

6960

SMOKE RANCH ROAD

LAS VEGAS, NV 89128

Colliers

FOR SALE OR LEASE

PREMIER FREEWAY-VISIBLE CORPORATE HEADQUARTERS OPPORTUNITY

±18,000 SF Class A Owner/User Office Building
with Direct I-11/US-95 Exposure



PREMIER FREEWAY-VISIBLE HEADQUARTERS OPPORTUNITY

Exposure to ±191,833 Vehicles Per Day (VPD) on I-11/US-95

OFFERING SNAPSHOT

PROPERTY ADVANTAGES

EXECUTIVE HEADQUARTERS ENVIRONMENT

Reception, conference facilities, executive offices, collaborative workspace, elevator service, and employee amenities support immediate occupancy and a professional corporate image.

IMMEDIATE OCCUPANCY

Existing improvements can reduce construction scope, capital expenditures, and occupancy timelines compared with a typical office acquisition.

FLEXIBLE OWNERSHIP STRUCTURE

Acquire the entire building, occupy a portion while generating income, or lease the facility for immediate operations.

STRATEGIC GROWTH PLATFORM

The flexible two-story configuration allows organizations to accommodate future expansion, departmental growth, training functions, or evolving operational needs without requiring relocation.



IDEAL USES



CORPORATE HQ



MEDICAL HEALTHCARE



GOVERNMENT



EDUCATION/TRAINING



PROFESSIONAL SERVICES



INSTITUTIONAL/NONPROFIT

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WHY THIS PROPERTY STANDS OUT

- Premier freeway visibility supports corporate identity and brand exposure
- Executive-quality reception, conference, office and employee amenities are already in place
- Flexible occupancy from ±8,868 SF to the full ±18,000 SF building
- Elevator-served, two-story headquarters environment with 12 covered parking spaces
- Mountain View Professional Business Park location within one mile of I-11/US-95 access
- Sale or lease structure supports multiple ownership and occupancy strategies



APN

138-15-810-046



BUILDING SIZE

±18,000 SF



AVAILABLE SPACE

±8,868 SF up to ±18,000 SF



ACRES

±1.53 Acres



NUMBER OF STORIES

Two (2)



ZONING & JURISDICTION

Planned Business Park (C-PB); Las Vegas



YEAR BUILT

2008



PARKING

4.0/1,000
Includes 12 Covered Parking Spaces



ANNUAL PROPERTY TAXES

\$33,761.28



SALE PRICE: **\$5,350,000**

LEASE RATE: **\$1.75 PSF/MONTH NNN**

CAM RATE: **\$0.46 PSF/MONTH***

* Includes property taxes, common area utilities, insurance, HOA and elevator maintenance



SMOKE RANCH ROAD

Not To Scale. For Illustration Purposes Only.



