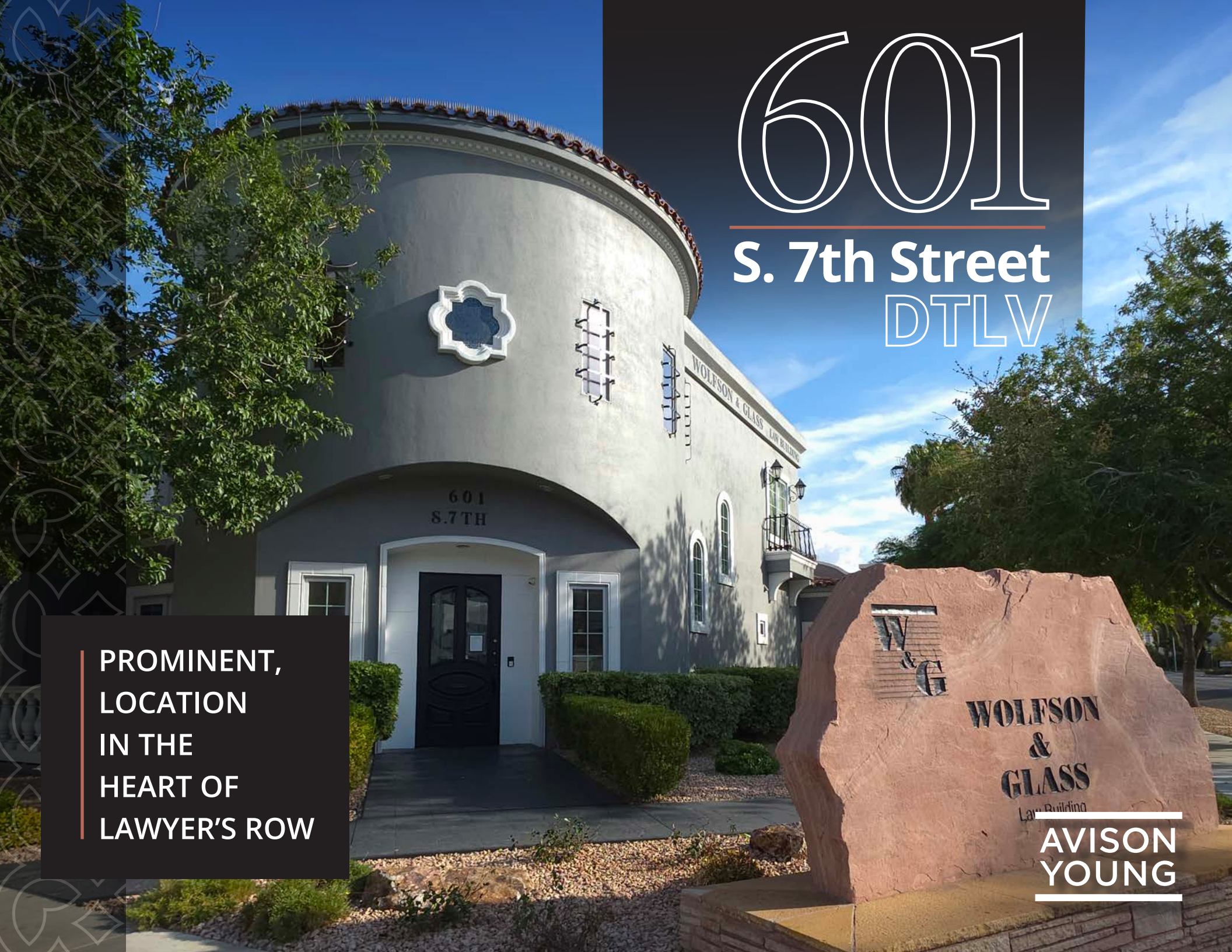




601

S. 7th Street
DTLV

PROMINENT,
LOCATION
IN THE
HEART OF
LAWYER'S ROW

**WOLFSON
&
GLASS**
Law Building

**AVISON
YOUNG**

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Alex Jurdi
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Jay Maddox
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Market Intelligence



Erick Parulan
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Executive Summary



EXECUTIVE SUMMARY

ASKING PRICE

\$3,223,625

PRICE PER SF

\$425 PSF

BUILDING SIZE

±7,585 SF

2-Story

TOTAL ACRES

±0.32 AC

ZONING

Professional Office (P-R)

SECURED PARKING

17 Spaces

Including 15 Covered

YEAR BUILT

2000

Own the Address Placing You Moments From the Courthouse System

Avison Young is pleased to offer 601 S. 7th Street, a premiere ±7,585 SF professional office building located on Downtown Las Vegas' highly sought-after Lawyer's Row.

