

Shea at Warm Springs

1522-1546 W. Warm Springs Rd., Henderson, NV 89014

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FOR SALE OR LEASE



Pricing Information

Office E

1546 W. Warm Springs Road
1,535 - 6,398 SF available
\$209/SF

Office G

1534 W. Warm Springs Road
3,880 - 7,760 SF available
\$199/SF

Office H - Built Out*

1528 W. Warm Springs Road
1,990 - 3,980 SF available
\$269/SF (Built Out)

*Also for lease - Built Out - Call Agent for Rate



Get the office
of your
dreams . . .



Customize
your office to
fit your exact
needs.

Ready to
move in
now?



1528 W. Warm Springs Rd. is
built out and ready for you!
Up to 3,980 SF of office with
kitchenette and restrooms.

Jonathan Yeh
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(702) 363-7600 (O)
(702) 236-5476 (C)



Prudential
CRES Commercial Real Estate



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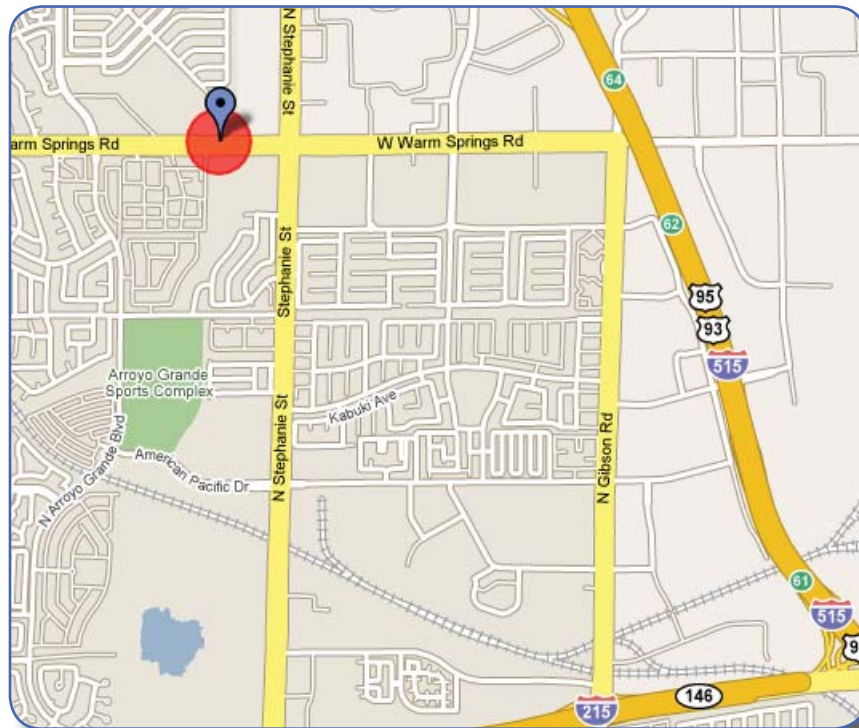


RARE FIND . . . OWN YOUR BUILDING WITH PROJECT FRONTAGE ON WARM SPRINGS ROAD

This unique garden style eight (8) building 54,186 SF office/medical complex offers parking at your front door allowing your clients easy access to your business. With frontage on Warm Springs Rd., this new development allows high visibility for your business and potential clients. The C-O zoning allows for a variety of professional office and medical uses. Strategically located on Warm Springs Road between Arroyo Grande and Stephanie Street in Henderson, over 34,000 cars drive past this location daily. The property provides easy access from both the US-95 and the 215 Beltway.

Property Highlights:

- Own for less than the cost of leasing
- Eight (8) buildings
- 54,186 SF office/medical development
- Traffic Count: over 34,000 per day
- 6,398 - 7,760 SF office buildings divisible to 1,535 SF
- Prominent building and monument signage available
- Covered Parking Available
- Excellent Parking Ratio
- C-O Zoned



Buy vs. Lease Analysis

Assumptions based on a 3,780 SF Office Building

OWNERSHIP	Sales Price	\$199.00/SF
	Owner Build-Out Budget	\$60.00/SF
	Financing Down Payment	10%
	Financing Interest Rate	6.50%
	Loan Term (years)	25
	Annual Appreciation Rate	3%
First Year Loan Payment	\$73,858	

vs.

LEASING	Annual Lease Rate	\$21.00/SF (NNN)
	Annual Lease Rate Increases	3%
	TI Cost In Excess of Landlord's	\$20.00
	First Year Lease Payment	\$79,380

CONCLUSION	Net After Tax Cost to Own	\$.95/SF
	Net After Tax Cost to Lease	\$1.31/SF
	Equity Build-up after 10 years	\$530,224
	First Year Savings to Own	\$19,247.00
	Total Savings to Own	\$267,799
Return on Initial Cash Investment	34.69%	



- Centrally located close to McCarran International Airport
- Easy Access to I-95/I-515
- Easy Access to I-15

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