

BERMUDA SPRINGS CORPORATE PLAZA

285 E. Warm Springs Road, Las Vegas, NV 89119

OFFICE CONDOS
**For Sale
or Lease**

OWN YOUR OFFICE. BUILD YOUR EQUITY. PRIME LAS VEGAS LOCATION.

OPTION TO LEASE NOW AVAILABLE!



**HARRY REID
INT'L AIRPORT**



**I-15 & I-215
FREEWAYS**



**TOWN SQUARE
SHOPPING CENTER**



**SOUTH PREMIUM
OUTLET MALL**

LESS THAN 5 MINUTES AWAY



WARM SPRINGS ROAD



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Nearby Amenities



TAMBA



amc
THEATRES

THE GUEST HOUSE



Lazy DOG
EAT. DRINK.

POPSTROKE

WHOLE
FOODS
MARKET



Service you deserve. People you trust.



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Property Details

+ Parcel Number	TBD
+ Submarket	Airport
+ Total Building Size	±10,604 SF
+ Land Size	±1.13 AC
+ Zoning	Commercial Professional (C-P)
+ Parking	6.51:1,000 SF
+ Year Built	2002
+ Year Renovated	2025
+ Traffic Counts	Warm Springs Road // 33,000 VPD Bermuda Road // 5,050 VPD

Property Overview

MDL Group is proud to present Bermuda Springs Corporate Plaza, available as two single-story buildings totaling ±21,892 SF built on ±2.16 acres. This exceptional property offers well-maintained condo units ranging from **±1,033 SF to ±10,604 SF**, with flexible configurations and can be easily subdivided to accommodate smaller units, making the property ideal for professional or medical groups seeking a tranquil and secure campus setting. Alternatively, the buildings can be bought in its entirety. The property benefits from excellent accessibility and prominent frontage along Warm Springs Road, and is within a short driving distance to both Las Vegas Boulevard and the I-15 / I-215 interchange.

