

NOTICE OF STATE PROPERTY SALE

**Request for Bids
Sale of State-Owned Property
Grant Sawyer State Office Building
555 East Washington Avenue
Las Vegas, Nevada 89101**

The Nevada Division of State Lands (NDSL) is soliciting sealed written bids from qualified bidders to purchase the state-owned property known as the Grant Sawyer State Office Building located at 555 East Washington Avenue, Las Vegas, Nevada 89101 (Clark County Assessor's Parcel Number 139-26-201-012). The State of Nevada through NDSL will sell this 22.77-acre property, which includes a FIVE (5) story, approximately 217,866 square-foot mid-rise Class B office building to the successful bidder.

Qualified bidders are encouraged to submit their written sealed bid to NDSL. The minimum acceptable bid is NINETEEN MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$19,450,000.00) based on a September 26, 2024 appraisal completed pursuant to NRS 321.007.

Sealed written bids must be received by NDSL at the address below by December 6, 2024, no later than 4:00 PM PST.

**Nevada Division of State Lands
Attn: Grant Sawyer State Office Building – Sealed Bid Do Not Open
901 South Stewart Street, Suite 5003
Carson City, Nevada 89701**

Sealed bids will be opened by the State Land Registrar on December 12, 2024 at 1:30 PM PST at the Grant Sawyer State Office Building, 555 East Washington Avenue, Las Vegas, Nevada 89101. Once sealed bids are opened, NDSL will open an oral auction and responsible persons may give oral offers at least 5% (FIVE) above the highest bid pursuant to NRS 321.335. At the conclusion of the oral auction, the State Land Registrar will identify the successful bidder. One Purchase and Sale Agreement will result from this solicitation. The sale is anticipated to be completed by March 31, 2025.

This state-owned property is being sold pursuant to NRS 321.335(6).

BID SUBMISSION DEADLINE: December 6, 2024, no later than 4:00 PM PST