FIRST FLOOR

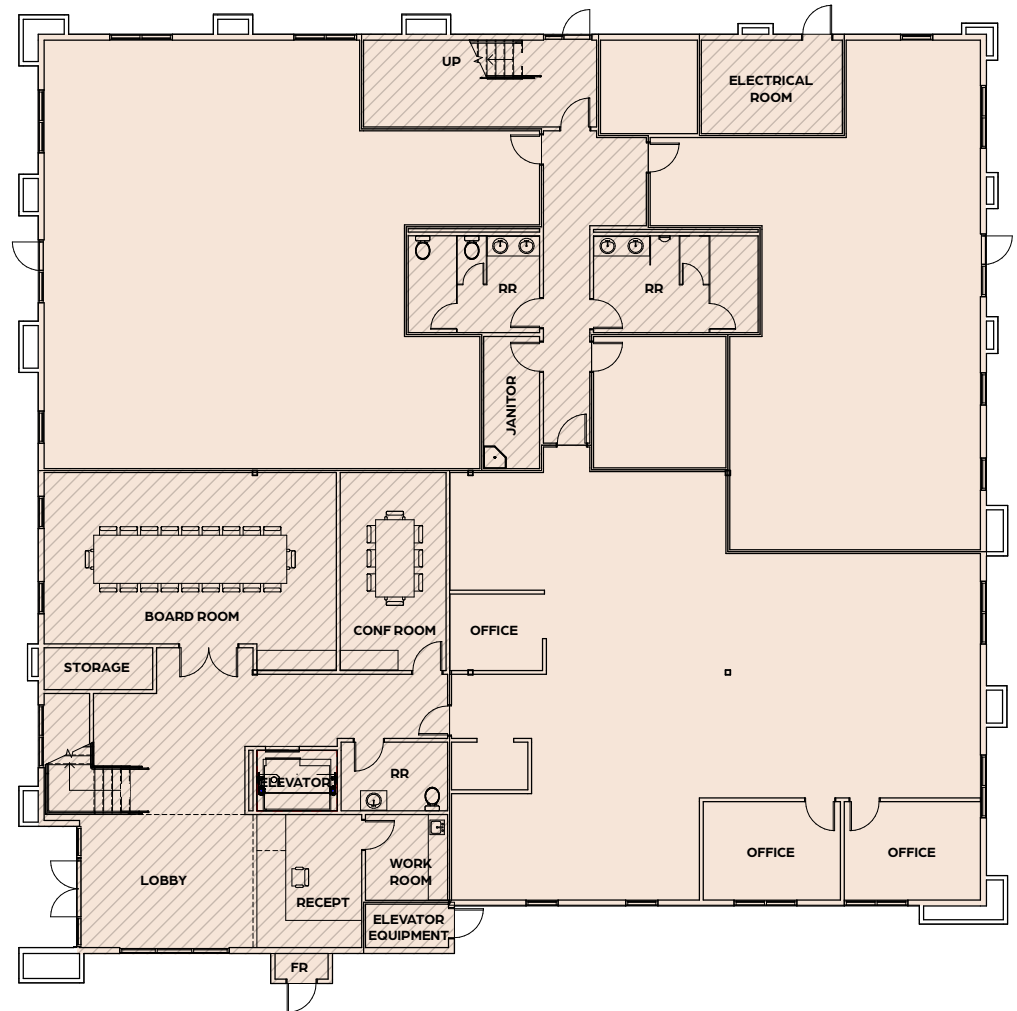
±9,203 SF

* First and Second floor combined for a total of ±18,000 SF Available for Lease

- Executive Reception & Lobby
- Boardroom/Conference Facilities
- Client-Facing Environment
- Elevator-Served Building
- Flexible Growth Capacity
- Owner/User Opportunity

VIRTUAL TOUR

■ = Available ■ = Common Area



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FLOOR PLAN

Built for Corporate Leadership | Existing Improvements Support Immediate Occupancy



SECOND FLOOR

±8,868 SF*

