

BENEFITS OF THE NEW STATE BAR HEADQUARTERS

Concluding its hunt for a larger and improved facility for its Las Vegas headquarters, the State Bar of Nevada purchased a building last month after a thoughtful year-long search. The new office, located at 3100 W. Charleston Blvd., is accessible to the courts and a large concentration of law offices and also provides cost savings and improved office facilities. Combined, all of these factors will provide significant benefits to state bar operations and members.



The state bar owns its current Las Vegas office, located at 600 W. Charleston Boulevard, purchased in 1997 when the bar membership was 5,886 and had 27 employees. Since then, bar membership has nearly doubled, to more than 11,000 total members, and the bar now employs 49 full and part-time employees, 45 of whom work out of the Las Vegas office. The headquarters facility has been expanded and remodeled several times over the past 15 years to accommodate this growth; however, the current office space no longer provides adequate work and meeting space.

The current Las Vegas headquarters is a historic building, built in the 1930s, and although the site has been

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renovated several times, the state bar has filled the facility to its maximum capacity, and must currently use off-site storage and meeting space to fulfill its functions.

The state bar also currently owns the Northern Nevada Bar Center (NNBC), in Reno. The NNBC

is an excellent facility, and includes a large modular classroom, where bar members can attend CLEs and networking events. The state bar seeks to replicate some of the successfully implemented benefits of that facility in its new, southern headquarters.

The 600 W. Charleston location currently provides 10,440 square feet of usable space to accommodate staff, hearings and committee meetings – the new facility at 3100 W. Charleston will have between 13,000 and 19,000 square feet of available space, as well as significantly expanded room for parking. The additional space provides ample room for staff as well as conference and hearing rooms.

The bar purchased the new facility for \$3.3 million, which is below market price. The bar was able to purchase the building without a debt service, using designated funds that were set aside throughout the past seven years, specifically for this planned purpose. The 3100 W. Charleston building also includes multiple suites, some of which are leased to existing tenants, providing the state bar with the opportunity to earn rental income. The state bar Board of Governors plans to make decisions regarding the disposition of the 600 E. Charleston building in the near future.

The new building's available space is partially an unfinished shell, allowing the bar to customize the facility to meet its specific needs. The state bar has already completed a needs assessment to help plan for its build-out, and architects are currently working on a proposed design for the new space. Once approved, renovations will begin. The estimated move-in date is June 2014, and bar staff is excited to welcome bar members to view the new space as soon as it's complete. ■

