

# FOR SALE

# 16,320 SF Class A Office Building

1663 Hwy 395  
Minden, NV 89423



## Offering Highlights

- \$2,875,000 Asking Price (+/- \$176 per square foot)
- 52% Leased
- 16,320 Square Feet
- Fiber in Building
- Class A Office Building - Minden, NV
- Seller Financing Available
- Great opportunity for Investor or Owner User

Contact:  
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# 1663 Hwy 395 (Minden, NV)

## Property Details

### Building Specifications

- ◆ 16,320 Square Feet
- ◆ Common area approx. 2,300 SF, load factor = 1.16
- ◆ 2 - Story, glass elevator and stairwells
- ◆ 4 spaces total, ranging from 3,324 SF to 3,736 SF
- ◆ Parking: +/- 66 parking spaces including ADA parking.
- ◆ Full fire suppression system
- ◆ Full building alarm system
- ◆ Zoning = Neighborhood Commercial
- ◆ 4 common area restrooms, some suites have private restrooms
- ◆ Grand Entry Lobby
- ◆ Immaculate mechanical rooms
- ◆ 1000 amp electrical service
- ◆ Year Built: 2004
- ◆ Internet: Fiber inside building
- ◆ Flooring: tile and carpet
- ◆ Roof: Tile and sloped
- ◆ Upstairs tenant spaces have balconies
- ◆ Ingress & Egress: Hwy 395 & Lucerne, access on both sides of building





# 1663 Hwy 395 (Minden, NV)

## Income & Expenses

### Financial Analysis

- ◆ 52% leased
- ◆ Current NOI = \$65,118 annual
- ◆ Current Expenses = \$33,012.00
- ◆ Proforma NOI = \$167,862 annual (fully leased at \$1.25 psf modified gross on vacancies)
- ◆ Spaces available for rent Suite 100 = 3,472 SF and suite 200 = 3,324 SF



# 1663 Hwy 395 (Minden, NV) Location

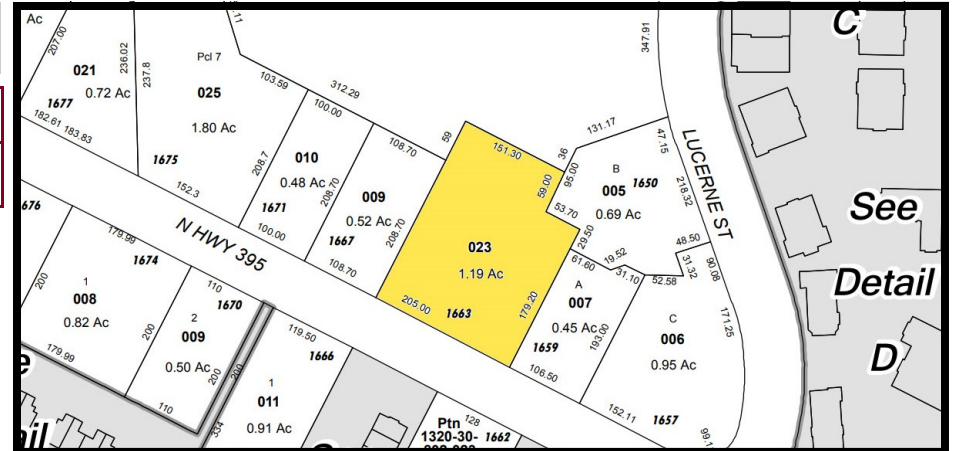




# 1663 Hwy 395 (Minden, NV) Parcel Summary

**Parcel Map**

Address	Parcel #	Acres	Land SF	Zoning
1663 Hwy 395	1320-30-702-023	1.19	+/- 51,836	NC