* First and Second floor combined for a total of ±18,000 SF Available for Lease

- Two Executive Office Suites
- Nine Private Offices
- Conference Room
- Open Collaborative Workspace
- Employee Break Area
- Outdoor Patio Access
- IT/Server Infrastructure
- Headquarters Operations Level

VIRTUAL TOUR



LEASE RATE: \$1.75 PSF/MONTH NNN

CAM RATE: \$0.46 PSF/MONTH*

* Includes property taxes, common area utilities, insurance, HOA and elevator maintenance

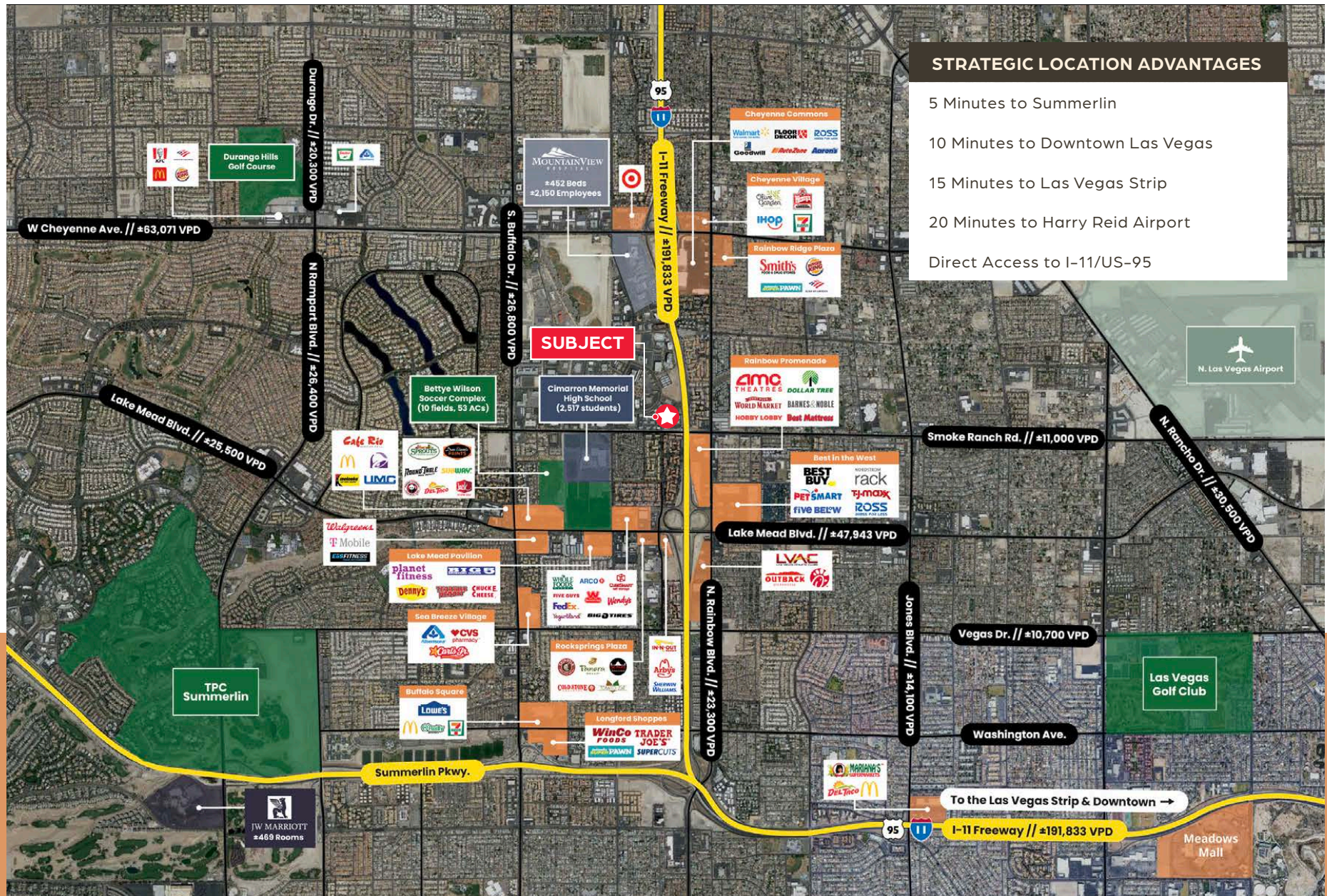
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■ = Available