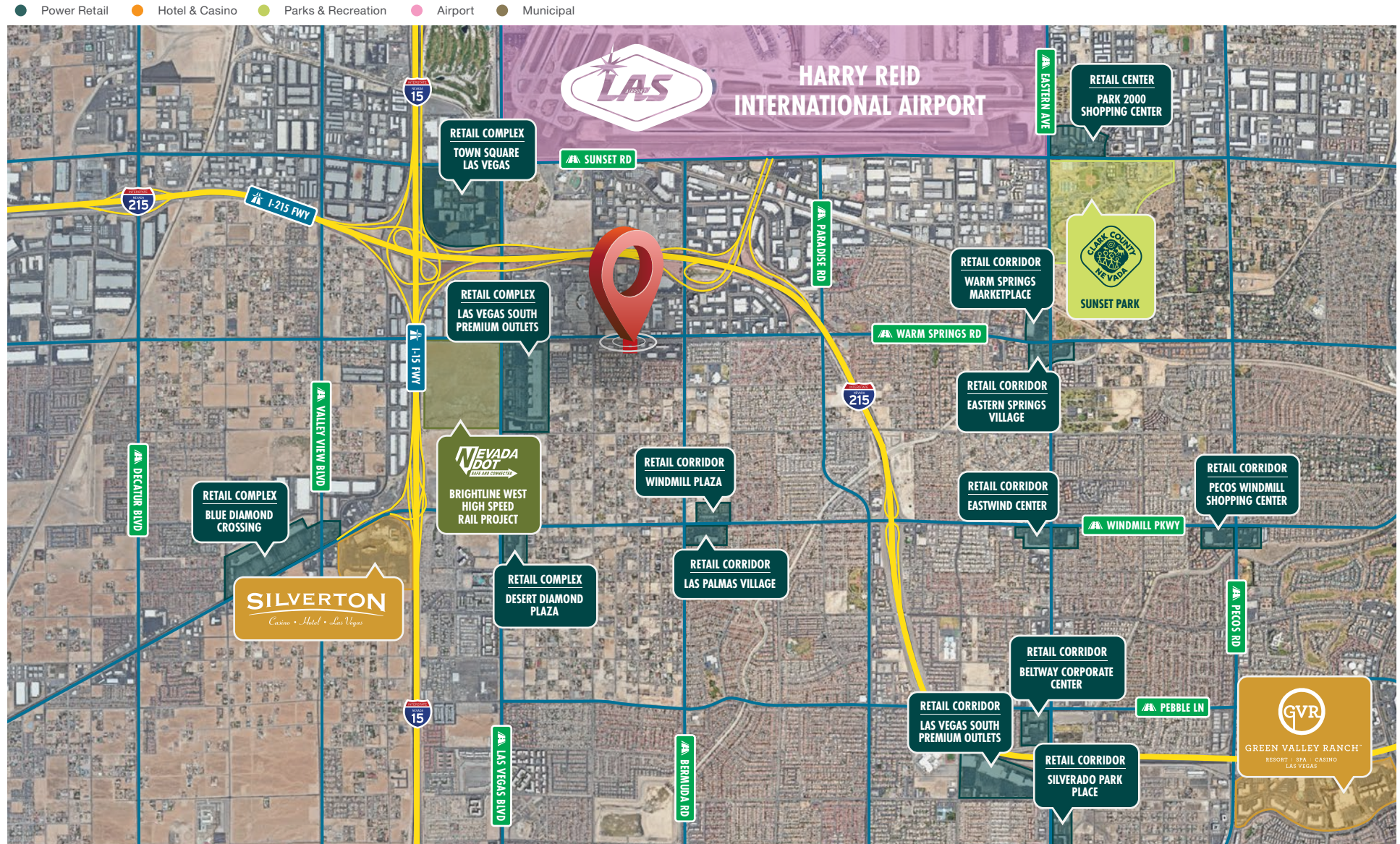
Area Overview

Nestled in Airport Submarket in Las Vegas on a major bus line, this property offers unparalleled access and connectivity, making it a prime location for any business. Situated just minutes from the I-15 and I-215 interchange, it serves as a critical hub for regional and national travel. This strategic position provides seamless access to the iconic Las Vegas Strip and Harry Reid International Airport. The area is supported by robust and affluent demographics, boasting a projected **population of ±376,500** and an **average household income of \$104,486** within a 5-mile radius. This strong economic base ensures a steady flow of potential customers and employees, making it a highly attractive market.

BERMUDA SPRINGS CORPORATE PLAZA

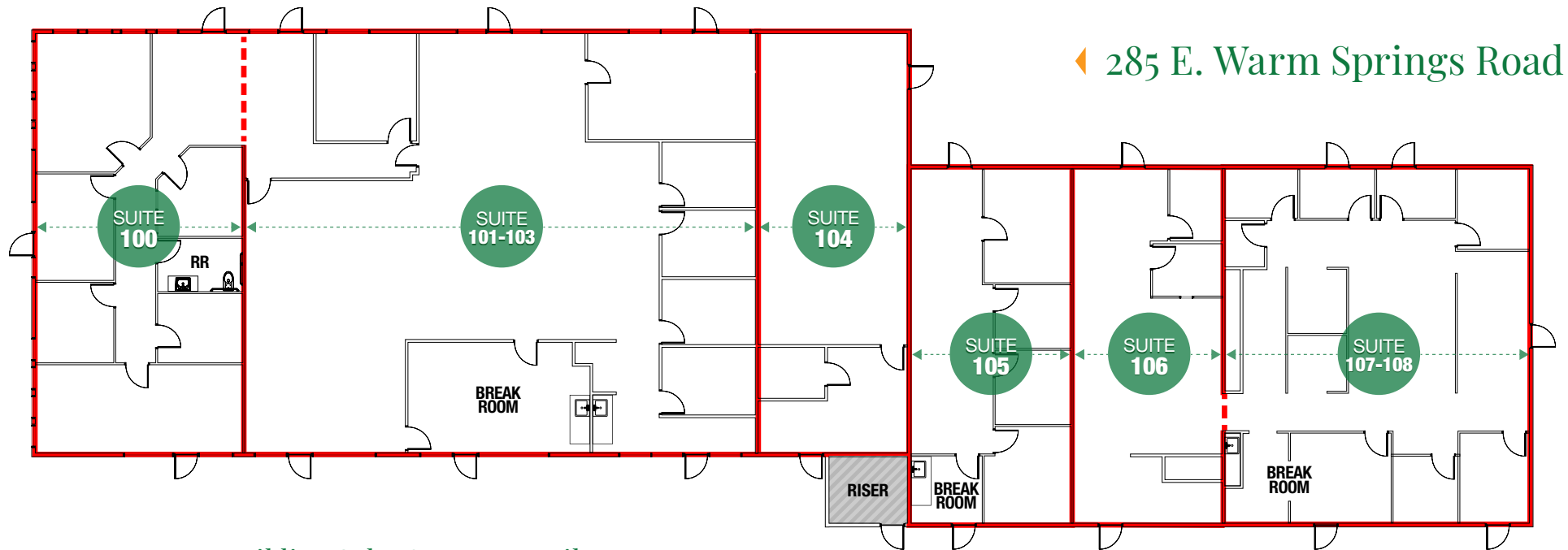
285 E. Warm Springs Road, Las Vegas, NV 89119

