MILVADO
REALTY

OFFERING MEMORANDUM
OWNER-USER OFFICE · FOR SALE



ALEXANDER OFFICE PARK · CENTRAL LAS VEGAS

1428 S. Jones Blvd.

LAS VEGAS, NEVADA 89146

$1,250,000	±3,364 SF	Vacant	Solar
ASKING PRICE	FREESTANDING OFFICE	DELIVERED AT CLOSING	OWNED & PAID OFF

~$430M in new State of Nevada investment across Jones Boulevard: the $399M Southern Nevada Forensic Facility (under construction) and $30.66M in new Desert Regional Center buildings (opened September 2026).

ALSO AVAILABLE Next door, 1432 S. Jones Blvd. (±3,500 SF) is also offered at $1,250,000. Both buildings: $2,500,000.

EXCLUSIVELY PRESENTED BY MILVADO REALTY LLC

A move-in-ready office, across Jones from *nearly $430 million* in new State investment



FRONT ELEVATION & SHARED PARKING

Milvado Realty is pleased to present **1428 S. Jones Blvd.**, a freestanding, single-story professional office building in Alexander Office Park, steps from Jones Boulevard. It is offered to an owner-user and will be **delivered vacant at closing**.

The interior is fully built out: a high-ceiling reception, ten private offices including a 22-foot executive suite, open work areas, a kitchen and two restrooms with grab bars. An **owned, paid-off rooftop solar system** and a $900-per-quarter association fee help keep occupancy costs low. The County Assessor classifies the building as a **medical office**, so it suits medical, dental and therapy users as well as professional offices.

Across Jones, the State of Nevada began construction in June 2026 on the **$399 million Southern Nevada Forensic Facility**, and in September 2026 opened **$30.66 million** in new Desert Regional Center buildings.

OFFERING SUMMARY

ASKING PRICE	$1,250,000
PRICE / SF	$372 (on ±3,364 SF)
BUILDING	±3,364 SF marketed 3,240 SF measured
YEAR BUILT	1998
SITE	±0.10 AC (Assessor)
APN	163-01-212-011
DELIVERY	Vacant at closing
ASSOCIATION	$900 / quarter

ALSO AVAILABLE

1432 S. Jones Blvd., the ±3,500 SF office building next door, is also for sale at $1,250,000. Both buildings are offered together for **$2,500,000** (±6,864 SF). See page 6.

01 Investment Highlights
02 Property, Floor Plan & 1432
03 Interiors
04 Across the Street
05 Location, Market & Contact

Eight reasons it *works for an owner-user*



DUSK AERIAL · ALEXANDER OFFICE PARK ON JONES BLVD.

01 Delivered vacant

Occupy at closing. No tenant to relocate and no lease term to wait out.

02 Built out and ready

Ten private offices, an executive suite, open work areas, three workstation rooms, a kitchen, two restrooms and storage.

03 Solar owned outright

The rooftop solar system is owned and paid off, so there is no solar lease or loan to assume.

04 Suited to medical users

The Assessor classifies 1428 as a medical office. Its private offices and two grab-bar restrooms suit medical, dental and therapy practices.

05 ~$430M of State investment

A $399M State hospital is under construction across Jones, next to $30.66M in new State buildings that opened in September 2026.

06 A new healthcare neighbor

Once open, a 24/7 State psychiatric hospital will bring clinical, legal, administrative and contractor activity to the corridor.

07 Low carrying costs

$900 per quarter covers water, trash/recycling, parking-lot taxes, exterior pest control and landscape trimming.

