

FOR LEASE: STERLING PARK

7448 W. SAHARA, Las Vegas, NV 89117



BRIEF SUMMARY REPORT | Listing ID: #350818

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

For Lease **0 spaces available**

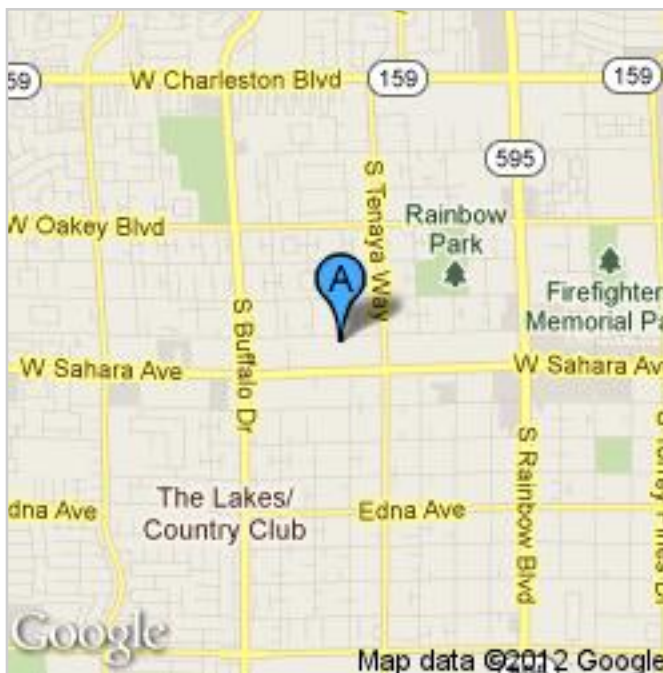
Co-op Commission	5.00
Land SF/\$ Per	-
Acres/\$ Per	-
Property Use	
Zoning	professional
Parcel Number	163-03-412-006
T, R, S	21, 60, 03
Land Size	-
Bld SF/\$ Per	- / -
No. of Buildings	6
No. of Units	-
No. of Stories	1
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

Centrally located, beautiful office park, with multiple office buildings, and much much more in a garden upscale office setting. 2006 Traffic Count on W. Sahara 2 miles west of Rainbow was 48,500 cars per days. Many restaurants, shopping and banks in the immediate area.

Property Features

- Building Signage
- Pylon Signage
- Immediate Occupancy
- Great Location
- Well Maintained Center



PROPERTY CONTACT:

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7219 W. Sahara Ave., Suite 100
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DETAILED SUMMARY REPORT | Listing ID: #350818

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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	-
Land Acres	-
Building SF	12,000 sf
Bld SF/\$ Per	- / -
No. of Buildings	6
No. of Units	-
No. of Stories	1
Free Standing	N/A
Year Built	1994
Built Yet	Yes
Building Class	B
Zoning	professional
Parcel Number	163-03-412-006
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	No
Water	No
Electric	No

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