For Sale or Lease



Site Plan





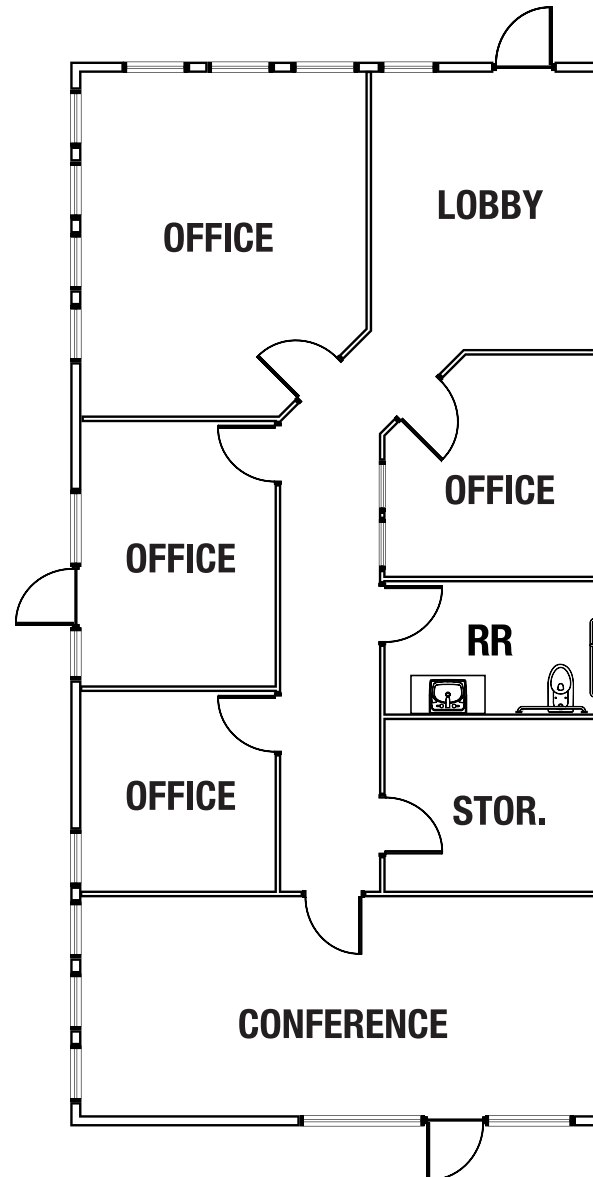
Building Sale & Lease Details

Unit	Square Feet	Sale Price	Lease Rate
100	±1,550	\$530,000	\$1.65 PSF NNN
101 - 103	±3,721	\$1,220,000	\$1.55 - \$1.65 PSF NNN
104	±1,200	\$360,000	\$1.65 PSF NNN
105	±1,033	\$340,000	\$1.65 PSF NNN
106	±1,033	\$340,000	\$1.65 PSF NNN
107 - 108	±2,067	\$680,000	\$1.55 - \$1.65 PSF NNN
Total	±10,604	\$3,470,000	\$1.55 - \$1.65 PSF NNN

