

FOR SALE

CONQUISTADOR PLAZA

9960 W. Cheyenne Avenue, Suite 190
Las Vegas, NV 89129



Pete Janemark, CCIM

Senior Vice President

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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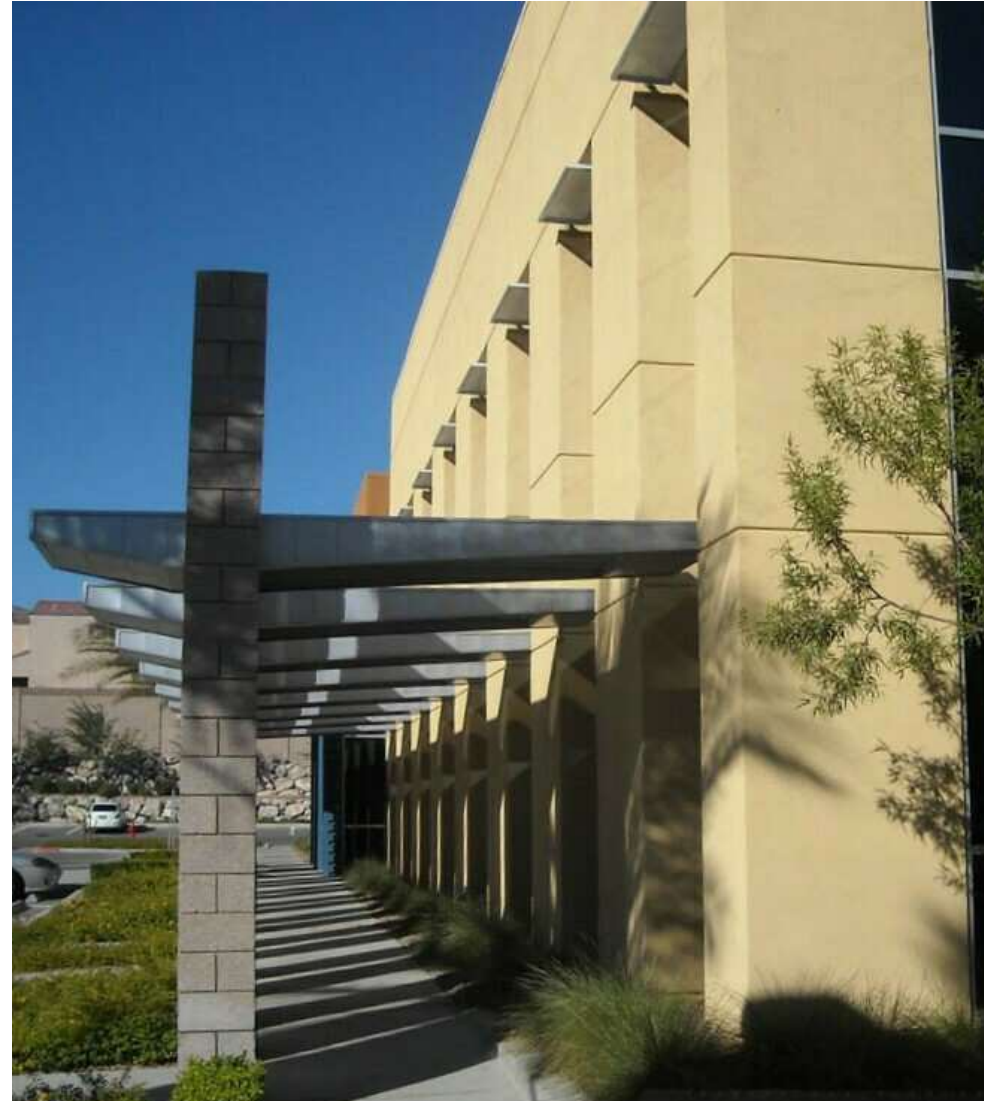
OPPORTUNITY DESCRIPTION

PROPERTY DESCRIPTION

SVN | The Equity Group is pleased to present for sale an office condominium featuring a reception area and waiting room, a large conference room, six large windowed offices, four cubicles, a copy/document room, an IT closet, and a break room. The space has one public entrance, and one private entrance.

LOCATION DESCRIPTION

Conveniently located at the 215/Cheyenne interchange, Conquistador Plaza is a very elegant office complex on the west end of the beautiful and tranquil West Cheyenne corridor. The center is located near shops, services, churches, the western foothills and directly adjacent to the Las Vegas Metro Police Northwest Command Center. Busses stop immediately outside the center, and parking is excellent at 3.5:1000, with covered parking available. The building features a large tiled lobby and several waiting areas, as well as outdoor break areas and shade.