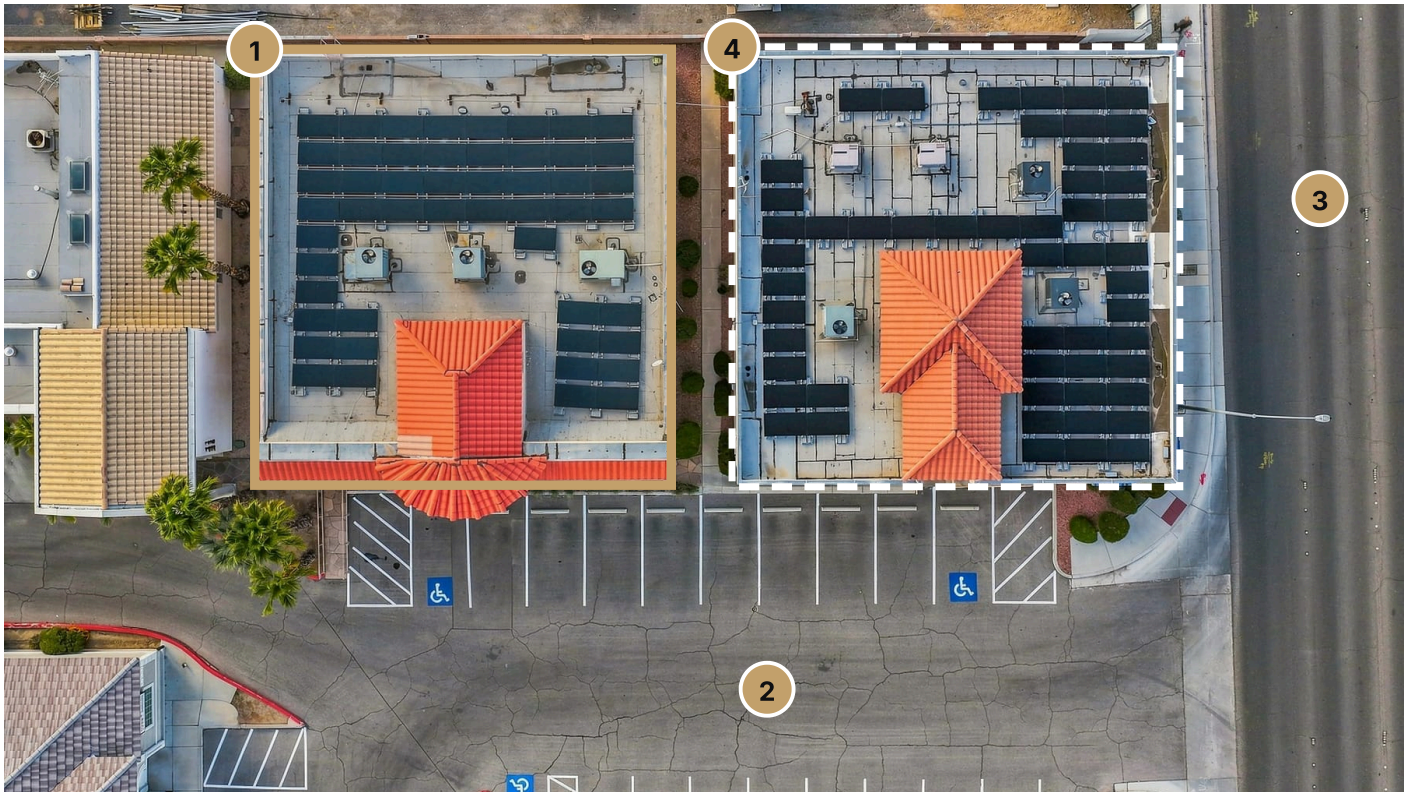
08 Financing-friendly

Owner-occupied buildings commonly qualify for SBA 504 loans with as little as 10% down, subject to lender approval.

ROOM TO GROW

The ±3,500 SF building next door, **1432 S. Jones Blvd.**, is also available. Buy 1428 alone, or both buildings for **$2,500,000** to house a larger team or to occupy one and lease the other. See page 6.

A freestanding building with *no shared walls*



1 1428 S. Jones Blvd. with owned rooftop solar
2 Shared Alexander Office Park parking
3 S. Jones Blvd.
4 1432 S. Jones Blvd. (also available)

PROPERTY DETAILS

ADDRESS	1428 S. Jones Blvd., Las Vegas, NV 89146
APN	163-01-212-011
BUILDING	±3,364 SF marketed · 3,240 SF (CubiCasa)
SITE	±0.10 AC (Assessor)
YEAR BUILT	1998
JURISDICTION	City of Las Vegas
CURRENT USE	Office, owner-occupied (Assessor style: medical office)
PARKING	Shared surface parking; count TBD
SIGNAGE	Monument sign panel included
ASSOCIATION	$900 / quarter ($3,600 / year)

BUILDING FEATURES

- Freestanding single-story building in Alexander Office Park, steps from Jones Blvd.
- Carved double entry doors with decorative glass sidelights, an accessible ramp and a rear exit
- High-ceiling reception with an arched transom window and recessed lighting
- Wood-look plank flooring in offices; tile in reception, kitchen and restrooms
- Arched windows in several perimeter offices
- Multiple rooftop HVAC units and an owned, paid-off solar array
- Stucco exterior with columns, medallion accents and clay-tile roof
- Association covers water, trash/recycling, parking-lot taxes, exterior pest control and landscape trimming

A plan that *works on day one*

Private offices line both sides of the building, with open work areas at the center and reception at the front. Front and rear entries, two restrooms, a kitchen and a storage room are already in place.



ARRIVAL	
Entry	11'4" × 7'11"
Reception	20'5" × 5'1"
Front hall	34'10" × 7'3"

PRIVATE OFFICES (10)	
Executive suite	22'8" × 14'2"
Office	10'9" × 16'9"
Office	11'1" × 13'1"
Office	11'7" × 12'7"
Office	10'9" × 10'6"
Office	10'9" × 10'2"
Office	10'9" × 10'1"
Office	11'1" × 9'9"
Office	11'1" × 9'6"
Office	11'1" × 9'1"

WORK AREAS	
Open work area	34'10" × 12'3"
Open work area	18'2" × 13'4"
Open work area	16'4" × 13'4"
Workstation rooms (3)	±8'0" × 5'7"

SUPPORT	
Kitchen	8'6" × 8'2"
Restrooms (2)	8'3" / 8'1" × 8'2"
Storage*	14'10" × 8'2"

3,240
SF MEASURED

10
PRIVATE OFFICES

2
RESTROOMS

2
ENTRIES · FRONT & REAR

Floor plan and room dimensions by CubiCasa; measurements deemed reliable but not guaranteed. CubiCasa measures 3,240 SF and *excludes a 133 SF storage room; the marketed size of ±3,364 SF is per owner. Room uses are as currently configured and are not a representation of permitted use. Buyer to verify all measurements.

