

FOR SALE

PRESTIGE  **PROPERTIES**
REAL ESTATE WITH INTEGRITY

107

107 E Warm Springs Rd
Las Vegas, NV 89119

Wes Drown, CCIM

Commercial Office Specialist

702-287-6553

TROPHY OFFICE BUILDING
107 E Warm Springs , Las Vegas , NV 89119

4800 SF

RE/MAX
COMMERCIAL®



Reception

Kitchen with Bar

2 Conference rooms

Eighteen Offices

IT Server Room

Scan Copy storage area

2016 Renovation



The Park at Warm Springs is located on Warm Springs, in the Central Valley, across from the Clark County-McCarran Airport Rental Car Hub. Excellent Reach into Henderson, and the SW Valley.

Call For latest info!

Wes Drown, CCIM

Commercial Office Expert

702-287-6553

107 E Warm Springs Rd

Aerial View North

RE/MAX
COMMERCIAL



The Strip

McCarran Airport

I-15

Las Vegas BLVD

215 Beltway

McCarran Airport Rental Car Center

Warm Springs—Gillespie Signal



Image Landsat / Copernicus
Image © 2020 Maxar Technologies

Google Earth

Imagery Date: 5/26/2020 36°03'36.69" N 115°09'52.16" W elev. 2239 ft eye alt 2944 ft

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107 E Warm Springs Rd

Aerial View West

RE/MAX
COMMERCIAL

I-15
Blue Diamond
Interchange

I-15
215 Beltway
Interchange

Future Resort

Future Resort

Las Vegas BLVD

Las Vegas Premium Outlets South

Tahiti Village
A Somerpointe Resort

McCarran Airport Rental Car Center

Warm Springs Rd.

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA

Google Earth

36°02'59.21" N 115°10'36.08" W elev 2249 ft eye alt 4240 ft

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The Park at Warm Springs

107 E Warm Springs

RE/MAX
COMMERCIAL



Warm Springs Rd.

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The Park at Warm Springs

Lush Campus Setting

Great Location

RE/MAX
COMMERCIAL

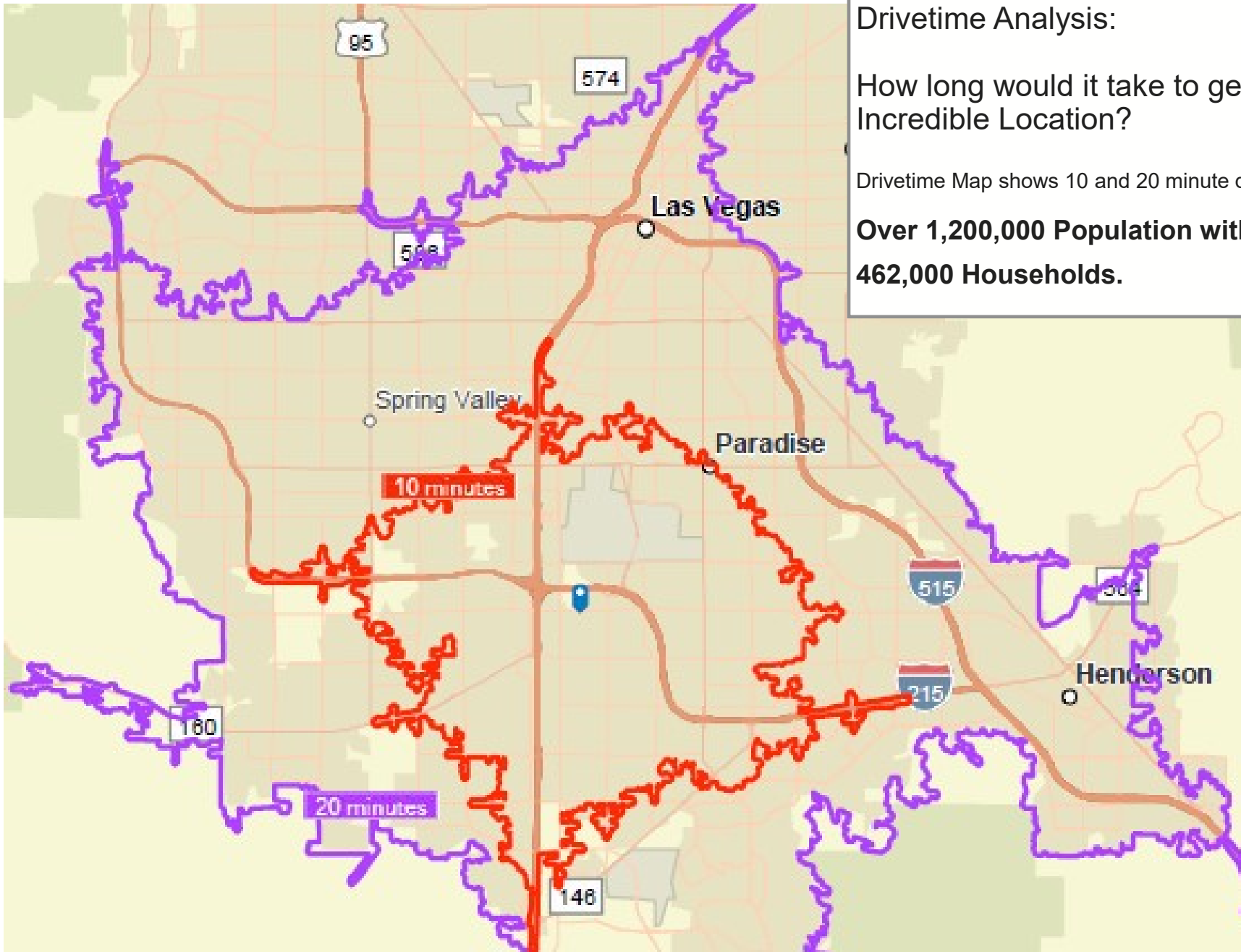
Within 20 minutes, you can be...