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PROPERTY DETAILS

SALE PRICE	\$1,501,950
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LOCATION INFORMATION

BUILDING NAME	Conquistador Plaza
STREET ADDRESS	9960 West Cheyenne Avenue, Suite 190
CITY, STATE, ZIP	Las Vegas, NV 89129
COUNTY	Clark
MARKET	Las Vegas
SUB-MARKET	Northwest
CROSS-STREETS	Cheyenne & Hualapai

PROPERTY INFORMATION

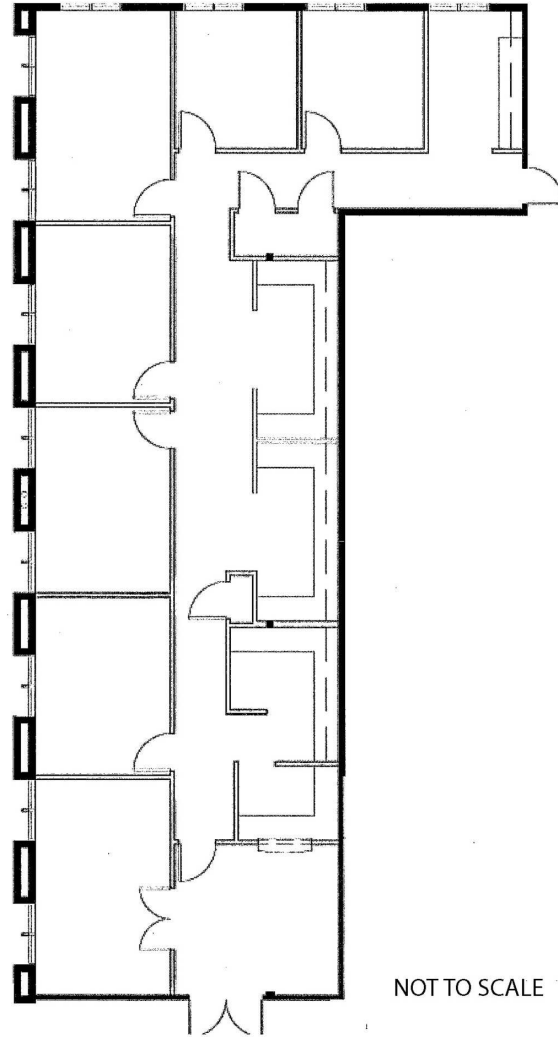
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Creative/Loft
ZONING	LV Zoning: Planned Development District (PD)
APN #	A portion of 138-07-411-002

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BUILDING INFORMATION

SUITE SIZE	2,550 SF
BUILDING CLASS	A
OCCUPANCY %	0.0%
TENANCY	Multiple
CEILING HEIGHT	9 ft
MINIMUM CEILING HEIGHT	9 ft
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	15,000 SF
YEAR BUILT	2002

FLOOR PLAN



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PROPERTY EXTERIOR PHOTOS



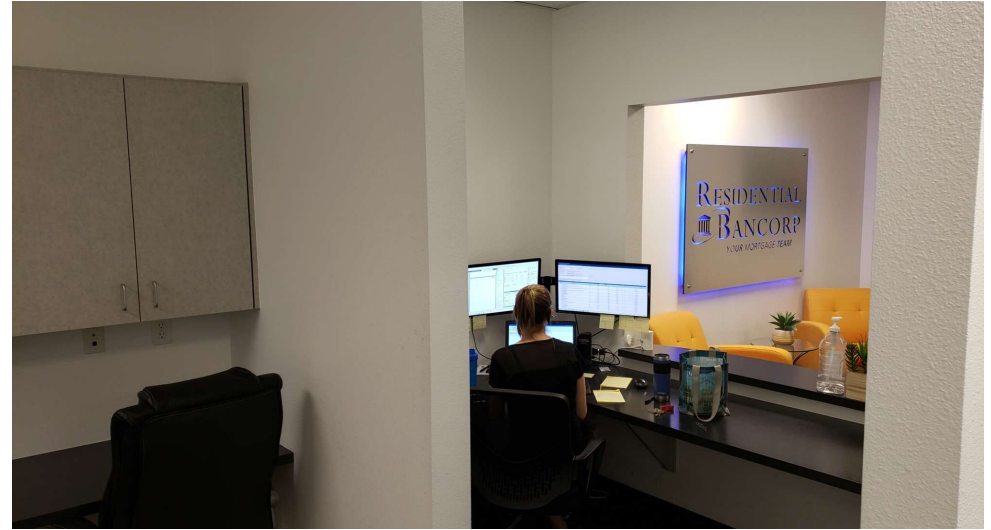
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SUITE INTERIOR PHOTOS



