MILVADO
REALTY

OFFERING MEMORANDUM
OWNER-USER OFFICE · FOR SALE




ALEXANDER OFFICE PARK · CENTRAL LAS VEGAS

# 1432 S. Jones Blvd.

LAS VEGAS, NEVADA 89146

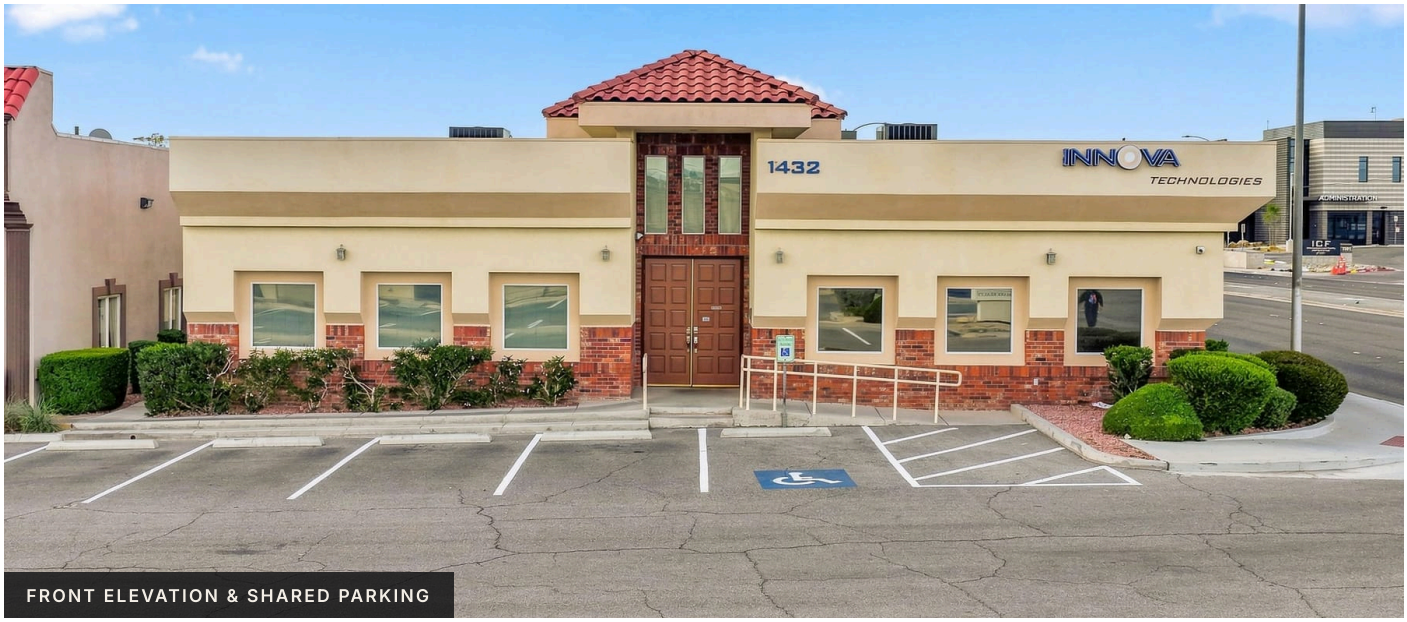
| $1,250,000 | ±3,500 SF | Vacant | Solar |
|---|---|---|---|
| ASKING PRICE | FREESTANDING OFFICE | DELIVERED AT CLOSING | OWNED & PAID OFF |

**~$430M** in new State of Nevada investment directly 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, 1428 S. Jones Blvd. (±3,364 SF) is also offered at $1,250,000. Both buildings: $2,500,000.

EXCLUSIVELY PRESENTED BY MILVADO REALTY LLC

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



FRONT ELEVATION & SHARED PARKING

Milvado Realty is pleased to present **1432 S. Jones Blvd.**, a freestanding, single-story professional office building on the Jones Boulevard frontage of Alexander Office Park. It is offered to an owner-user and will be **delivered vacant at closing**.

The interior is fully built out and ready to work: a high-ceiling reception, nine enclosed offices, a 24-foot conference room, a large open work area, a full kitchen and two multi-stall restrooms. An **owned, paid-off rooftop solar system** and a $900-per-quarter association fee help keep occupancy costs low.

Directly 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. The result is a permanent, newly rebuilt institutional neighbor and a new base of professional activity on the corridor.