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

***All units can be combined**

***Monthly Association Fees: \$0.42 PSF**



Pricing Details



\$530,000

Sale Price



\$1.65 PSF NNN

Lease Rate

Suite 100 Details

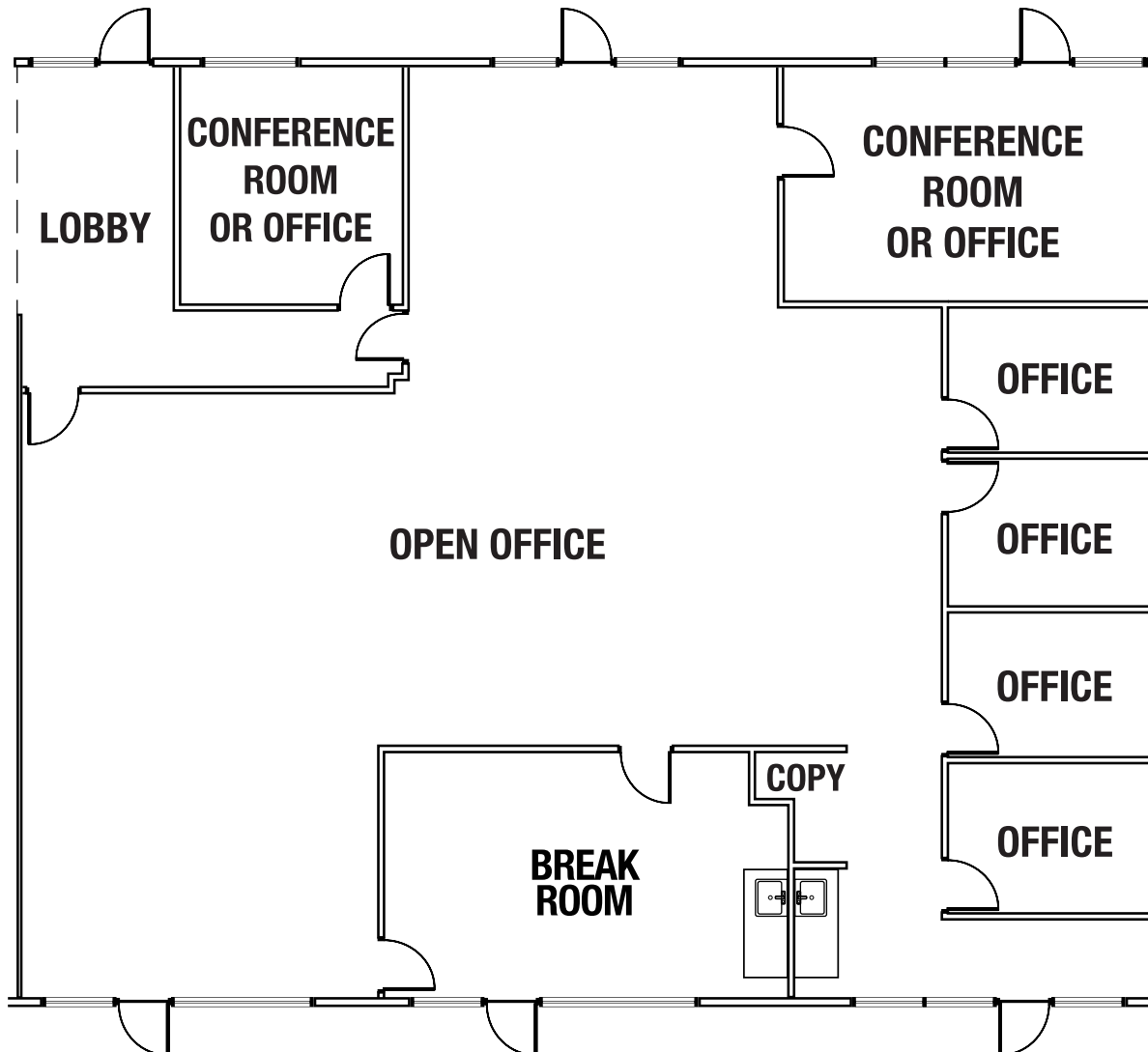
BUILDING 285

+ Total SF	±1,550
+ Association Fees	\$651.00/month (\$0.42 PSF)
+ Total Monthly Rent	\$3,208.50
+ Offices	Four (4)
+ Conference Rooms	One (1)
+ Restrooms	One (1)
+ Availability	Immediately

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***Combination suites are available for larger SF option**

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Pricing Details



\$1,220,000

Sale Price



\$1.55 - \$1.65 PSF NNN

Lease Rate

Suite 101 - 103 Details

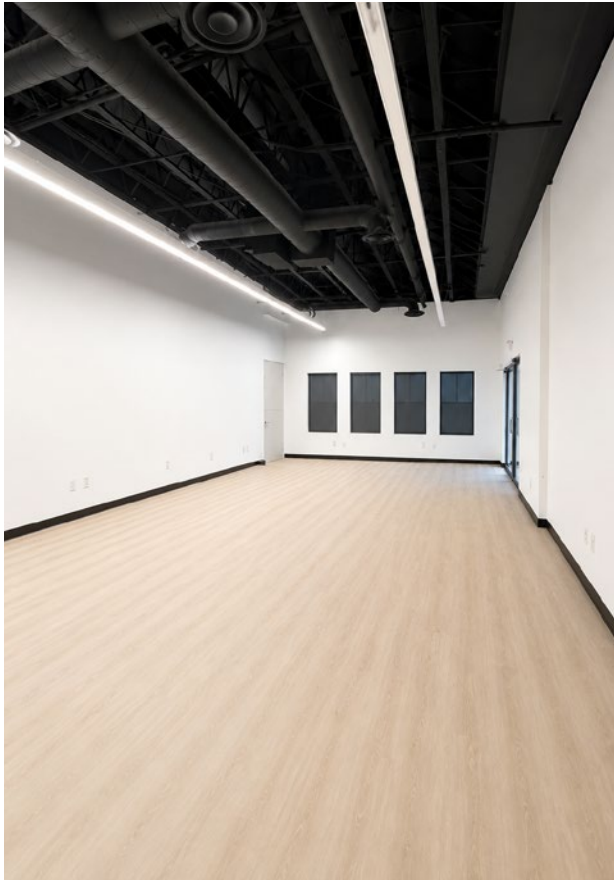
BUILDING 285

+ Total SF	±3,721
+ Association Fees	\$1,562.82/month (\$0.42 PSF)
+ Total Monthly Rent	\$7,330.37 - \$7,702.47
+ Offices	Five (5) - Six (6)
+ Conference Rooms	One (1) - Two (2)
+ Break Rooms	One (1)
+ Restrooms	Located in Common Area
+ Availability	Immediately