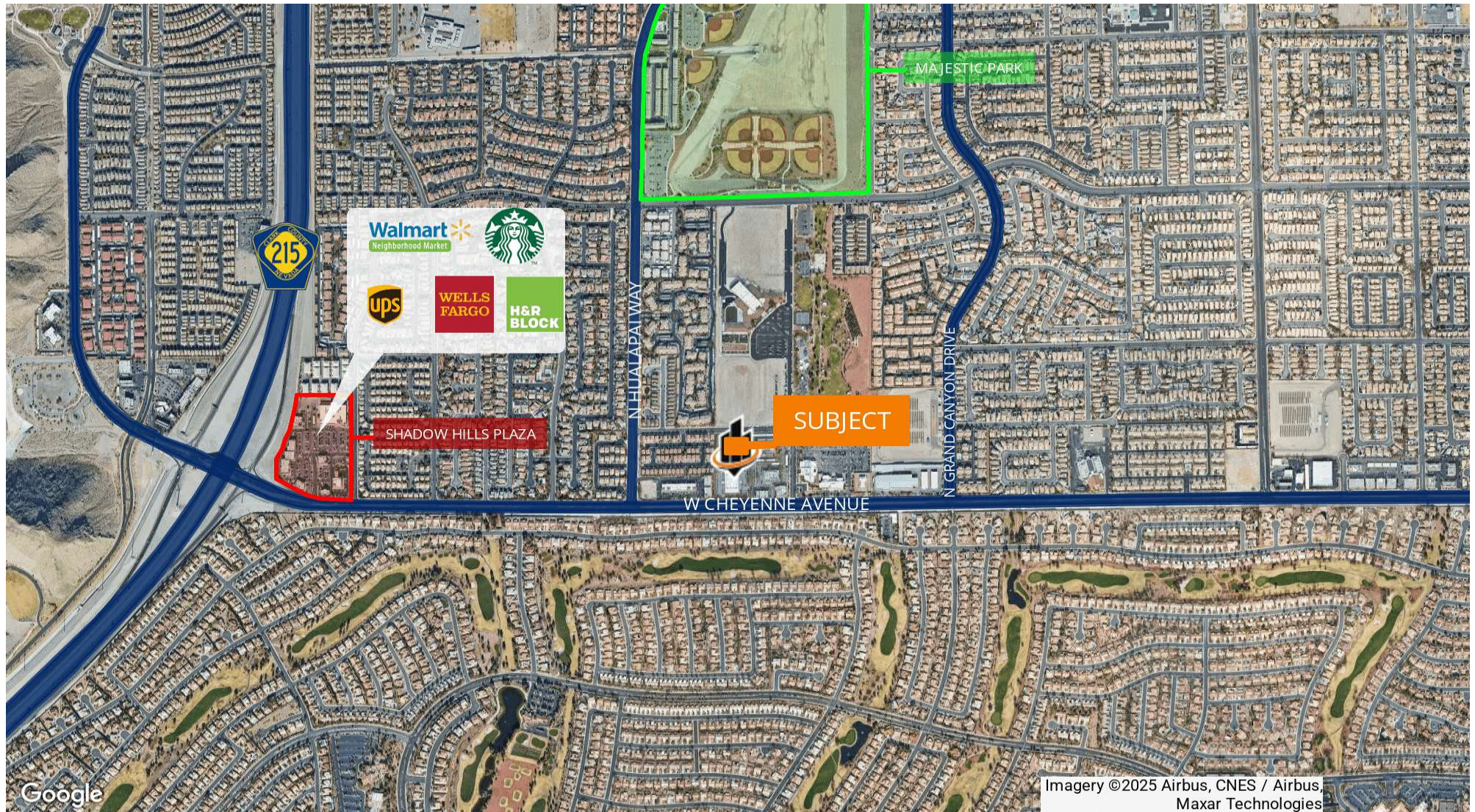
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RETAILER MAP



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ADVISOR BIO



PETE JANEMARK, CCIM

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PROFESSIONAL BACKGROUND

Pete Janemark, CCIM is a Senior Vice President at SVN | The Equity Group. He is a dedicated professional who brings over thirty years of commercial real estate experience to every transaction. With extensive knowledge in investment sales and leasing, he maintains a strong emphasis on looking out for the owner/investor’s best interests and providing sound strategic advice in the commercial real estate sector.

Pete is a long-term Las Vegas resident with vast knowledge of the history, community, and the forces that drive the commercial real estate market in the valley. He has completed over 700 transactions in the Las Vegas Valley totaling over two million square feet and over \$100 million in transaction value during his 15-year real estate sales career.

Pete focuses on providing expert service in the acquisition, lease-up, and disposal of large office and medical-office buildings, as well as sales of investment grade office and industrial projects.

Pete also brings substantial experience in mining, natural resources and environmental management. With a long previous career in the natural resource industry, he has experience with the assessment, evaluation, sales and acquisition of natural resource extraction permits, mines and aggregate resources. Pete has provided

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