## OFFERING SUMMARY

| | |
|---|---|
| ASKING PRICE | $1,250,000 |
| PRICE / SF | $357 (on ±3,500 SF) |
| BUILDING | ±3,500 SF marketed<br>3,452 SF measured |
| YEAR BUILT | 1996 |
| SITE | ±0.10 AC (Assessor) |
| APN | 163-01-212-009 |
| DELIVERY | Vacant at closing |
| ASSOCIATION | $900 / quarter |

**ALSO AVAILABLE**

**1428 S. Jones Blvd.**, the ±3,364 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 & 1428
03 Interiors
04 Across the Street
05 Location, Market & Contact

# Eight reasons it *works for an owner-user*



DUSK AERIAL · JONES BLVD. FRONTAGE

## 01 Delivered vacant

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

## 02 Built out and ready

High-ceiling reception, nine private offices, conference room, open work area, full kitchen and two multi-stall restrooms.

## 03 Solar owned outright

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

## 04 Jones Blvd. frontage

End building facing a ±31,000 vehicle-per-day corridor, with building signage exposure and an included monument sign panel.

## 05 ~$430M of State investment

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

## 06 A new professional neighbor

Once open, a 24/7 State hospital serving the courts 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.

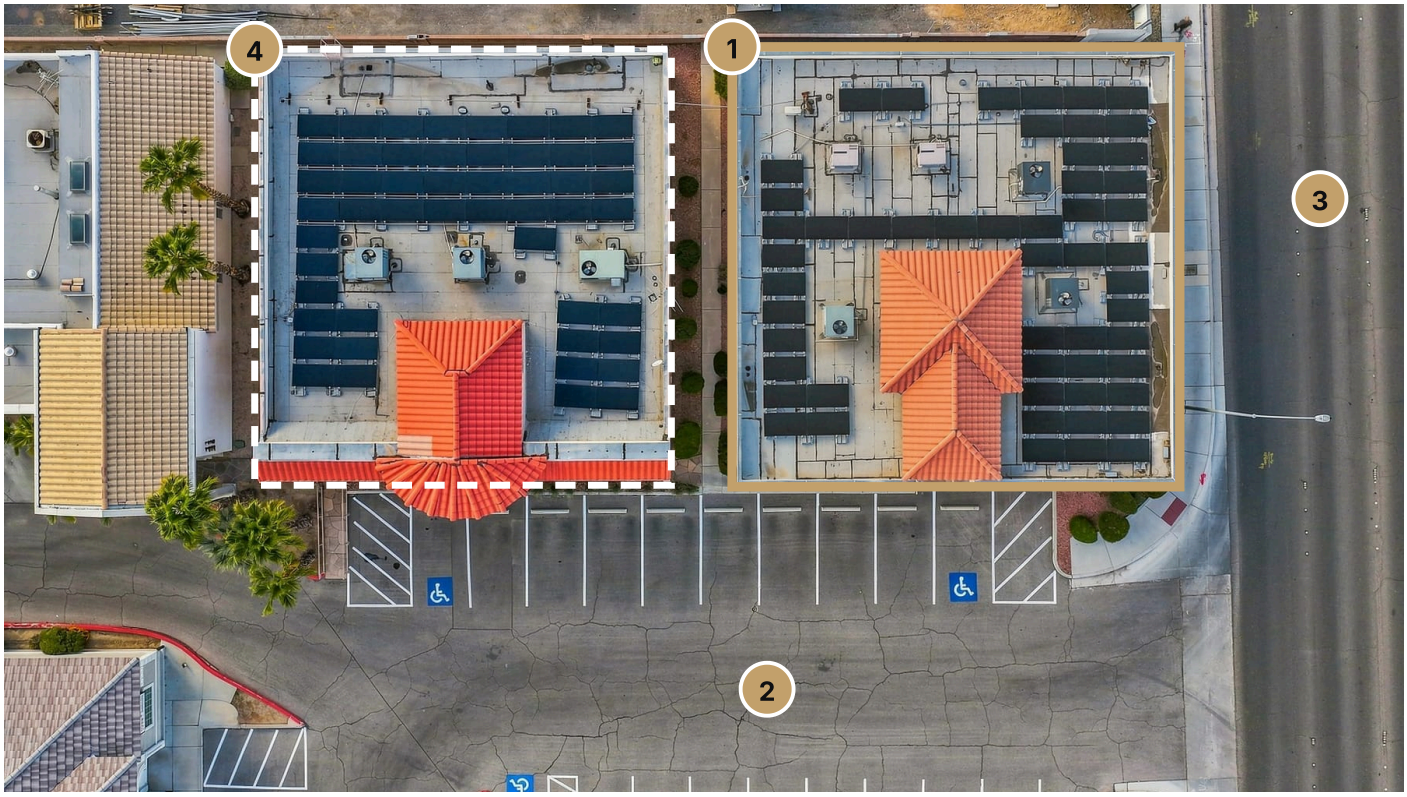
## 08 Financing-friendly

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

**ROOM TO GROW**

The ±3,364 SF building next door, **1428 S. Jones Blvd.**, is also available. Buy 1432 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 1432 S. Jones Blvd. with owned rooftop solar
2 Shared Alexander Office Park parking
3 S. Jones Blvd.
4 1428 S. Jones Blvd. (also available)

