



FOR SALE

2882

E RUSSELL RD | LAS VEGAS



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PROPERTY DESCRIPTION

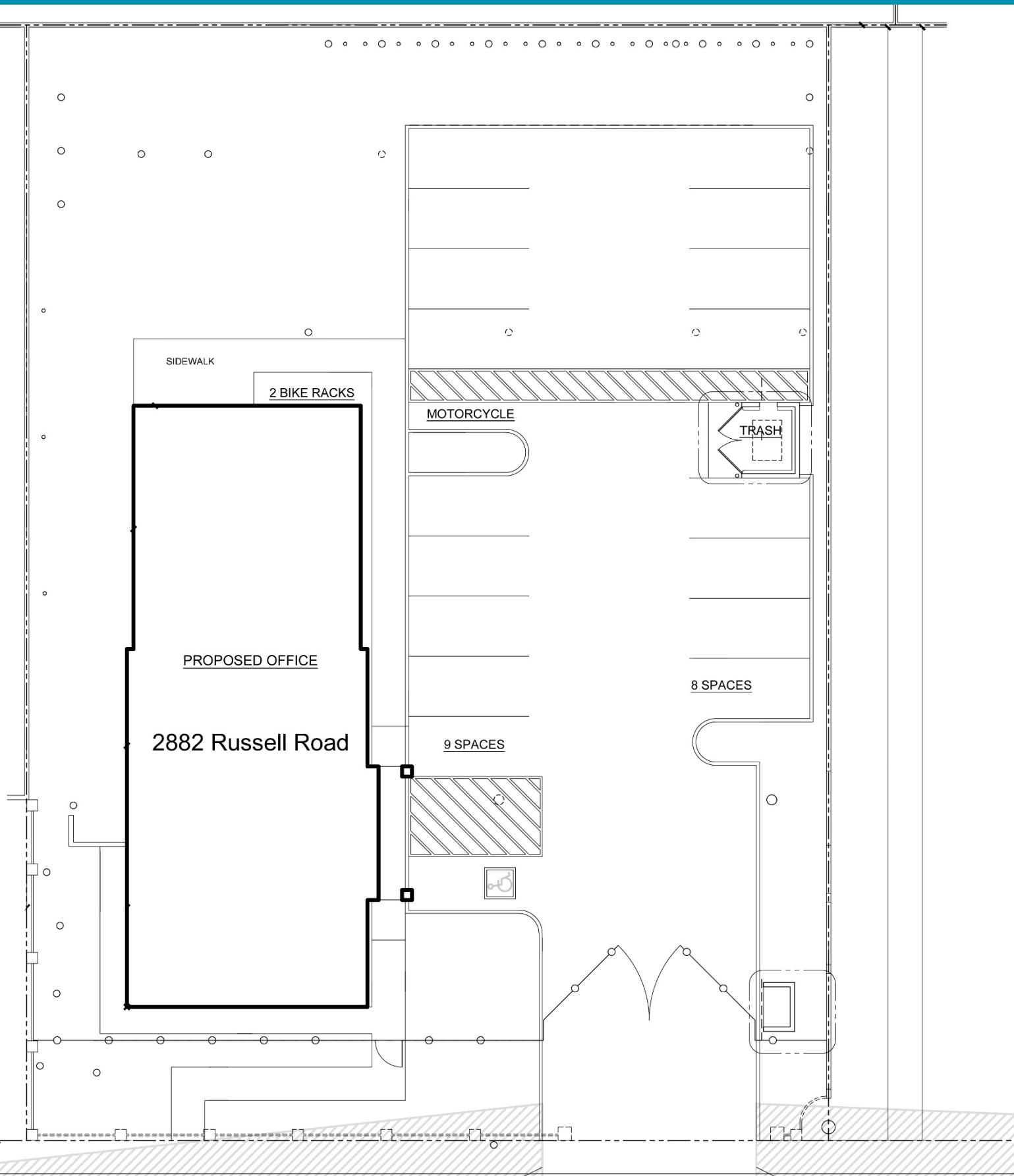
The property is a brand-new construction totaling approximately 6,200 square feet on a ± 0.46 -acre parcel. The building has been recently developed with modern design standards, making it well-suited for office, professional, or medical use. New construction allows for efficient layouts, updated building systems, and minimal deferred maintenance for future occupants or owners.

