on both floors
- Lush landscaping
- Building signage available
- Easy access to downtown and hospitals
- 5/1000 parking
- Windows



PROPERTY CONTACT:

Soozie Jones Walker
Commercial Executives
7219 W. Sahara Ave., Suite 100
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702-316-4500

FOR LEASE: Shadow Professional

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DETAILED SUMMARY REPORT | Listing ID: #240716

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

Financial Overview

List Price	-
Per Month	-
Per Year	-
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	217,800.00 sf
Land Acres	5.00 acres
Building SF	52,000 sf
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	2
Free Standing	N/A
Year Built	1998
Built Yet	Yes
Building Class	B
Zoning	cp
Parcel Number	139-33-211-001
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	Yes
Water	Yes
Electric	Yes

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