## PROPERTY DETAILS

| | |
|---|---|
| ADDRESS | 1432 S. Jones Blvd., Las Vegas, NV 89146 |
| APN | 163-01-212-009 |
| BUILDING | ±3,500 SF marketed · 3,452 SF (CubiCasa) |
| SITE | ±0.10 AC (Assessor) |
| YEAR BUILT | 1996 |
| JURISDICTION | City of Las Vegas |
| CURRENT USE | Professional office, owner-occupied |
| PARKING | Shared surface parking; count TBD |
| SIGNAGE | Monument sign panel included |
| ASSOCIATION | $900 / quarter ($3,600 / year) |

## BUILDING FEATURES

- Freestanding single-story building at the Jones Blvd. end of Alexander Office Park
- Double wood entry doors with an accessible ramp, plus a separate rear entry
- High-ceiling reception with clerestory windows
- Wood-look plank flooring in work areas; tile in reception, kitchen and restrooms
- Windows in every perimeter office
- Multiple rooftop HVAC units and an owned, paid-off solar array
- Stucco exterior with brick wainscot and clay-tile roof accents
- Association covers water, trash/recycling, parking-lot taxes, exterior pest control and landscape trimming

# A plan that *works on day one*

Offices wrap the perimeter for natural light, with an open work area and support rooms at the core. Front and rear entries, two restroom suites and a full kitchen are already in place.




| ARRIVAL & MEETING | |
|---|---|
| Front foyer | 14'3" × 11'9" |
| Conference / large office | 24'8" × 12'2" |
| Open work area | 35'10" × 36'9"* |

| PRIVATE OFFICES (9) | |
|---|---|
| Office | 15'3" × 12'0" |
| Office | 14'3" × 9'9" |
| Office | 14'3" × 9'8" |
| Office | 9'3" × 13'8" |
| Office | 12'8" × 8'9" |
| Office | 11'0" × 11'4" |
| Office | 11'0" × 11'2" |
| Office | 9'3" × 12'0" |
| Office | 11'0" × 8'4" |

| SUPPORT | |
|---|---|
| Kitchen / break room | 12'8" × 13'5" |
| Restroom suites (2) | 8'0" / 8'4" × 8'5" |
| Rear entry | 4'6" × 8'9" |

**3,452**
SF MEASURED

**9**
PRIVATE OFFICES

**2**
RESTROOM SUITES

**2**
ENTRIES · FRONT & REAR

Floor plan and room dimensions by CubiCasa; measurements deemed reliable but not guaranteed. *Overall dimension of the central open area, which includes partitioned workstations. Room uses are as currently configured and are not a representation of permitted use. Buyer to verify all measurements.

ALSO AVAILABLE

# Need more room? *1428 S. Jones* is next door

The adjacent ±3,364 SF office building at 1428 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 |

| | 1432 S. JONES | 1428 S. JONES |
|---|---|---|
| APN | 163-01-212-009 | 163-01-212-011 |
| YEAR BUILT | 1996 | 1998 |
| SITE | ±0.10 AC | ±0.10 AC |
| BUILDING | ±3,500 SF | ±3,364 SF |
| ASSESSOR USE | Professional office | Office (assessor style: medical 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 | $357 | $372 |

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

### Buy 1432

A move-in-ready ±3,500 SF office, delivered vacant at closing.