ALSO AVAILABLE

Need more room? *1432 S. Jones* is next door

The adjacent ±3,500 SF office building at 1432 S. Jones Blvd. is also for sale at $1,250,000, and both buildings are offered together for $2,500,000. The two sit side by side at the Jones Boulevard end of Alexander Office Park.



Overhead view; outlines approximate. Both buildings have owned, paid-off rooftop solar.

$2,500,000	±6,864	$364	±0.20 AC
TWO-BUILDING PACKAGE	COMBINED SF	PACKAGE PRICE / SF	COMBINED SITE

	1428 S. JONES	1432 S. JONES
APN	163-01-212-011	163-01-212-009
YEAR BUILT	1998	1996
SITE	±0.10 AC	±0.10 AC
BUILDING	±3,364 SF	±3,500 SF
ASSESSOR USE	Office (assessor style: medical office)	Professional office
ROOFTOP SOLAR	Owned, paid off	Owned, paid off
JURISDICTION	City of Las Vegas	City of Las Vegas
ASKING PRICE	$1,250,000	$1,250,000
PRICE / SF	$372	$357

Building sizes per owner; CubiCasa measures 3,240 SF for 1428 and 3,452 SF for 1432. Other information is from Clark County Assessor records and photos. Buyer to verify all information.

Buy 1428

A move-in-ready ±3,364 SF office, delivered vacant at closing.

Buy both · $2.5M

±6,864 SF in two adjacent freestanding buildings on Jones, for a larger organization or related businesses that want to stay close.

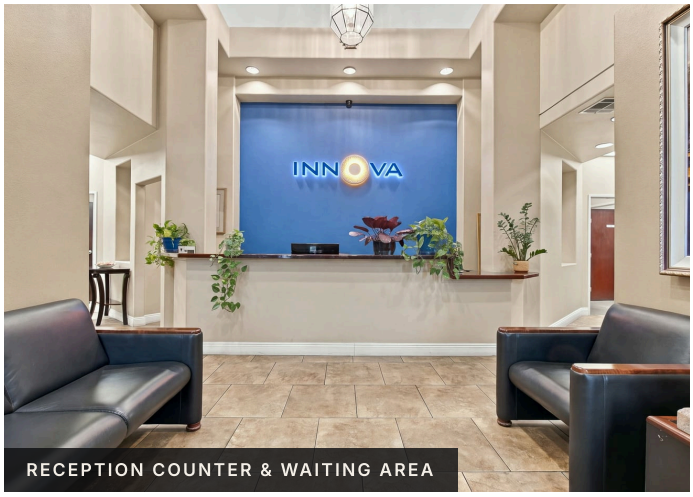
Occupy one, lease one

Use one building and lease the other to help offset the cost of ownership.