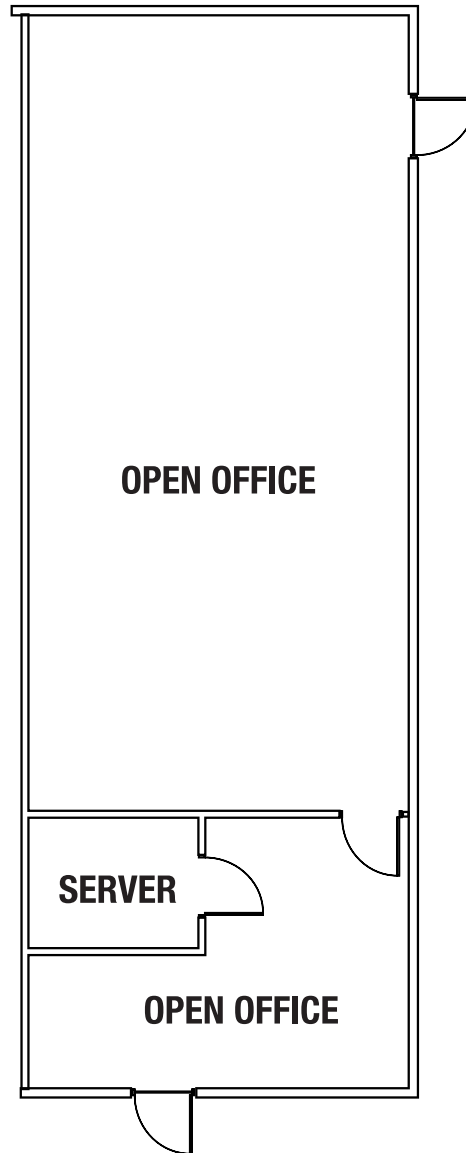
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***Combination suites are available for larger SF option**





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Design Your Own Suite!

Pricing Details



\$360,000

Sale Price



\$1.65 PSF NNN

Lease Rate

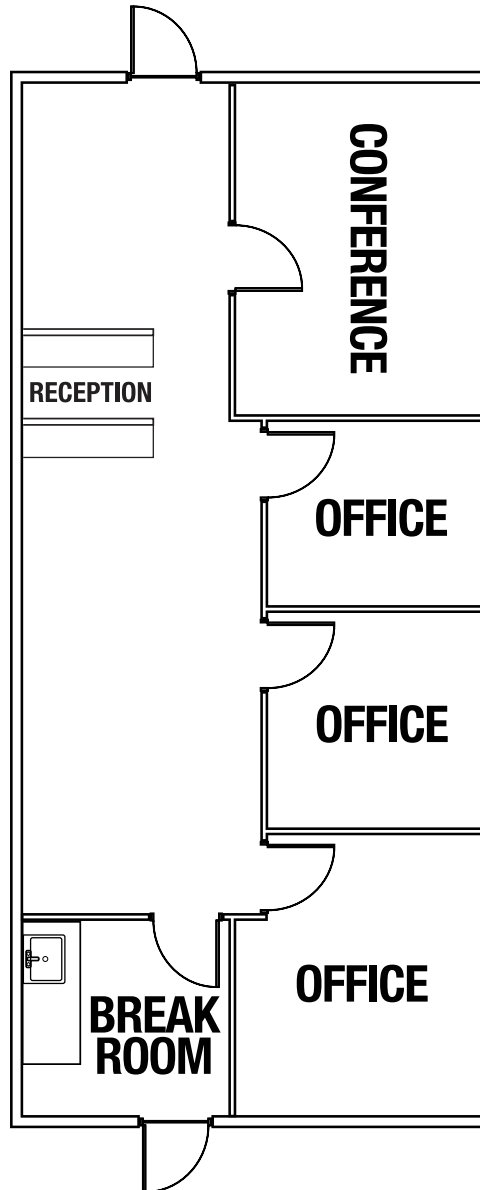
Suite 104 Details

BUILDING 285

+ Total SF	±1,200
+ Association Fees	\$504.00/month (\$0.42 PSF)
+ Total Monthly Rent	\$2,484.00
+ Restrooms	Located in Common Area
+ Availability	Immediately

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***Combination suites are available for larger SF option**



Pricing Details



\$340,000

Sale Price



\$1.65 PSF NNN

Lease Rate

Suite 105 Details

BUILDING 285

+ Total SF	±1,033
+ Association Fees	\$433.86/month (\$0.42 PSF)
+ Total Monthly Rent	\$2,138.31
+ Offices	Three (3) - Four (4)
+ Conference Rooms	One (1)
+ Break Rooms	One (1)
+ Restrooms	Located in Common Area
+ Availability	Immediately