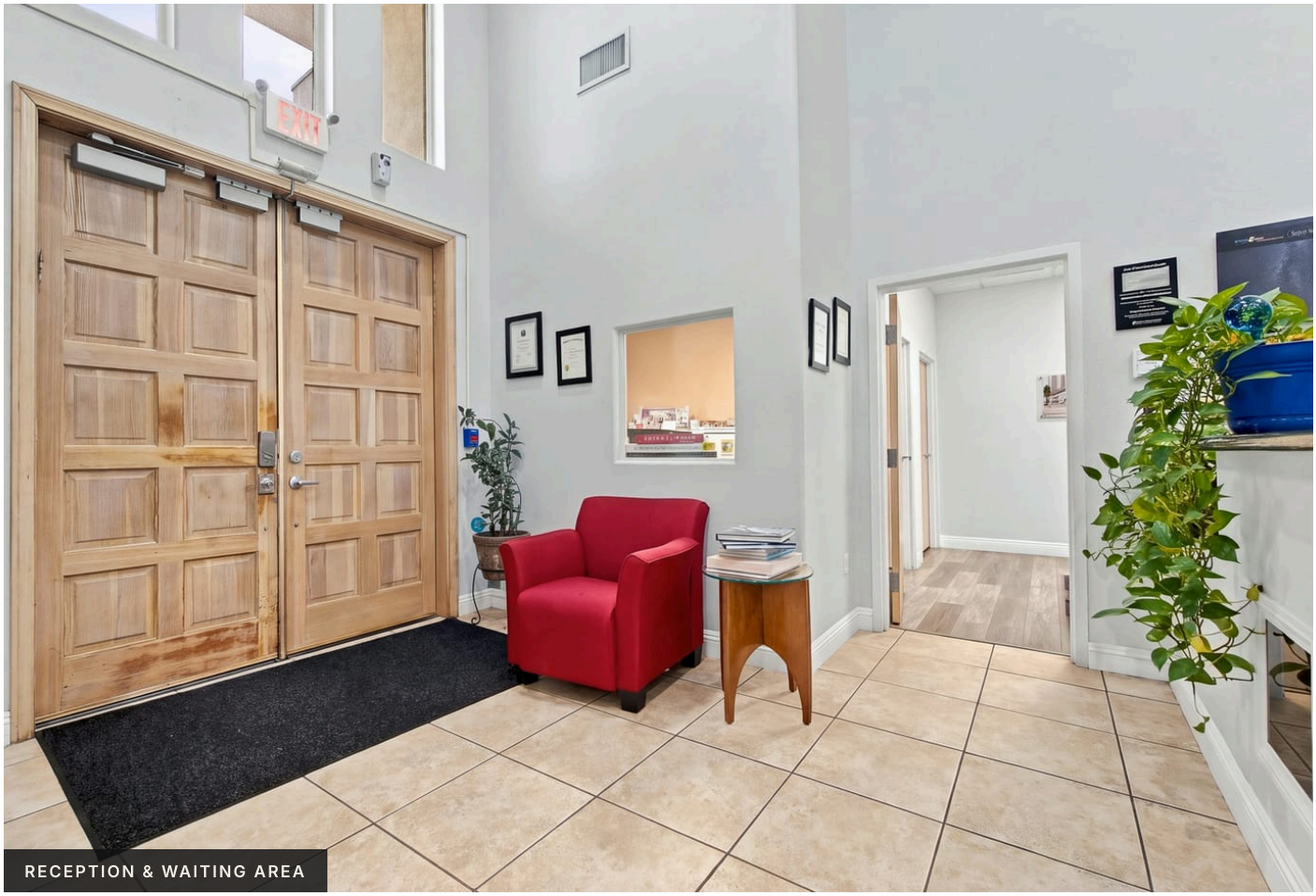
### Buy both · $2.5M

±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.