An entrance that *sets the tone*



RECEPTION LOBBY

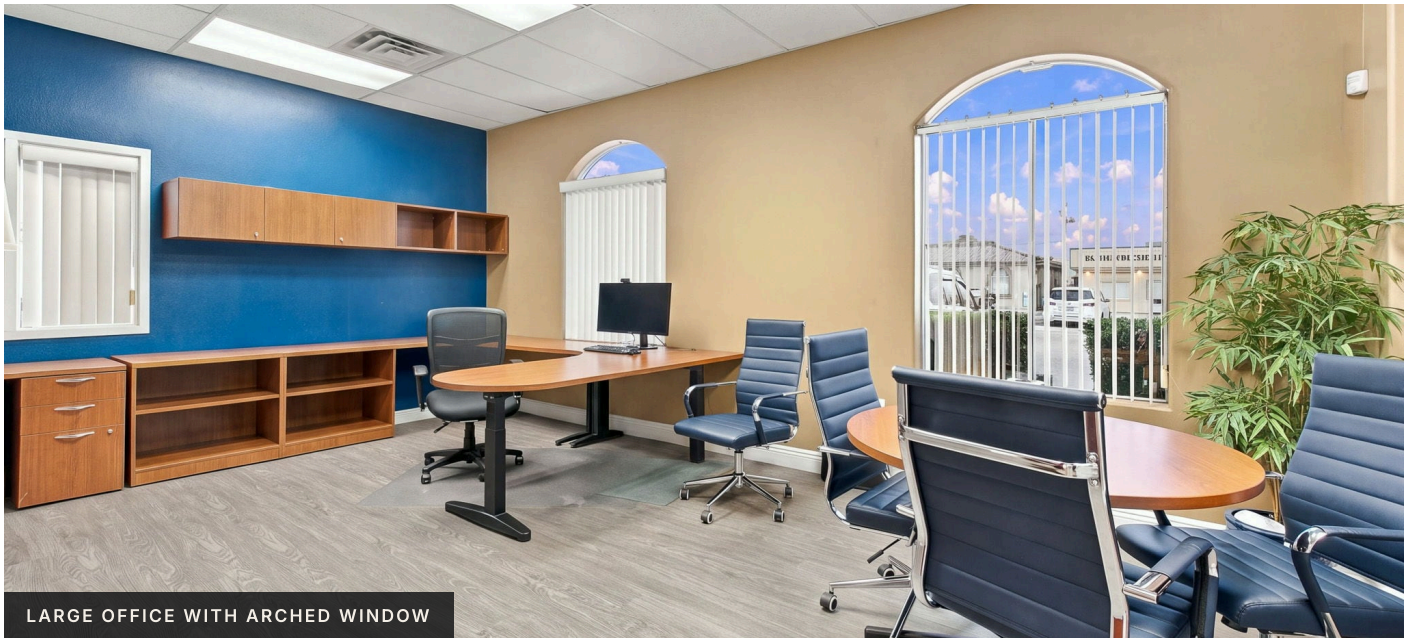


RECEPTION COUNTER & WAITING AREA


ENTRY WITH DECORATIVE GLASS SIDELIGHTS

Carved double doors with decorative glass sidelights open into a high-ceiling reception with an arched transom window, recessed lighting and a built-in reception counter. The front hall leads to the executive suite and to private offices on either side.

