

FOR LEASE: EASTGATE PLAZA

400 N. STEPHANIE ST, Henderson, NV 89014



BRIEF SUMMARY REPORT | Listing ID: #254504

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

For Lease **0 spaces available**

Co-op Commission	3.00
Land SF/\$ Per	-
Acres/\$ Per	-
Property Use	
Zoning	-
Parcel Number	-
T, R, S	-, -, -
Land Size	-
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	3
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

SUBLEASE!!! SUBTENANT WILL DO FIRST 3 MONTHS AT HALF RENT - \$1.03/RSF!!! BEAUTIFUL THREE STORY BUILDING. BUILDING LOCATED MINTUES FROM ACCESS TO US-95 AND I-215 BELTWAY. PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF STEPHANIE AND WARM SPRINGS. GREAT LOCATION SURROUNDED BY SEVERAL SHOPPING CENTERS AND DINING RESTAURANTS.

Property Features

- BEAUTIFUL OFFICE
- LOTS OF WINDOWS
- CLASS A BUILDING
- HALF RENT FOR 3 MONTHS
- FURNITURE AVAILABLE



PROPERTY CONTACT:

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



FOR LEASE: EASTGATE PLAZA

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DETAILED SUMMARY REPORT | Listing ID: #254504

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

Financial Overview

List Price	-
Per Month	-
Per Year	-
Co-op Commission	3.00%
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	79,707 sf
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	3
Free Standing	N/A
Year Built	1999
Built Yet	Yes
Building Class	A
Zoning	-
Parcel Number	-
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	Yes
Water	Yes
Electric	Yes

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