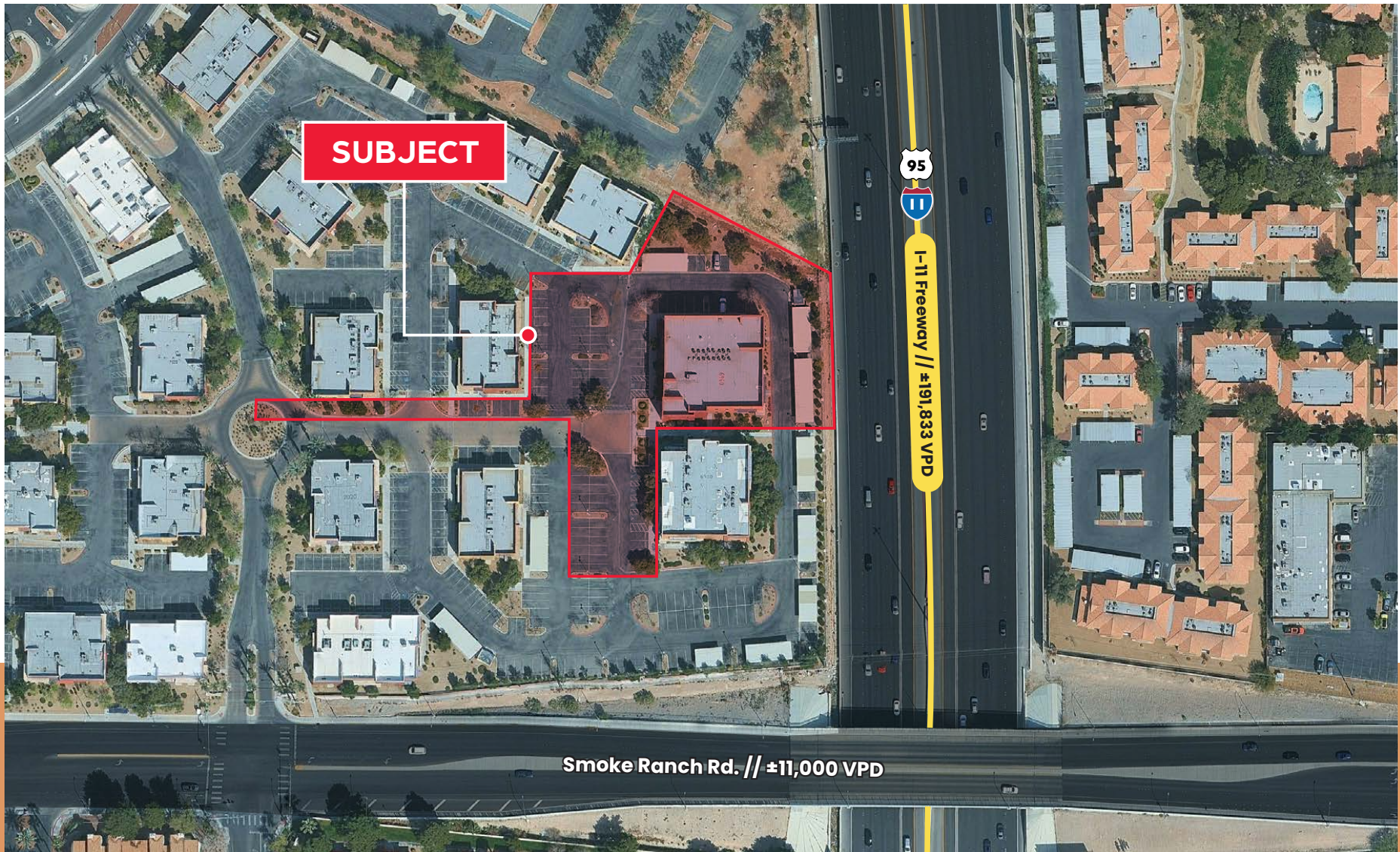
TRADE AREA MAP

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SITE AERIAL

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- Exposure to ±191,833 Vehicles Per Day
- Monument Identity Opportunity
- Signage Visible from I-11/US-95
- Rare Branding Presence in Northwest Las Vegas