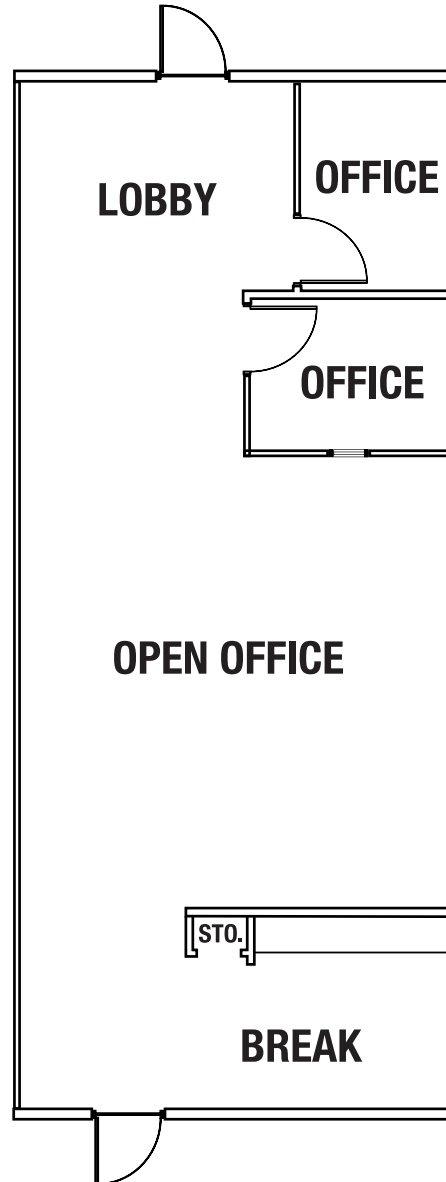
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***Combination suites are available for larger SF option**

CLICK FOR VIDEO



CLICK FOR VIDEO



Design Your Own Suite!