Drivetime Analysis:

How long would it take to get to work at this Incredible Location?

Drivetime Map shows 10 and 20 minute drivetime

**Over 1,200,000 Population within 20 Minutes
462,000 Households.**



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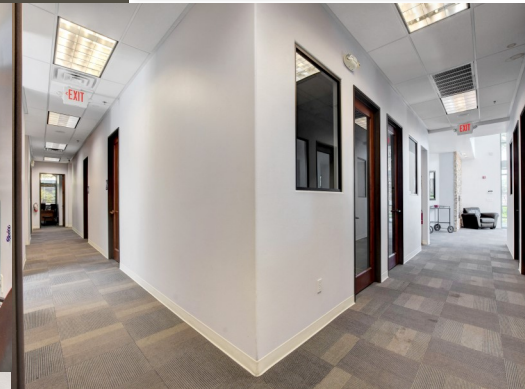
Commercial Office Specialist

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107 E Warm Springs Rd

PHOTOS

RE/MAX
COMMERCIAL



Move in Ready
Beautiful Professional and Modern Office space
Lush Tranquil setting TROPHY PROPERTY
Easy Access

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18 Offices

2 Conference Rooms

IT Room

Kitchen

Reception

Lobby

2 Exits

Schedule a private tour.

107 E Warm Springs

By The Numbers



Description	Item
APN	177-09-113-004
Year Built	2004
Square Footage	4800
Acreage	.58
Warm Springs Frontage	160'
Covered Parking	2
Traffic Count	28,000 CARS DAILY



Description	Item
Parking Ratio	5:1000
Onsite Restaurant	YES
Population w/in 20 minutes	1,209,000
Signalized Intersection	YES
Front Door Parking	YES
Distance to LV BLVD	2,145 '
SBA Est. Monthly Payment	\$1.18/PSF



Image
Style
Quality
Architecture
Finishes
Executive
HQ
Front-Center



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Expansion Growth Diverse Young Entertainment Sports Aerospace DOD

Fast recovery from COVID-19 IN PROGRESS

\$13B of New construction on the Strip alone

Thousands of new Multi-family and Single Family Homes—Under construction, and planned for 2021

2% Population Growth for 2019

Prime Tech Company Migration

New Las Vegas Raiders HQ and Training Facility Open

One of a kind MSG Sphere Theatre coming 2021

BORING Company Tunneling in Progress

FCC-Drone Studies-Development expanding

Welcome! Amazon, Google, FEDEX, HAAS

44,000,000 Visitors in 2019

Huge need. Tele-Commuters, migrating SW.

Top Quality of Life

1/3 COLA of San Francisco

New -Aviators AAA Facility Open

1M Speaker-Super-Computer controlled-VENUE

Terminus Approved

Civilian & DOD proving grounds