

FOR LEASE: Desert Canyon Business Park

9127 W. Russell, Las Vegas, NV 89148



BRIEF SUMMARY REPORT | Listing ID: #243739

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

For Lease 3 spaces available

Co-op Commission	5.00
Land SF/\$ Per	-
Acres/\$ Per	-
Property Use	
Zoning	C2
Parcel Number	163-32-111-014
T, R, S	21S, 60E, 32
Land Size	2.03 acres
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	2
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

\$2.00- \$2.15/RSF MODIFIED GROSS!!! 15,185+/- usf | 17,605 +/- rsf - LAST BUILDING AVAILABLE IN THE CENTER. Prime medical/office address adjacent to Southern Hills Hospital. Freeway visibility and building signage for your business. Sophisticated and unique desert architecture and landscaping designs. Buildings have dramatic features, with beautiful common areas being decorated spectacular and highly upgraded. Tenant mix includes Beazer homes, Lovitt and Touche Insurance, and Nigro Development!

Property Features

- 5% COMMISSION
- Hvac is on the shell
- Building signage
- Freeway visibility
- Building is Complete
- Last Building Available
- Unique Design



PROPERTY CONTACT:

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DETAILED SUMMARY REPORT | Listing ID: #243739

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Financial Overview

List Price	-
Per Month	\$2.00 - \$2.15 sf/m
Per Year	\$24.00 - \$25.80 sf/y
Co-op Commission	5.00%
Commission Comments	first 5 years of lease te
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	88,426.80 sf
Land Acres	2.03 acres
Building SF	20,412 sf
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	2
Free Standing	Yes
Year Built	2007
Built Yet	Yes
Building Class	A
Zoning	C2
Parcel Number	163-32-111-014
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	Yes
Water	Yes
Electric	Yes

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