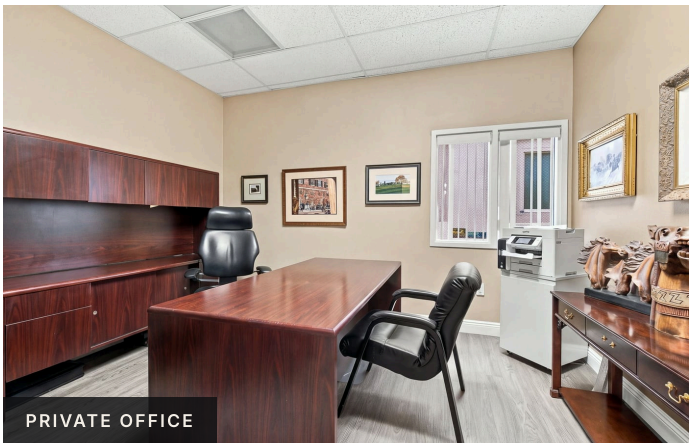
Room for *every way your team works*



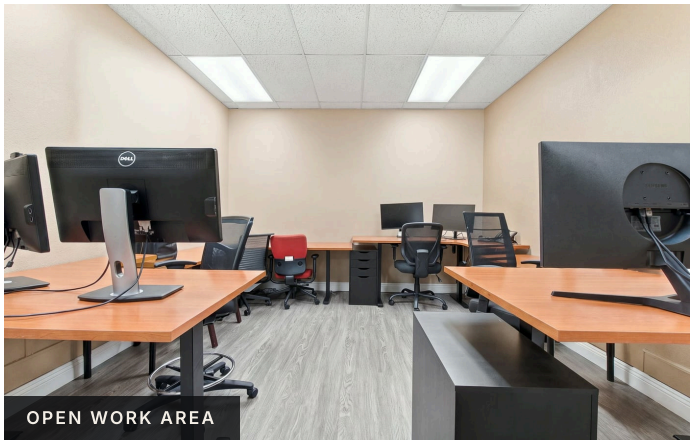
LARGE OFFICE WITH ARCHED WINDOW



EXECUTIVE SUITE



PRIVATE OFFICE

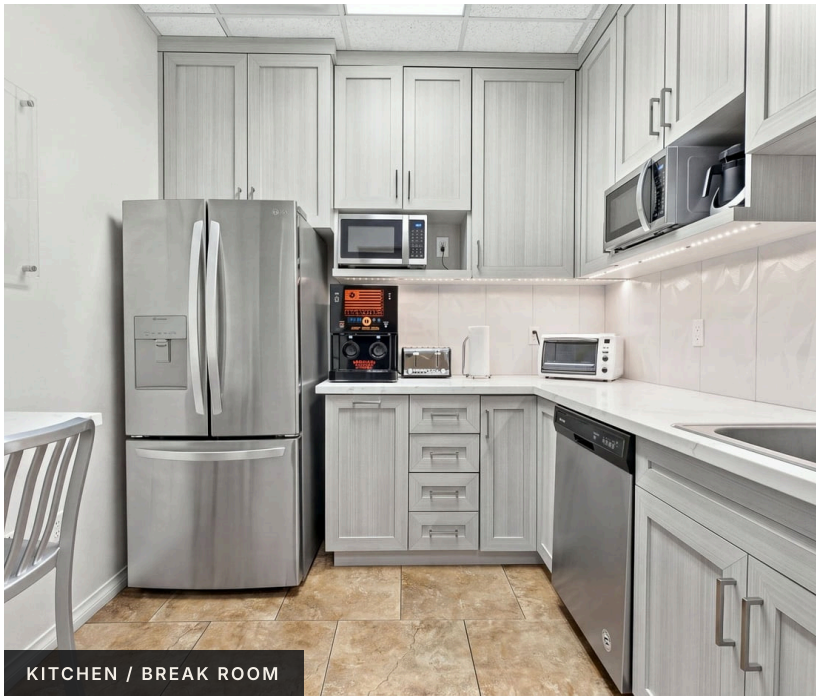


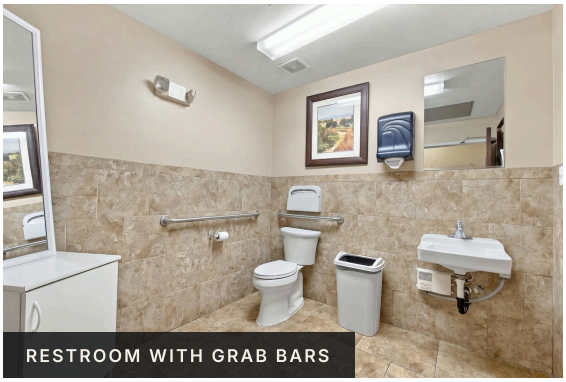
OPEN WORK AREA



RECEPTION WORKSTATIONS

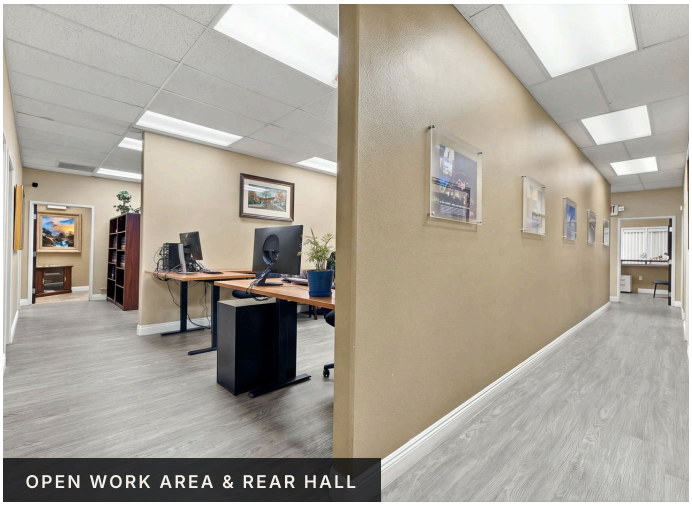
The support space *is already built*


KITCHEN / BREAK ROOM


RESTROOM WITH GRAB BARS


STORAGE / SUPPLY ROOM


WORKSTATION ROOMS & PRINT AREA


OPEN WORK AREA & REAR HALL

KITCHEN

Gray shaker cabinetry, stone-look counters, stainless refrigerator, microwave and dishwasher.

RESTROOMS

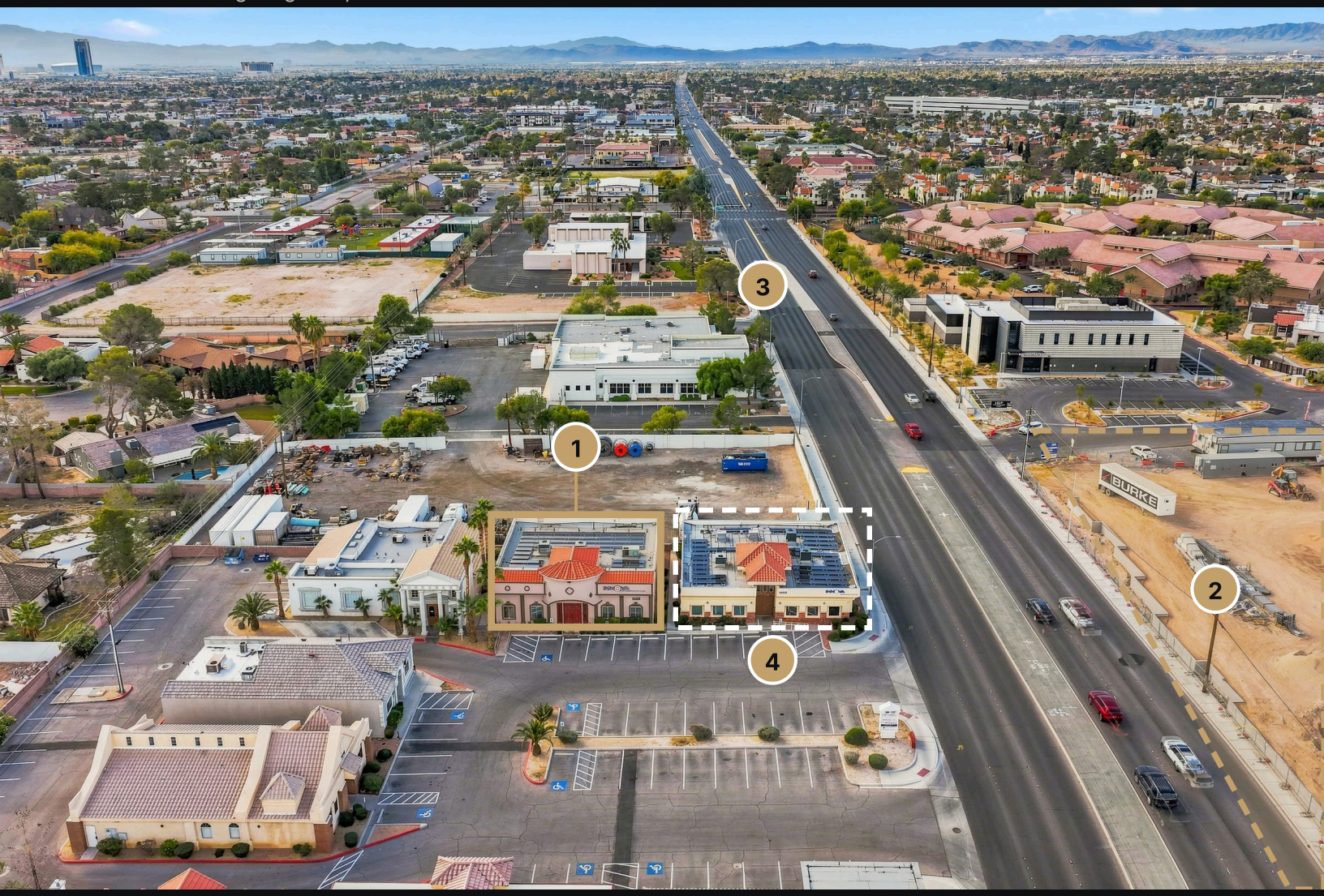
Two single-user restrooms with grab bars and tile wainscot.