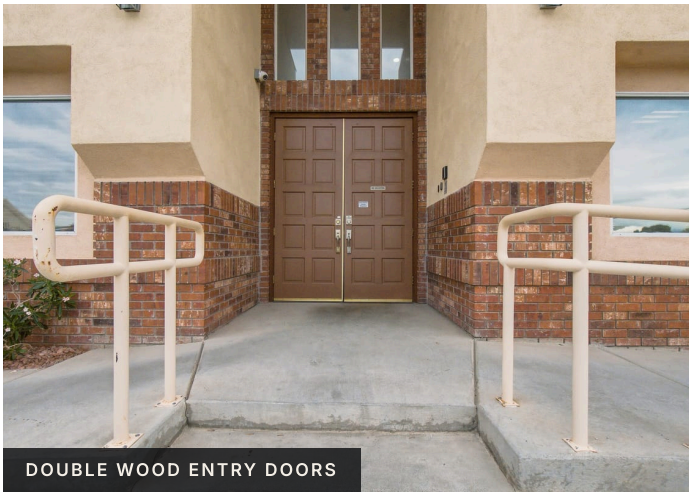
# An arrival that *impresses clients*



RECEPTION & WAITING AREA

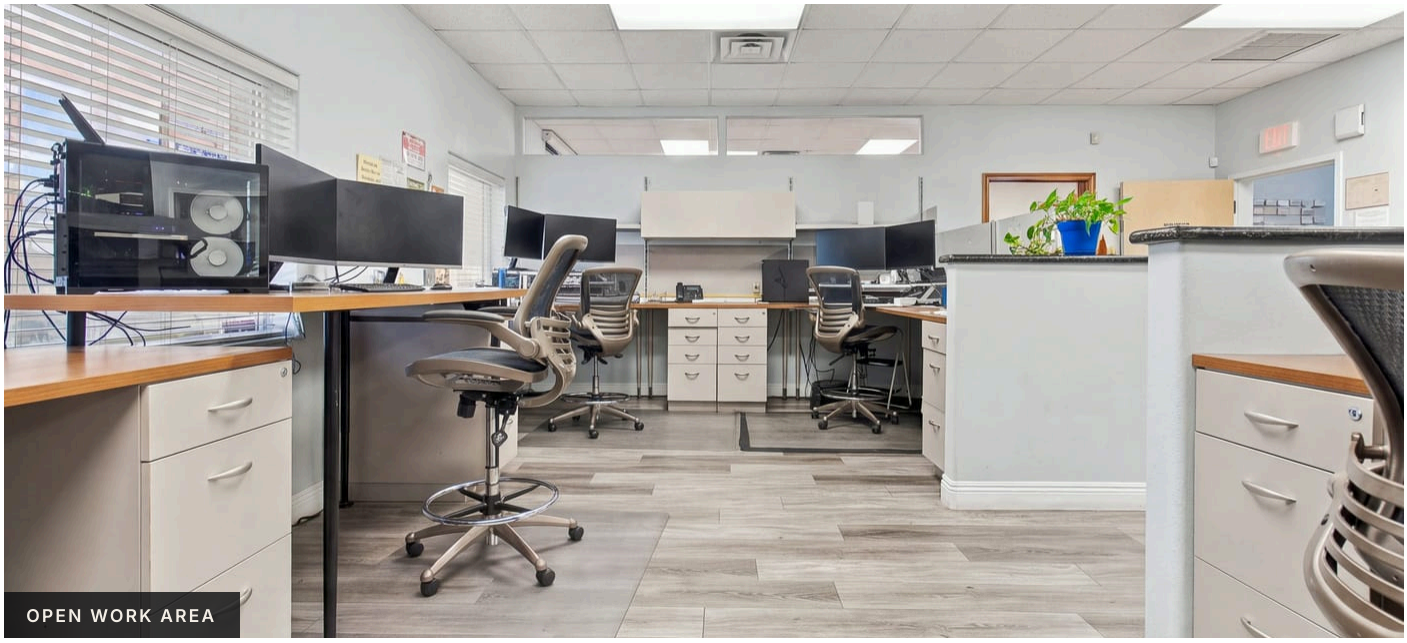


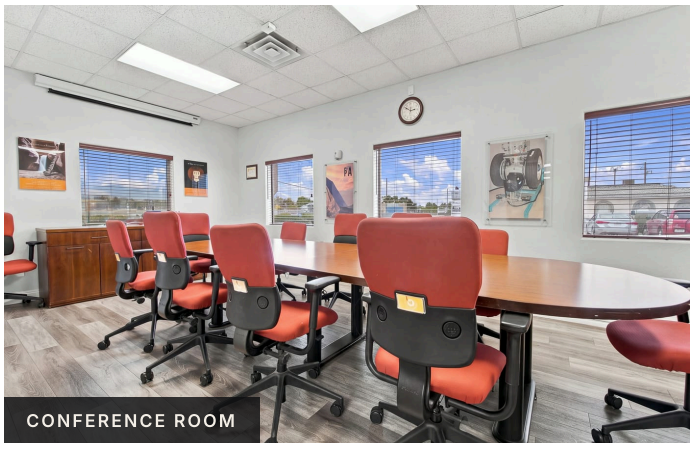
RECEPTION COUNTER

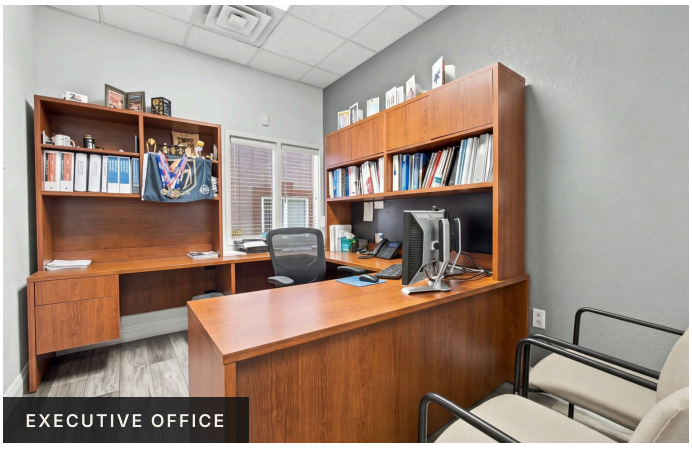

DOUBLE WOOD ENTRY DOORS

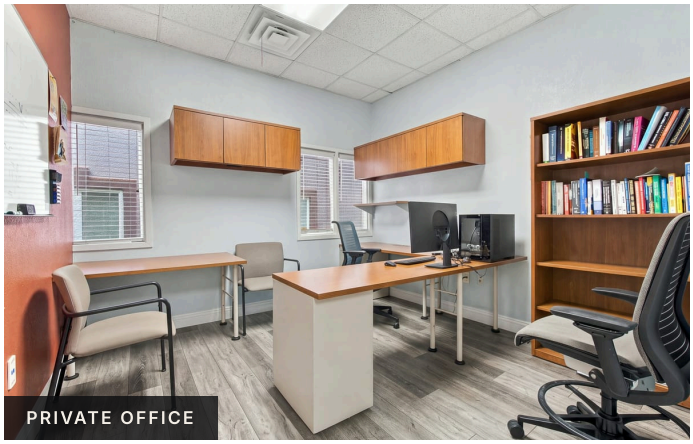
Visitors enter through double wood doors into a high-ceiling reception lit by clerestory windows, with a built-in reception counter and waiting area. Doors from the foyer open directly to the front conference room and a front office, so client meetings can stay close to the entrance.