PROPERTY HIGHLIGHTS

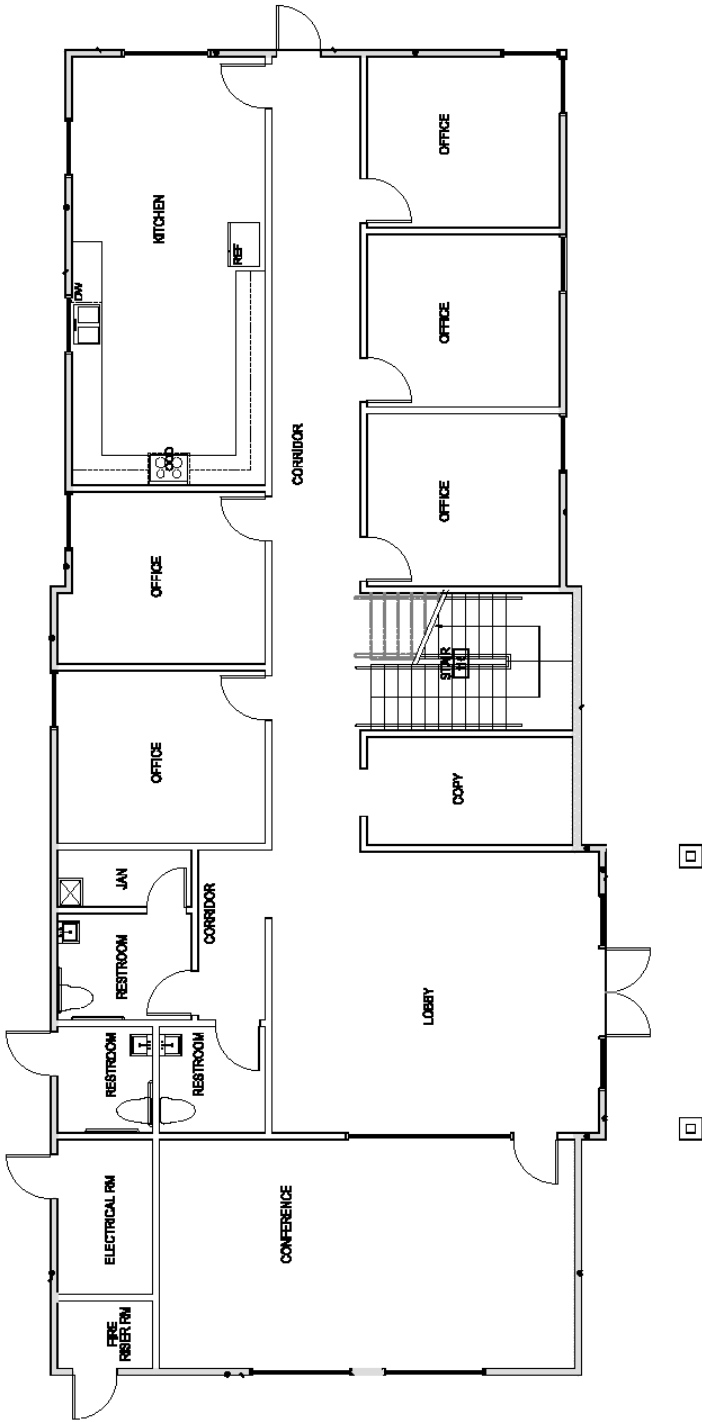
- Brand-new, move-in ready building with all new appliances installed, allowing occupants to begin operations immediately with no build-out delays.
- Approximately 6,200 SF of modern construction, designed for professional, office, or medical use with efficient and flexible layouts.
- Gated parking provides secure, controlled access for employees and clients, enhancing both safety and convenience.
- Beautiful built-in furniture in private offices, offering a high-end, polished feel while reducing setup and furnishing costs.
- Low-maintenance, turnkey opportunity ideal for an owner-user or investor seeking quality construction in a prime central Las Vegas location.