Pricing Details



\$340,000

Sale Price



\$1.65 PSF NNN

Lease Rate

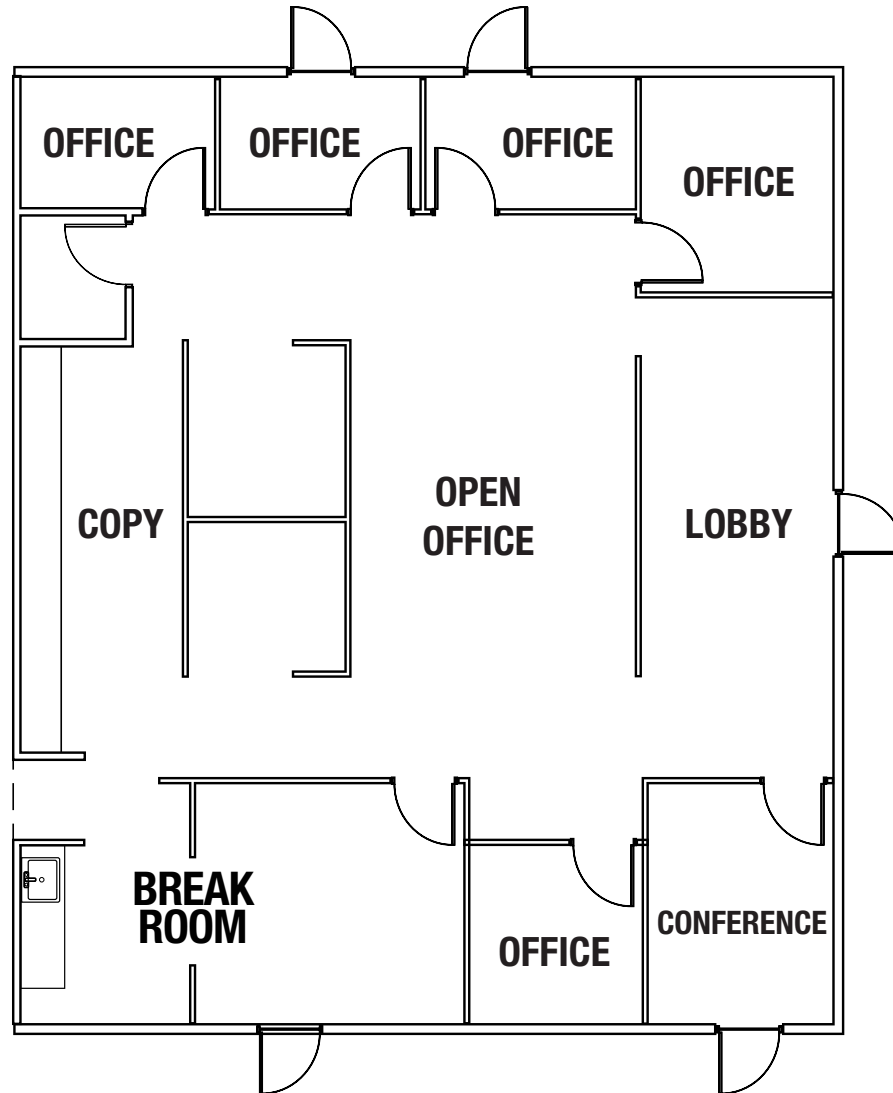
Suite 106 Details

BUILDING 285

+ Total SF	±1,033
+ Association Fees	\$433.86/month (\$0.42 PSF)
+ Total Monthly Rent	\$2,138.31
+ Offices	Two (2)
+ Break Rooms	One (1)
+ Restrooms	Located in Common Area
+ Availability	Immediately

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***Combination suites are available for larger SF option**



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Pricing Details



\$680,000

Sale Price



\$1.55 - \$1.65 PSF NNN

Lease Rate

Suite 107 - 108 Details

BUILDING 285

+ Total SF	±2,067
+ Association Fees	\$868.14/month (\$0.42 PSF)
+ Total Monthly Rent	\$4,071.99 - \$4,278.69
+ Offices	Five (5)
+ Conference Rooms	One (1)
+ Break Rooms	One (1)
+ Restrooms	Located in Common Area
+ Availability	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

***Combination suites are available for larger SF option**









Excellent accessibility to multiple manufacturing, mixed-use, medical facilities and sporting venues.



High Net Worth Demographics

The property is surrounded by dense residential neighborhoods within the Silverado Ranch community, flanked by the Green Valley community to the east and Mountain's Edge to the west. The average household income is \$104,486 and a total population of ±376,500 residents within 5-miles of the property.



Airport Proximity

Approximately ±2.2 miles from the Harry Reid International Airport and ±0.6 miles to car rentals.



Prime Accessibility and Logistical Convenience

Bermuda Springs Corporate Plaza is ±1.4 miles distance to the CC-215 Beltway and ±1.7 miles distance to the I-15 Freeway. It is accessed with (3) points of ingress / egress on E. Warm Springs Road and Placid Street, with nearby proximity to Las Vegas Boulevard South, Sunset Road, Windmill Lane, and Blue Diamond Road.



Nearby Amenities

The surrounding area is a lively commercial and retail environment, offering an array of amenities just a short drive away. Directly accessible are world-class shopping and dining experiences, including the renowned Las Vegas Town Square and Las Vegas South Premium Outlets. Both open-air shopping centers feature a diverse mix of national retailers, from fashion and home goods to a wide variety of dining options such as Yard House, Lazy Dog Restaurant & Bar, and Texas de Brazil. Additionally, the property is a quick drive to the endless array of award-winning restaurants, entertainment venues, and world-class resorts on the famous Las Vegas Strip.

Fast Facts



580,119

Daytime Population



22,659

Businesses in Area



70.7%

Employees Drive to Work



56.3%

White Collar Employees



0.9%

2025-2030 Pop Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	4,671	79,651	317,139
2020 Population	4,957	82,829	355,471
2025 Population	4,952	82,480	376,500
2030 Population	4,913	84,152	393,813
2020-2025 Annual Rate	-0.02%	-0.08%	1.10%
2024-2029 Annual Rate	-0.13%	0.03%	0.30%
2025 Median Age	47.5	41.6	39.3

Households	1 mile	3 miles	5 miles
2010 Households	1,758	31,330	130,234
2020 Households	1,929	33,186	146,714
2025 Households	1,934	33,618	156,976
2030 Households	1,930	34,579	165,339
2020-2025 Annual Rate	0.05%	0.25%	1.30%
2025-2030 Annual Rate	-0.04%	0.57%	1.04%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$145,119	\$114,952	\$104,486
2030 Average Household Income	\$159,531	\$127,753	\$116,911
2025-2030 Annual Rate	1.91%	2.13%	2.27%

Housing	1 mile	3 miles	5 miles
2020 Total Housing Units	2,853	36,921	166,047
2025 Total Housing Units	2,801	36,945	175,492
2025 Owner Occupied Housing Units	1,418	18,828	71,590
2025 Renter Occupied Housing Units	516	14,790	85,386
2025 Vacant Housing Units	867	3,327	18,516
2030 Total Housing Units	2,815	38,136	184,364
2030 Owner Occupied Housing Units	1,429	19,592	76,232
2030 Renter Occupied Housing Units	501	14,988	89,107
2030 Vacant Housing Units	885	3,557	19,025

Source: ESRI

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Strategic Connectivity: A catalyst for industrial growth & global access.