SUBJECT

LAS VEGAS STRIP

Best in the West

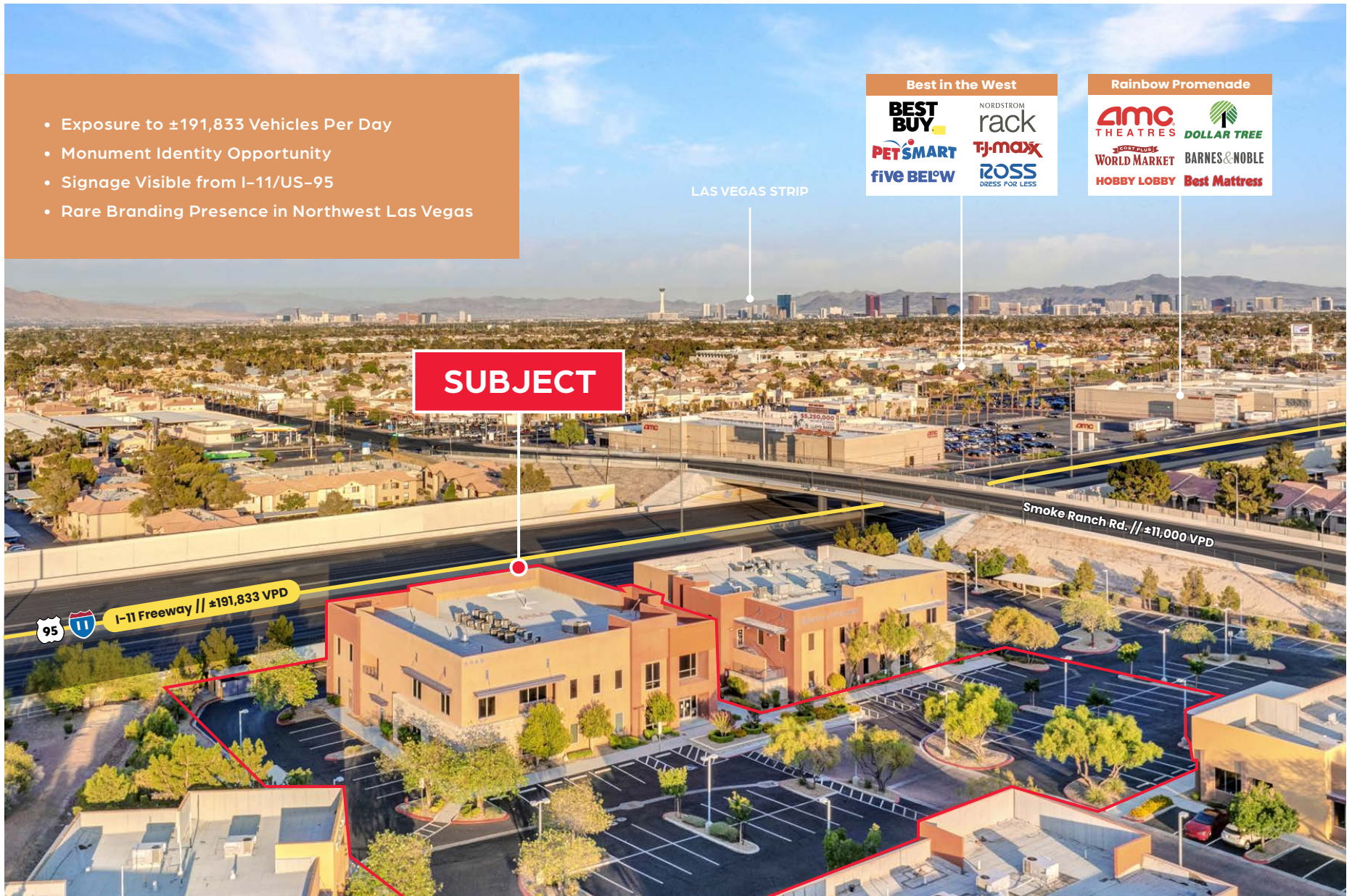


Rainbow Promenade



Smoke Ranch Rd. // ±11,000 VPD

I-11 Freeway // ±191,833 VPD





Main Lobby & Reception



Second-Floor Reception Area



Conference Room



Executive Office with Built-In Cabinetry



Full-Service Employee Break Area

DEMOGRAPHIC REPORT

Population Summary

	1 MILE	3 MILES	5 MILES
2026 Total Population	21,717	190,554	423,039
2031 Total Population	22,433	195,780	434,942
2026 to 2031 Population Change	3.3%	2.7%	2.8%

Household Summary

	1 MILE	3 MILES	5 MILES
2026 Households	8,698	72,914	163,580
2031 Households	9,112	75,718	169,820
2026 to 2031 Household Change	4.8%	3.8%	3.8%

2026 Income

	1 MILE	3 MILES	5 MILES
Average Household Income	\$83,338	\$99,382	\$110,717
Median Household Income	\$63,583	\$76,107	\$80,372

2026 Business Summary

	1 MILE	3 MILES	5 MILES
Total Businesses	1,145	4,800	13,038
Total Employees	14,120	43,238	136,483

Source: ACS, Esri, Esri-Data Axle, Esri-US, BLS, U.S. Census



Located in the heart of Mountain View Professional Business Park, one of Southern Nevada's premier office submarkets.



SMOKE RANCH ROAD

MARKET OVERVIEW

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas–Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.



OVERALL LAS VEGAS OFFICE MARKET STATS

46.0M SF

Total Office Inventory
(Q1 2026)

10.8%

Total Vacancy
(Q1 2026)

Top 3

Metros in the U.S.
for Job Creation
(Bloomberg, 2022)

513K SF

Net Absorption
(Q1 2026)

\$2.79/SF

Overall Asking Rent
(Q1 2026)

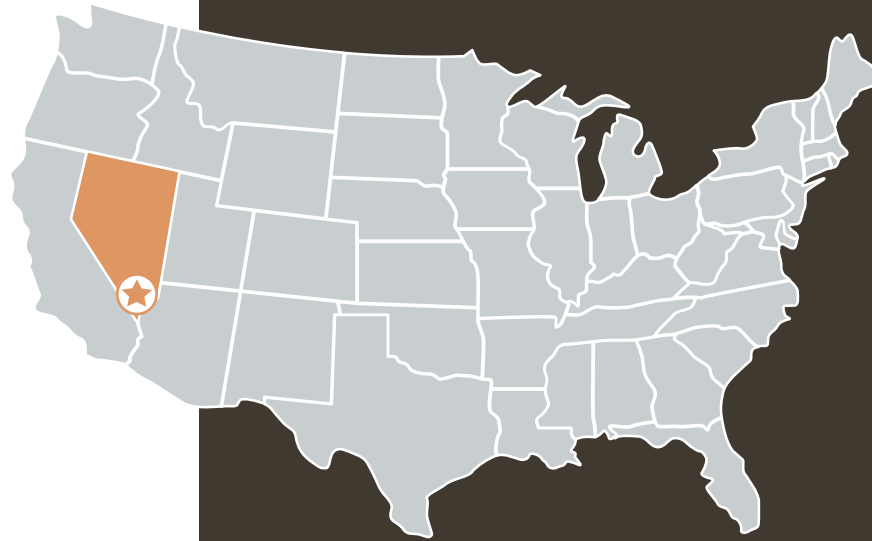
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Convention & Trade
Show Venue in the U.S.

MARKET OVERVIEW

CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates.



#1 Trade Show Destination
for 29 consecutive years

Trade Show News Network

TOP TRADE SHOWS IN LAS VEGAS



MAGIC
THE BUSINESS OF FASHION



NAHB **IBS**

NAB
NATIONAL ASSOCIATION OF BUSINESS BROKERS

G2E



WORLD OF CONCRETE

Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



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