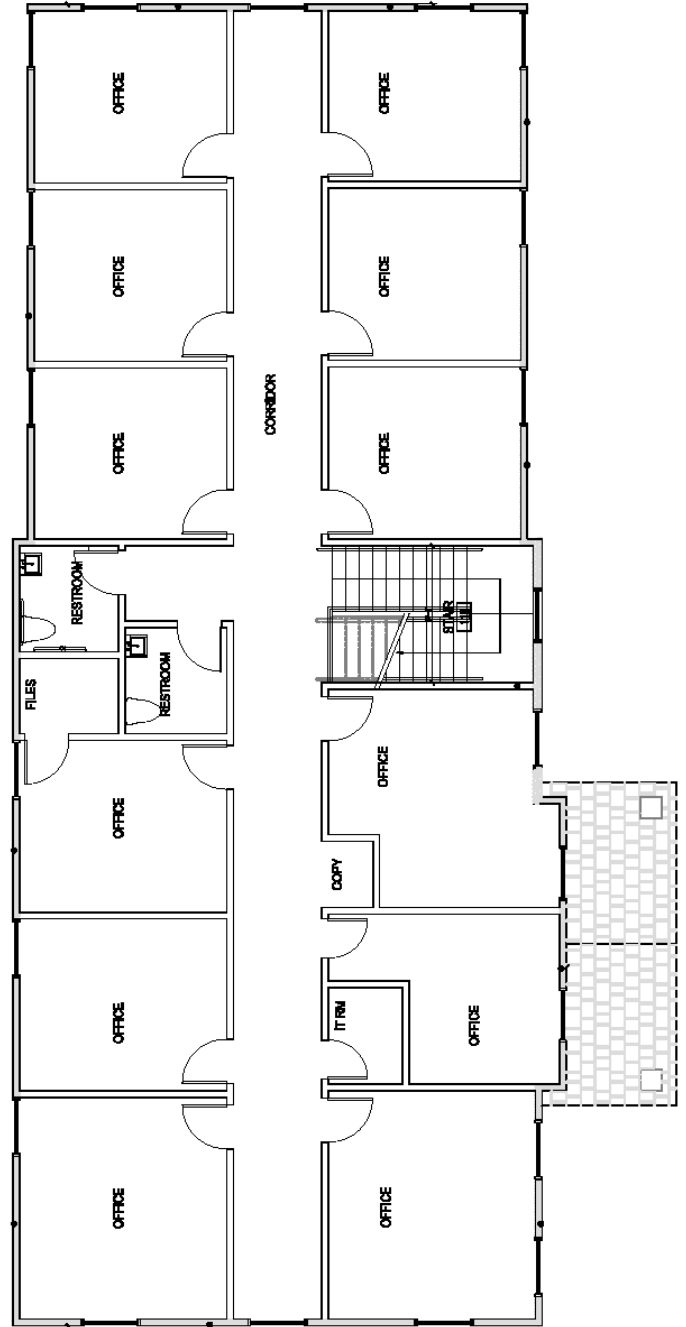
PROPERTY SITE PLAN



PROPERTY FLOOR PLANS



1ST FLOOR



2ND FLOOR



Time becomes a true amenity at this property, where a premier central location—already positioned along a major east–west thoroughfare—offers seamless connectivity to both Interstate 215 and Interstate 15 via the airport arterial, streamlining every commute.

THE NEIGHBORHOOD

2882 E Russell Road is located in the Paradise area of Las Vegas, just minutes from Harry Reid International Airport and near major arterials including Eastern Avenue and Pecos Road. The surrounding corridor consists of a blend of newer commercial buildings, professional offices, and established residential neighborhoods. This central location offers strong visibility, convenient access to the airport, and close proximity to the Las Vegas Strip and UNLV.





MOVE-IN READY

HIGH END FINISHES



TURN-KEY OPPORTUNITY





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