# Room for *every way your team works*


OPEN WORK AREA

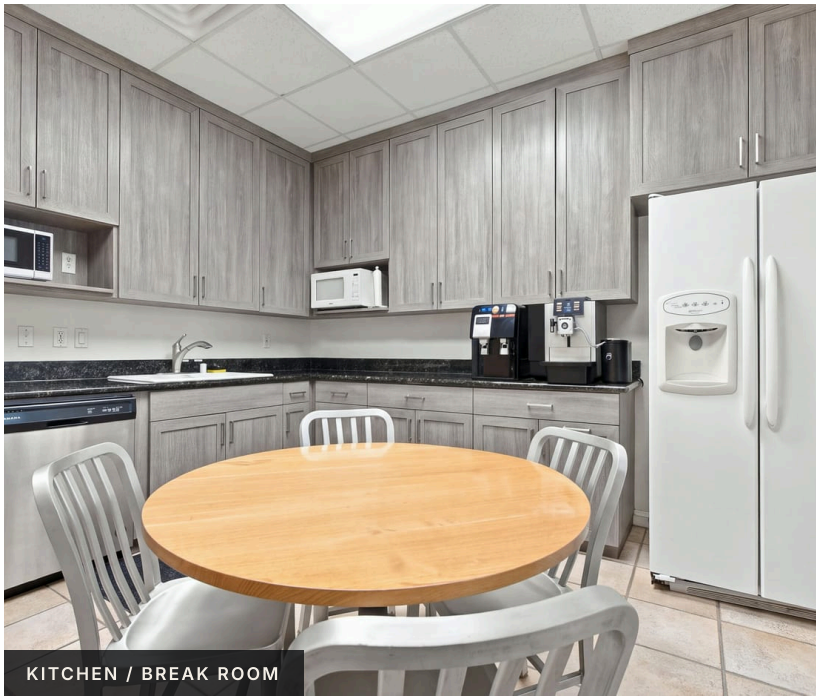

CONFERENCE ROOM

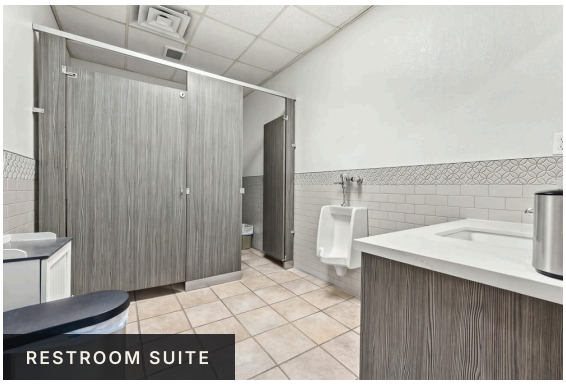

EXECUTIVE OFFICE


PRIVATE OFFICE


PRIVATE OFFICE WITH CORNER WINDOWS

# The support space *is already built*


KITCHEN / BREAK ROOM


RESTROOM SUITE


WORK / PRINT ROOM


WORKSTATIONS & FILING


RECEPTION WORKSTATIONS BELOW CLERESTORY WINDOWS

**KITCHEN**

Shaker-style cabinetry, stone-look counters, dishwasher, sink and room for a dining table.

