



FOR SALE

333 N. RANCHO DRIVE

FORMER CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER





LOCATION

333 N. RANCHO DRIVE, LAS VEGAS, NEVADA

FEATURES ON THE BUILDING

- FREEWAY / TOP BUILDING SIGN VISIBILITY
- CENTRAL VALLEY LOCATION - NEAR THE I-15/US 95 FREEWAYS, ADJACENT TO THE US 95 ON-RAMP JUST WEST OF DOWNTOWN LAS VEGAS
- PANORAMIC MOUNTAIN VIEWS, DOWNTOWN LAS VEGAS AND THE LAS VEGAS STRIP
- ACCESSIBLE TRANSPORTATION: LOCATED ALONG MAJOR RTC BUS ROUTES FROM RANCHO DRIVE, SERVICING DOWNTOWN LAS VEGAS AND THE STRIP CORRIDORS
- NINE-STORY, APPROXIMATELY 144,000 SQ. FT. CLASS B ATRIUM-STYLE OFFICE BUILDING WITH PERIMETER OFFICES ON EACH FLOOR
- SPACIOUS LOBBY AREA FEATURES A SECURITY DESK, 16 CUSTOMER SERVICE WINDOWS AND GLASS ELEVATORS ACCESS
- GYM/WORKOUT FACILITIES
- UNIQUE CAFE AND VENDING SPACE
- MODERN, COLLABORATIVE WORKSPACE AREAS
- 482 TOTAL PARKING SPACES: 4-STORY STRUCTURED PARKING GARAGE WITH 417 SPACES AND 65 CUSTOMER SERVICE SURFACE SPACES
- FLOOR TO CEILING WINDOWS - 9TH FLOOR OFFICE SUITES

BUILDING UPGRADES

- NEW ROOF
- ADA UPGRADES
- COOLING TOWER
- ELEVATOR MODERNIZATION
- IT INFRASTRUCTURE
- UPGRADED FIRE SPRINKLER SYSTEM
- ENERGY EFFICIENT WINDOWS AND MORE

APPRAISED VALUE: \$17,340,000

INFORMATION PROVIDED IS APPROXIMATE AND NOT GUARANTEED, TO BE VERIFIED BY POTENTIAL PURCHASER.









CITY OF LAS VEGAS PROJECT NOTICE

NEW DEVELOPMENT PROJECT 210161-SK RFO For Sale of 333 N. Rancho Drive

The goal of the Request for Offers (RFO) is to solicit offers for the purchase and sale of the property. The goal of the city is to attract uses such as (but not limited to) innovative housing, a corporate or divisional headquarters, co-working or technology-based use or other uses. The overall goal of the RFO is job creation and to further the goals of economic development within the city of Las Vegas.

Please visit the **Nevada Government eMarketplace (NGEM)** at ngemnv.com to review and respond to this solicitation.

Questions about this project should be directed to **Steve Kessler** (skessler@lasvegasnevada.gov)

Persons with a disability may request accommodations or assistance to participate in the solicitation process by contacting Purchasing & Contracts at 702.229.6231 or 7-1-1 (TTY). To insure the city is able to meet your needs, please submit requests at least 2 business days in advance.



cityoflasvegas
lasvegasnevada.gov

TTY
7-1-1