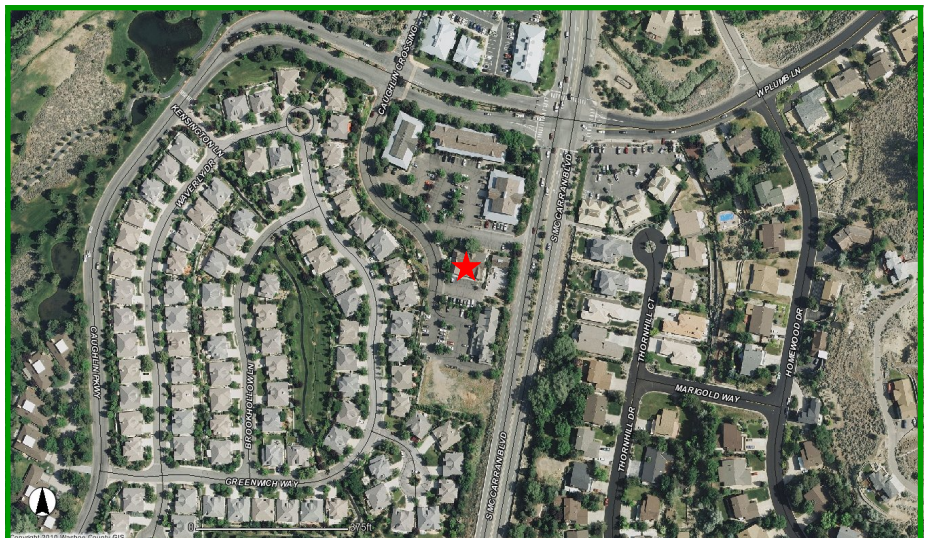


## Caughlin Ranch Office Building

- \$1.10 Modified Gross
- Available for Occupancy
- Near Intersection of West McCarran Blvd. and Plumb Lane/Caughlin Parkway
- 4584 Sq. Ft.  
(Includes 184 sq. ft. loft office)
  - Large Reception Lobby
  - 8 Offices
  - Conference Room
  - Break Room
  - 3 Restrooms
- .35 Acre Lot
- 18 On-Site Parking Spaces
- Built in 1994
- Zoned Office/PUD
- APN: 009-343-17
- Part of the Caughlin Crossing Commercial Management Association



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