

# **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 online bids 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 approximately 22.79 acre property, which includes a FIVE (5) story, approximately 217,866 square-foot mid-rise Class B office building to the successful bidder. Bidders are encouraged to submit their online bid to EnergyNet, a property auction platform.

The minimum acceptable online 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. Per NRS 321.335 (2) the total purchase price will also include the reimbursement of the costs of noticing and the appraisal, estimated to be approximately \$6,500.00. The EnergyNet Buyer Premium fee of 1.5% of the purchase price is also to be paid by the successful bidder after execution of a Purchase and Sale Agreement and prior to the close of escrow. A 10% refundable earnest money deposit will be required within three days of the close of the auction.

Online bids may be submitted starting February 5<sup>th</sup>, 2025 via the link provided below:

[https://www.energynet.com/govt\\_listing.pl?sg=6232](https://www.energynet.com/govt_listing.pl?sg=6232)

The online bid period will close on March 6<sup>th</sup>, 2025 at 11:00 AM PST, to be immediately followed by a virtual oral auction hosted by EnergyNet starting at 11:15 AM PST at the same link provided above.

Responsible bidders will be provided an opportunity to give online oral offers with the initial oral offer starting at least 5% above the highest online bid pursuant to NRS 321.335. At the conclusion of the virtual oral auction, the successful bidder will be identified. One Purchase and Sale Agreement will result from this solicitation. The escrow period will be sufficient to allow the successful bidder time to secure any necessary entitlements from the City of Las Vegas. The close of escrow will be no later than December 31, 2025

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

**BID SUBMISSION DEADLINE: March 6, 2025**