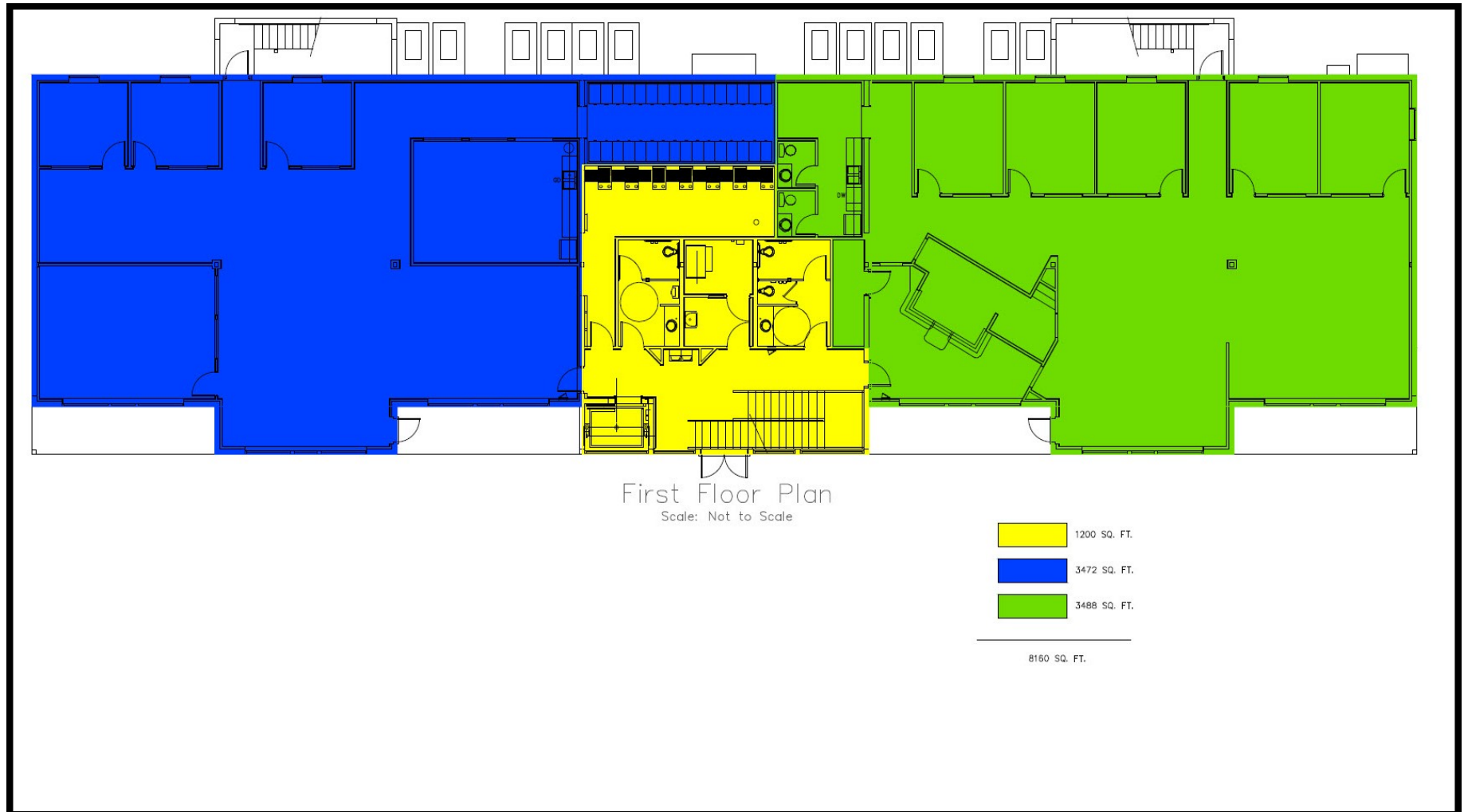
**Site Map**



# 1663 Hwy 395 (Minden, NV)

## Floor Plans

### 1st Floor



# 1663 Hwy 395 (Minden, NV)

## Floor Plans

### 2nd Floor





# 1663 Hwy 395 (Minden, NV)

## Aerials

FRONT



REAR





# 1663 Hwy 395 (Minden, NV)

## Pictures



For Property Information or Site Visits Contact:



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