**RESTROOMS**

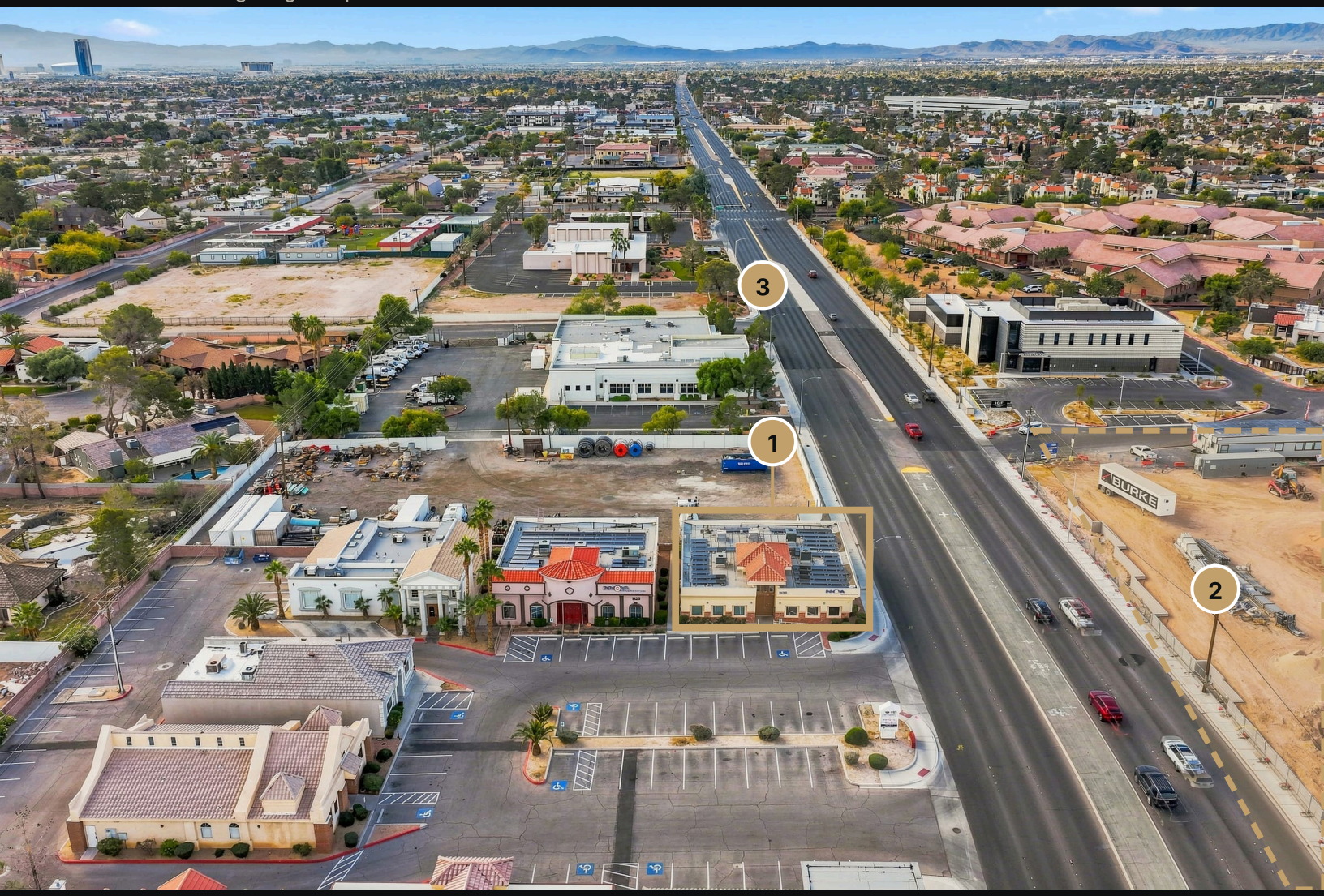
Two restroom suites with multiple stalls and modern partitions and vanities.

**WORK AREAS**

A print and work room plus open areas for workstations and filing.

# $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 1432 S. Jones Blvd. 2 Southern Nevada Forensic Facility site (Burke Construction Group on site) 3 S. Jones Blvd.

| $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 1432 S. JONES · 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 1432 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 attorneys, forensic and clinical psychologists, behavioral-health and medical practices, healthcare staffing firms, social-service organizations 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 1432 S. Jones Blvd. 2 Alexander Office Park 3 Las Vegas Strip skyline 4 S. Jones Blvd. (State campus behind camera)

## 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 ±3,500 square feet, owning 1432 S. Jones replaces a rising rent check with a loan payment that builds equity, plus control over the space.