The Las Vegas Airport submarket provides premier industrial space and elite infrastructure, offering a high-demand environment where diverse businesses can achieve scalable growth.

Quick Facts

 **88,000**

Est. Population
(as of 2025)

 **5,028**

Pop. Density
(per square mile)

Airport District

Synopsis

The Las Vegas Airport submarket is a premier industrial hub, uniquely positioned at the intersection of the I-15 and I-215 freeways for seamless logistics operations. Its immediate proximity to the Las Vegas Strip provides employees with world-class dining and retail amenities while offering businesses a strategic foothold near the city's tourism core. Harry Reid International Airport serves as the primary economic anchor, driving high demand for specialized distribution and aviation-related facilities. This industrial strength is further bolstered by the upcoming Brightline High-Speed Rail project, which will revolutionize connectivity between Las Vegas and Southern California. Consequently, the submarket maintains a dense, productive environment where logistical efficiency meets unparalleled regional access.

Beyond logistics, the submarket fosters a sophisticated business climate highlighted by Class A developments like the Marnell Office Park. The area is poised for a significant economic surge with the planned 30,000-seat Major League Baseball stadium at the Tropicana site, which will catalyze local tourism and commerce. Proximity to the Las Vegas Convention Center also secures a steady demand for businesses supporting the massive convention and trade show industry. These landmark projects, combined with a 2025 population density of over $\pm 5,000$ people per square mile, create a vibrant, high-traffic commercial landscape. This synergy of transit, sports, and modern office space ensures the Airport submarket remains a top-tier destination for new business investment.

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

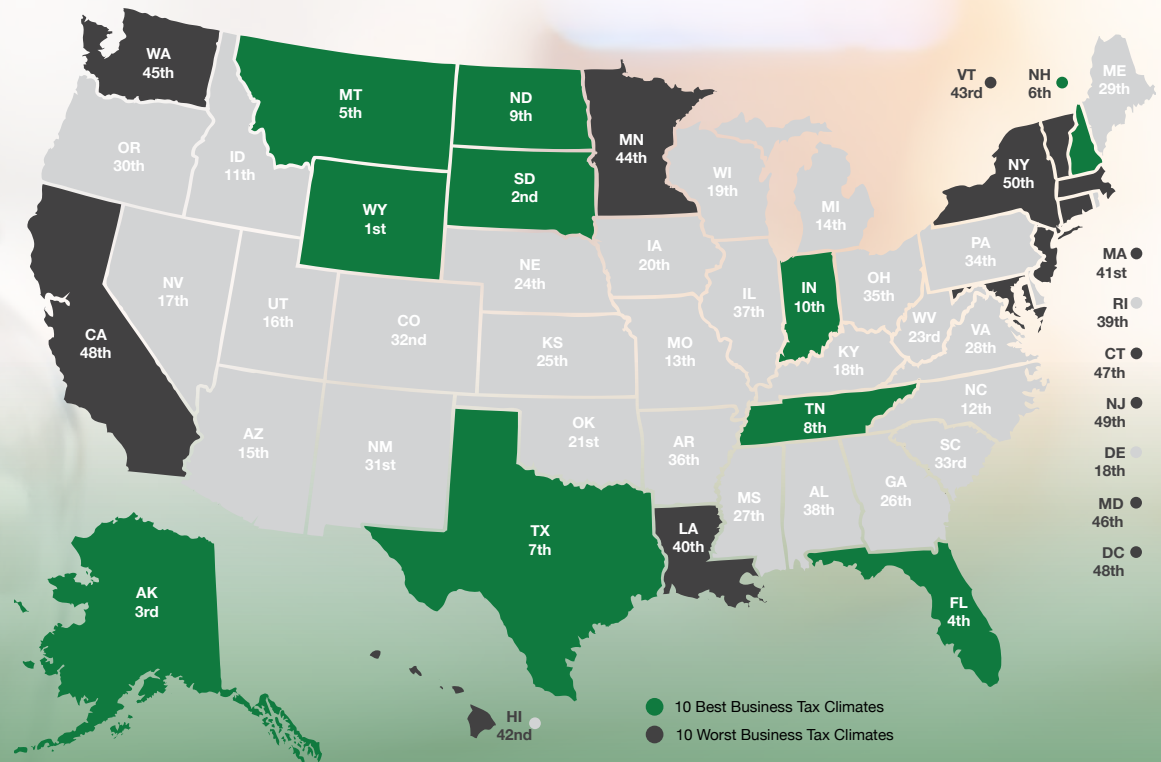
Nevada is ranked 17th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

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2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



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Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

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Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained from the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner.

By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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Disclosure:
Jarrad Katz & Hayim Mizrachi of MDL Group are partial owners of this property. Owner Licensee.



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