STORAGE & WORK

A storage room with wall shelving, plus three workstation rooms and open work areas.

$399 million is being built *directly across Jones Boulevard*

The State of Nevada started construction on the Southern Nevada Forensic Facility on June 3, 2026, on the State campus directly opposite Alexander Office Park. Burke Construction Group is on site, and the State is targeting completion in 2029.



1 1428 S. Jones Blvd. 2 Southern Nevada Forensic Facility site (Burke Construction Group on site) 3 S. Jones Blvd.
4 1432 S. Jones Blvd. (also available)

$399M	327,000	4	298	2029
PROJECT COST	SQUARE FEET	STORIES	BEDS INITIALLY	TARGET COMPLETION

Sources: Office of the Governor (June 2026, via Construction Equipment Guide); FOX5 Las Vegas, June 5, 2026. Aerial photo taken November 2026; outlines approximate.

A *long-term State commitment* across Jones

WHAT IS BEING BUILT

A four-story, ±327,000-square-foot State psychiatric hospital for court-ordered competency restoration and long-term forensic care. State officials describe it as Nevada's first **purpose-built** forensic psychiatric facility. Plans include assessment, clinical, therapy, office and visitation space, plus a kitchen that will serve multiple agencies on the campus.

WHY THE STATE IS BUILDING IT

The State's budget request reported about **130 people waiting** statewide for forensic placement, with average waits of two to three months, and said the existing hospitals were at or beyond capacity. The new facility is planned to serve **Clark, Nye, Esmeralda and Lincoln counties**.

BUILT FOR THE LONG RUN

The design allows a future fourth tower with **90 to 120 more beds**. The State's own life-cycle estimate puts construction plus 30 years of operations and maintenance at about **$900 million**.

SECURE BY DESIGN

The State describes a purpose-built secure design with specially trained peace officers on site **24/7/365**.

PROJECT TEAM

OWNER	State of Nevada, DHHS, Division of Public & Behavioral Health
MANAGER	Nevada State Public Works Division
CONTRACTOR	Burke Construction Group, Las Vegas
ARCHITECTS	HOK, KGA Architecture, IN2IT Architecture

FROM THE STATE BUDGET

BUILDING	327,000 GSF
SITE WORK	8.5 acres of site improvements
UTILITIES	≈ $8.5M for utility, off-site and connection costs
FUNDING	100% State funded

