

STANDALONE PROFESSIONAL OFFICE BUILDING NEAR STRIP | ± 3,758 SF

FOR SALE OR LEASE

522 E TWAIN AVE
LAS VEGAS, NV 89169



E TWAIN AVE BETWEEN PARADISE RD & S UNIVERSITY DR | CENTRAL EAST LV SUBMARKET

KAYLEE BORAM CHO, CCIM

NV LIC# BS.0144592

E: Kaylee@KayleeLasVegasRealty.com

RENA AREE

NV LIC# S.0197997

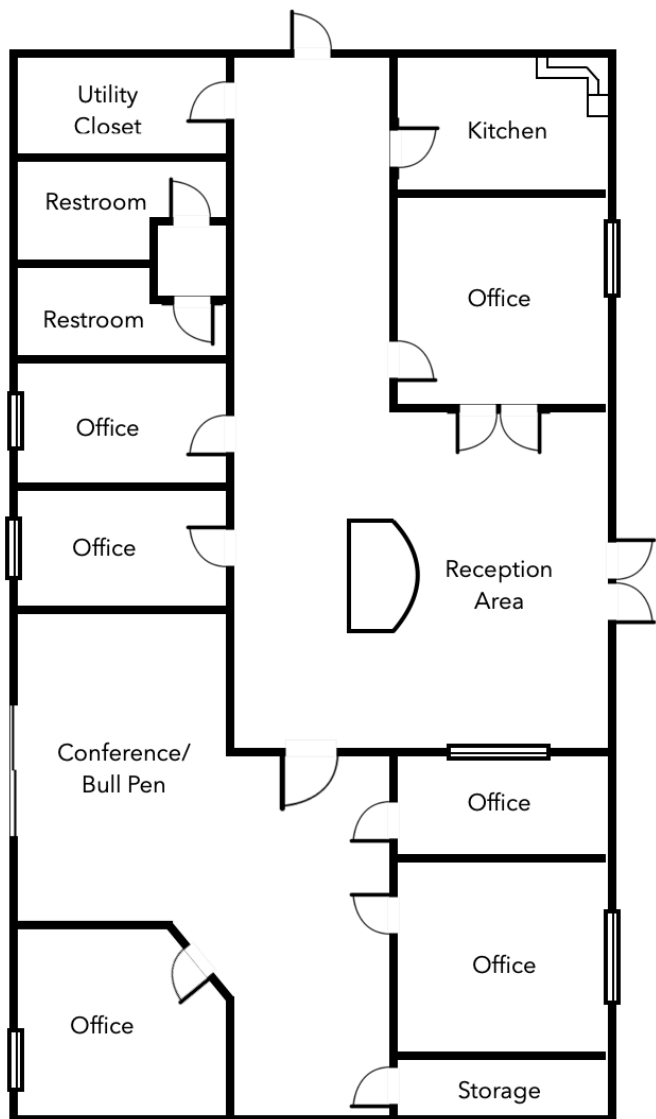
C: (702) 530-8383 | O: (702) 212-2222

E: RenaAree@gmail.com

KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS
9420 W Sahara Ave Ste 100
Las Vegas, NV 89117

STANDALONE PROFESSIONAL OFFICE BUILDING NEAR STRIP | ± 3,758 SF



PROPERTY SUMMARY

BUILDING TYPE:	Office Building
SUBMARKET:	Central East Las Vegas
APN:	162-15-313-004
BUILT / RENOVATED:	1962 / 2004
ZONING:	C-R (Commercial Resort) Existing Use Permit allows office use.
SIZE:	3,758 SF
LOT SIZE:	0.22 AC
PARKING RATIO:	2.13/1,000 SF (8 spaces)
LOCATION:	Close proximity to Las Vegas Convention Center (1.1 mi), The Strip (1.8 mi), Harry Reid International Airport (3.8 mi)

LEASING INFORMATION

LEASE TERM:	1+ Years
LEASE RATE:	\$1.30 PSF/mo
CAM:	\$0.30 PSF/mo

SALE INFORMATION

ASKING PRICE:	\$1,125,000 (\$299 PSF)
----------------------	-------------------------



3-D Virtual tour available upon request.

KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592
E: Kaylee@KayleeLasVegasRealty.com

RENA AREE
NV LIC# S.0197997
E: RenaAree@gmail.com
C: (702) 530-8383 | O: (702) 212-2222

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS
9420 W Sahara Ave Ste 100
Las Vegas, NV 89117

STANDALONE PROFESSIONAL OFFICE BUILDING NEAR STRIP | ± 3,758 SF



KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592
E: Kaylee@KayleeLasVegasRealty.com

RENA AREE
NV LIC# S.0197997
E: RenaAree@gmail.com
C: (702) 530-8383 | O: (702) 212-2222

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS
9420 W Sahara Ave Ste 100
Las Vegas, NV 89117

STANDALONE PROFESSIONAL OFFICE BUILDING NEAR STRIP | ± 3,758 SF



KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592
E: Kaylee@KayleeLasVegasRealty.com

RENA AREE
NV LIC# S.0197997
E: RenaAree@gmail.com
C: (702) 530-8383 | O: (702) 212-2222

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS
9420 W Sahara Ave Ste 100
Las Vegas, NV 89117

All materials and information received or derived from Keller Williams Realty Las Vegas | KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams Realty Las Vegas | KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Realty Las Vegas | KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Realty Las Vegas | KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams Realty Las Vegas | KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Keller Williams Realty Las Vegas | KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

KAYLEE BORAM CHO, CCIM

NV LIC# BS.0144592

E: Kaylee@KayleeLasVegasRealty.com

RENA AREE

NV LIC# S.0197997

C: (702) 530-8383 | O: (702) 212-2222

E: RenaAree@gmail.com

KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS
9420 W Sahara Ave Ste 100
Las Vegas, NV 89117