

For Sale or Lease

Value-Add Office Investment Opportunity



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5440 W. Sahara Ave., Las Vegas, NV 89146

Strong potential for a 9.3% CAP by end of 2026



\$6,500,000
Offering Price



6.5%
CAP Rate



\$1.15 - \$1.50 PSF NNN
Rental Rate



± 39,311 SF
Total Square Footage



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Property Highlights:

- Current rents are under market and prime for NNN conversion
- Available medical and traditional office space for lease from ± 1,295 - 10,369 SF
- Heavy medical tenant in vibrant corridor with frontage on Sahara
- Zoning: C-1
- Year Built: 1998
- Contact broker for offering memorandum and additional details

Lease Spaces Available:

- Suite 104: ± 2,461 SF - \$1.50 PSF NNN
- Suite 105: ± 1,295 SF - \$1.50 PSF NNN
- Suite 109: ± 2,295 SF - \$1.50 PSF NNN
- Suite 204: ± 4,046 SF - \$1.15/SF NNN
- Suite 301: ± 4,887 SF - \$1.25 PSF NNN
- Suite 302: ± 5,482 SF - \$1.50 PSF NNN (Available 11/1/26)

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