LEASING COMPARABLE SPACE

## ≈ $96,000

PER YEAR IN RENT ALONE

3,452 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 1432 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.

### 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.

**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.

### LAS VEGAS OFFICE MARKET · Q3 2026

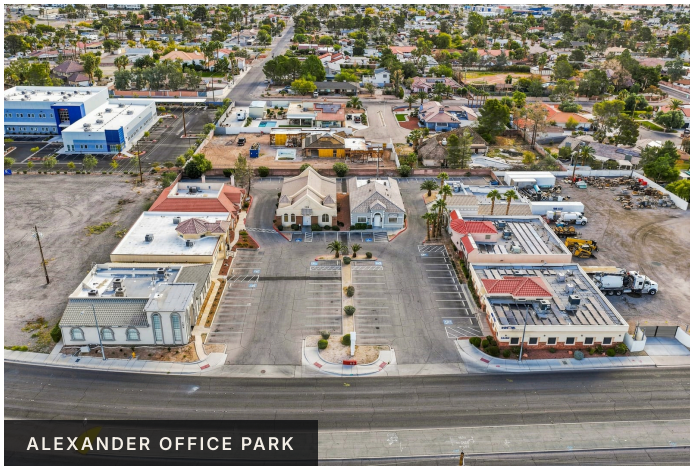
| 12.1% | $2.32 | 0 SF | 19,800 |
|---|---|---|---|
| OVERALL VACANCY | CLASS B RENT / SF / MO (FS) | NEW OFFICE DELIVERED IN 2026 | SF UNDER CONSTRUCTION, METRO-WIDE |

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.

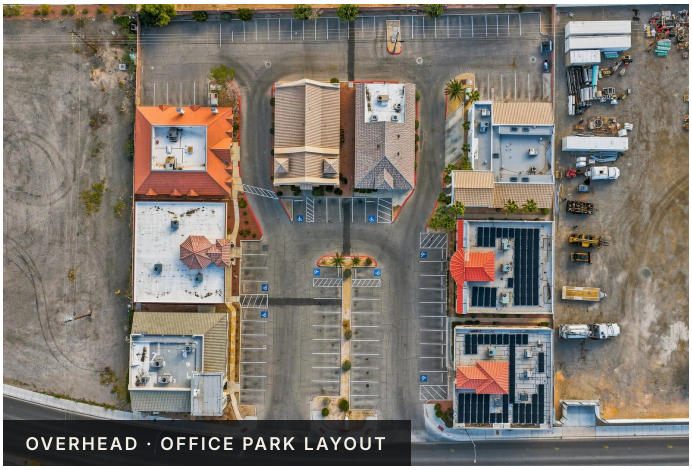
Market data: Cushman & Wakefield, MarketBeat Las Vegas Office Q3 2026. Rent comparison uses the CubiCasa-measured 3,452 SF. Ownership costs not shown include property taxes, insurance, maintenance and utilities. Consult your lender and tax advisor.




TWILIGHT · JONES BLVD. CORNER



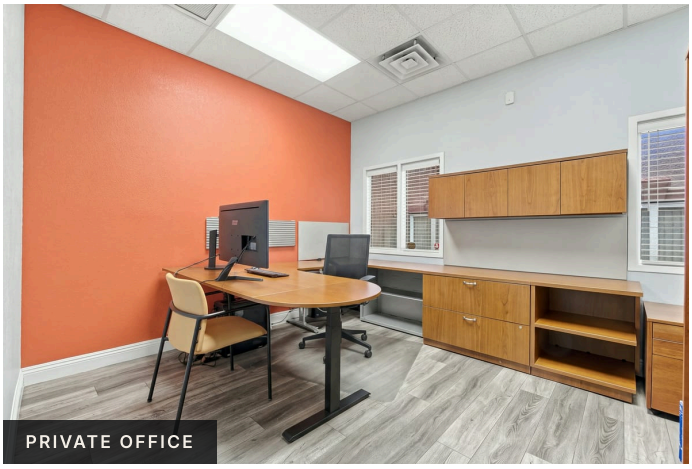
ALEXANDER OFFICE PARK



OVERHEAD · OFFICE PARK LAYOUT



CONFERENCE ROOM



PRIVATE OFFICE



MILVADO
REALTY

FOR TOURS AND INFORMATION


# Moshe Botnick

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Nevada Broker License B.1003281.LLC | Property Manager PM.0168462.BKR


**Also available: 1428 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.


## CONFIDENTIALITY & DISCLAIMER

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