TIMELINE

Mar 2025 — Project presented to the Legislature

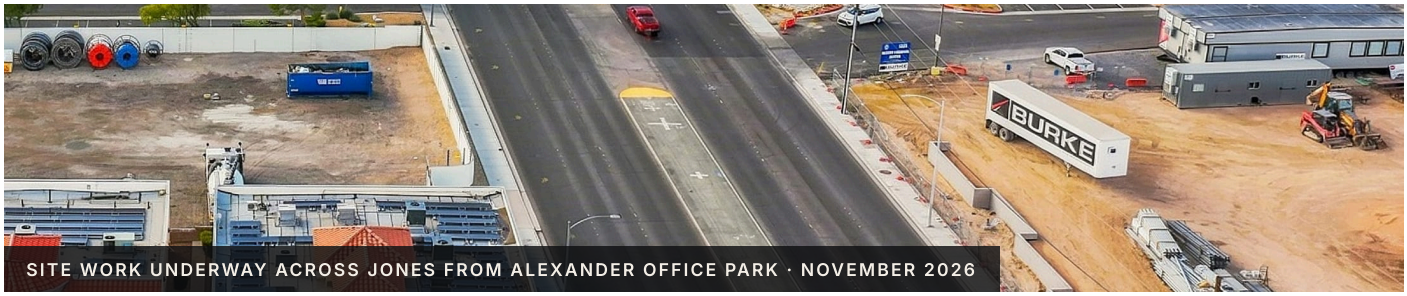
Sep 2025 — Replacement Desert Regional Center buildings begin

Jun 2026 — Forensic facility construction begins

Sep 2026 — New Desert Regional Center buildings open, under budget

2029 — Forensic facility target completion

Future — Planned capacity for a 4th tower, +90–120 beds



SITE WORK UNDERWAY ACROSS JONES FROM ALEXANDER OFFICE PARK · NOVEMBER 2026

Sources: Nevada State Public Works Division, 2025–27 Capital Improvement Program, project 25-C01 (cost estimate dated Jan. 8, 2025); Office of the Governor, June 2026; FOX5 Las Vegas, June 5 & 8, 2026; NVBEX, March 24, 2025. The $399M figure is the cost reported at groundbreaking; the 2025 CIP lists $381.8M for construction. The life-cycle figure is a State planning estimate, not a commitment of funds.

Already delivered: *$30.66 million* in new State buildings

In September 2026, the Governor opened three new Desert Regional Center buildings on the same State campus. The project came in under budget after a 12-month build. They replaced buildings dating from 1972 to 1976 and freed up the land for the forensic hospital.

20,031	4,895	8,287	Sep 2026
SF ADMINISTRATION	SF THERAPY & NURSING	SF CARE FACILITY	OPENED, UNDER BUDGET

WHAT IT MEANS FOR 1428 S. JONES

Why a rebuilt State campus matters to an owner-user

01

A permanent institutional neighbor

A State-owned, State-funded campus with a 30-year planning horizon, where buildings from the 1970s are being replaced with new construction.

02

New daily activity on Jones

The new administration, therapy and care buildings are already open. Once the hospital opens, round-the-clock operations will add staff, visitors and service providers on Jones every day.

03

Users who want to be close

A natural fit for medical, dental and therapy practices, behavioral-health providers, forensic and clinical psychologists, attorneys, healthcare staffing firms and government contractors.

04

Construction-phase demand

A multi-year build from 2026 to 2029, with a Las Vegas general contractor and a national design team, creates demand for nearby project, subcontractor and consultant offices.

Due diligence note: The Southern Nevada Forensic Facility is a secure State psychiatric hospital for court-ordered patients. Other projects are planned on the adjacent State campus, including Campus for Hope. Buyers should review all nearby public projects as part of their own due diligence.

Sources: FOX5 Las Vegas, Sept. 24, 2026; Nevada State Public Works Division, 2025–27 CIP, project 25-C02. The "what it means" points are Milvado Realty's opinion of potential demand, not a guarantee of future occupancy, value or use.

Central Las Vegas, *between Summerlin and the Strip*



1 1428 S. Jones Blvd. 2 Alexander Office Park 3 Las Vegas Strip skyline 4 S. Jones Blvd. (State campus behind camera)
5 1432 S. Jones Blvd. (also available)

CORRIDOR ACCESS

Jones Boulevard is a primary north-south arterial through the west-central Las Vegas Valley, with nearby connections to Charleston Boulevard, Sahara Avenue, Rainbow and Decatur boulevards, US-95 and I-15. The location sits between Summerlin to the west and Downtown and the Strip to the east.

NEARBY

- State of Nevada campus across Jones (Desert Regional Center and Southern Nevada Adult Mental Health Services)
- College of Southern Nevada, West Charleston Campus, just west of the State campus
- Charleston Blvd. and Sahara Ave. retail and service corridors
- Established residential neighborhoods directly east of the office park

±31,000

VEHICLES / DAY · S. JONES BLVD.

±54,000

VEHICLES / DAY · CHARLESTON + JONES

Traffic counts are third-party estimates and should be independently verified.

A dense, established *trade area*

2025 estimates centered on Alexander Office Park (1412 S. Jones Blvd.)

1 MILE
21,225
POPULATION

3 MILES
200,256
POPULATION

5 MILES
492,238
POPULATION

METRIC	1 MILE	3 MILES	5 MILES
2025 Total Population	21,225	200,256	492,238
2030 Projected Population	22,197	210,945	518,238
2025–2030 Population Growth	4.58%	5.34%	5.28%
2025 Total Households	7,474	75,679	197,284
2025 Median Household Income	$65,800	$59,214	$62,248
Average Age	39	40	41
Median Home Value	$360,650	$366,805	$398,773

492K+
PEOPLE WITHIN 5 MILES

197K+
HOUSEHOLDS WITHIN 5 MILES

+5.3%
PROJECTED 5-MILE GROWTH BY 2030


LOOKING EAST TOWARD THE STRIP SKYLINE

Source: LoopNet/CoStar property data for 1412 S. Jones Blvd. (adjacent Alexander Office Park property), 2025 estimates.

Stop paying rent. *Start building equity.*

For a business that needs ±3,364 square feet, owning 1428 S. Jones replaces a rising rent check with a loan payment that builds equity, plus control over the space.

LEASING COMPARABLE SPACE

≈ $90,000

PER YEAR IN RENT ALONE

3,240 SF × $2.32/SF/month, the Q3 2026 average full-service asking rent for Las Vegas Class B office. Rent typically rises each year, and none of it builds equity for the tenant.

OWNING 1428 S. JONES

≈ $125,000

DOWN WITH A TYPICAL SBA 504 STRUCTURE

10% down on the $1,250,000 asking price. Loan payments build equity, the rooftop solar is already paid for, and association dues are $300 a month.

PREDICTABLE COST

Long-term financing in place of annual rent increases.

CONTROL

Your layout and your schedule, with no landlord to answer to (association rules apply).

EQUITY

Each payment builds ownership in a Las Vegas asset.

LOWER UTILITIES

Owned, paid-off solar offsets electric costs.

ILLUSTRATIVE SBA 504 STRUCTURE



Typical 504 split shown: 10% buyer equity, 40% CDC/SBA debenture with a long-term fixed rate, 50% conventional bank loan. Illustration only; not a loan offer. Terms, rates and eligibility depend on the lender and the buyer.

LAS VEGAS OFFICE MARKET · Q3 2026

12.1%	$2.32	0 SF	19,800
OVERALL VACANCY	CLASS B RENT / SF / MO (FS)	NEW OFFICE DELIVERED IN 2026	SF UNDER CONSTRUCTION, METRO-WIDE

With almost no new office space being built in the valley, existing well-located buildings are the main option for businesses that want to own.

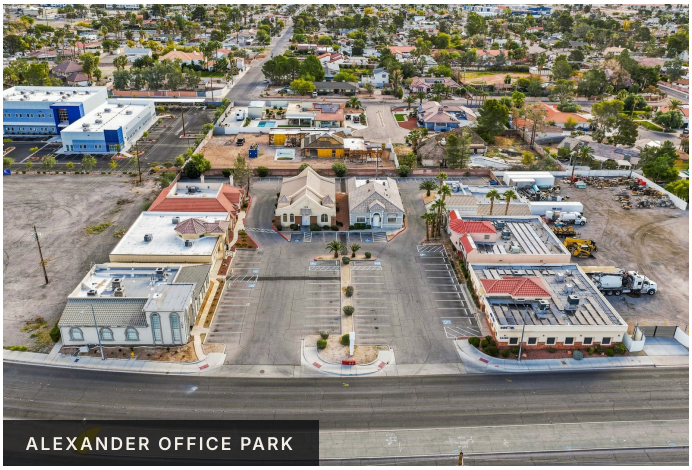
Market data: Cushman & Wakefield, MarketBeat Las Vegas Office Q3 2026. Rent comparison uses the CubiCasa-measured 3,240 SF. Ownership costs not shown include property taxes, insurance, maintenance and utilities. Consult your lender and tax advisor.



TWILIGHT · 1428 S. JONES BLVD.



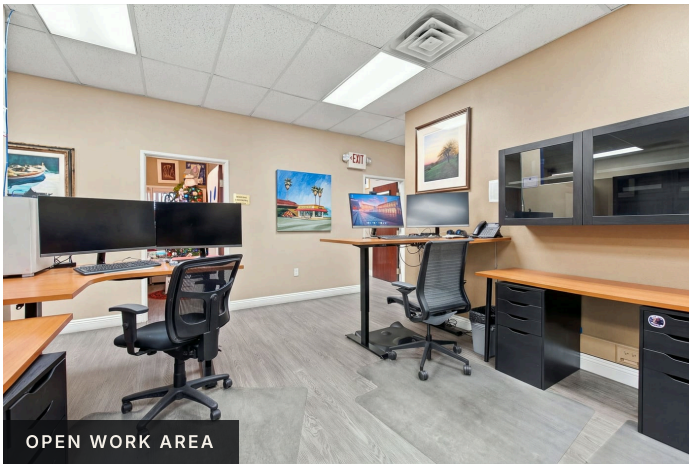
FRONT ENTRY AT DUSK



ALEXANDER OFFICE PARK



PRIVATE OFFICE WITH ARCHED WINDOW



OPEN WORK AREA



MILVADO
REALTY

FOR TOURS AND INFORMATION

Moshe Botnick

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Also available: 1432 S. Jones Blvd. next door ($1,250,000) · Both buildings: $2,500,000

All tours by appointment through Milvado Realty. Please do not contact the current occupant.

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