This offering presents a compelling opportunity for attorneys, law firms, legal service providers, and professional office users seeking to transition from tenant to owner while maintaining the flexibility to generate additional income through leasing.

Strategically located within minutes of the Regional Justice Center, Family Courthouse, Federal Courthouse, Las Vegas City Hall, and downtown government offices, the property is ideally positioned for legal professionals who benefit from proximity to the area's core judicial and administrative institutions.

The building's configuration allows an owner to occupy all or a substantial portion of the premises while leasing additional offices or suites to other attorneys and complementary professional users. This structure creates an opportunity to offset occupancy costs, generate steady income, and establish a collaborative professional environment within a single asset.

Investment Summary

Own your office. Build your Practice. Generate Income & Control Your Future

Strategic Legal District Location

Located within “Lawyer’s Row”, minutes of the Regional Justice Center, Family Courthouse, Federal Courthouse, and key government offices. Ideal headquarters location for law firms requiring frequent courthouse access and a strong professional presence.

Owner/User Opportunity

Occupy your own space while converting former lease expenses into long-term equity.

Income-Generating Potential

Lease additional offices to attorneys, mediators, consultants, court reporters, and complementary professional users.

The property will be delivered vacant at close of escrow, providing a new owner with immediate flexibility to occupy, improve, and configure the building to suit their practice. Existing tenants are currently on month-to-month terms and can be retained at the new owner’s discretion, offering the option to generate interim income while buildout or transition planning is underway.

Enhance Operational Efficiency

Reduce travel time between the office and the courts, increasing productivity and client responsiveness.

Rare Ownership Opportunity

Limited opportunities exist to acquire office buildings within Las Vegas’ established legal district.

Functional Building Size

Approximately 7,585 SF provides sufficient scale for an owner-user without the operational complexity of a larger institutional asset.



Location Highlights

“Why Lawyer’s Row?” - A Location That Supports the Practice of Law

For attorneys, location is more than convenience. It is a competitive advantage.

Positioned on Downtown Las Vegas’ renowned Lawyer’s Row, 601 S. 7th Street places professionals just moments from the courthouses, government agencies, and legal institutions that support their daily operations. Rather than losing valuable time traveling across the valley, attorneys can maintain immediate access to court appearances, filings, client meetings, and government services.

This strategic location has made the corridor one of the most recognized and desirable office environments for legal professionals in Southern Nevada, creating a unique ownership opportunity rarely available in today’s market.

Practice Where Las Vegas Law Happens.

When minutes matter, few locations rival Lawyer’s Row. Situated steps from the region’s most important courthouses and government offices, 601 S. 7th Street offers attorneys the opportunity to own a headquarters that supports their practice, serves their clients, and builds long-term value.



BUILT-IN TENANT EXPOSURE

The location, moments from the Valley’s judicial and government buildings, creates a built-in referral ecosystem for a well-defined pool of prospective owner-users & tenants:

Legal Practices: Family, adoption, guardianship, domestic violence, juvenile & immigration attorneys; estate planning & probate practices.

Litigation Support: Court reporters, process servers, certified interpreters, private investigators, & legal document preparation services.

Financial Services: Forensic accountants and divorce financial analysts, business and real estate appraisers & CPAs supporting asset division & post-divorce filings.

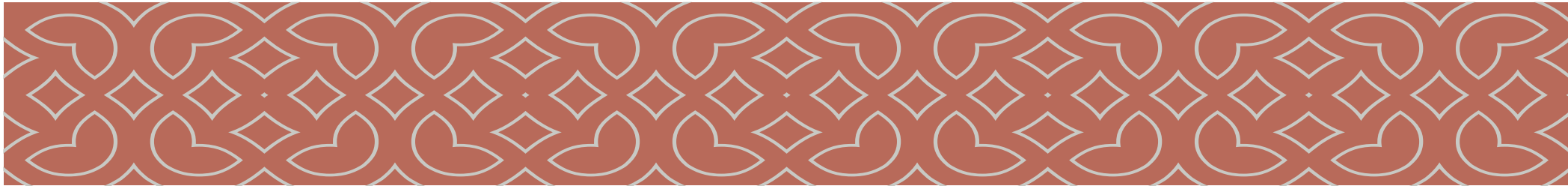
Family & Mental Health Services: Family therapists, custody evaluators, supervised visitation providers, co-parenting mediators & court-mandated parenting class and counseling providers.

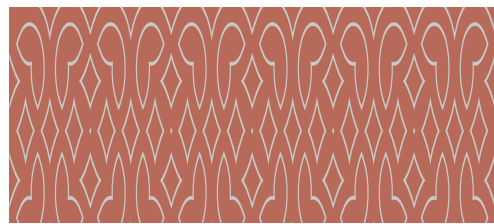
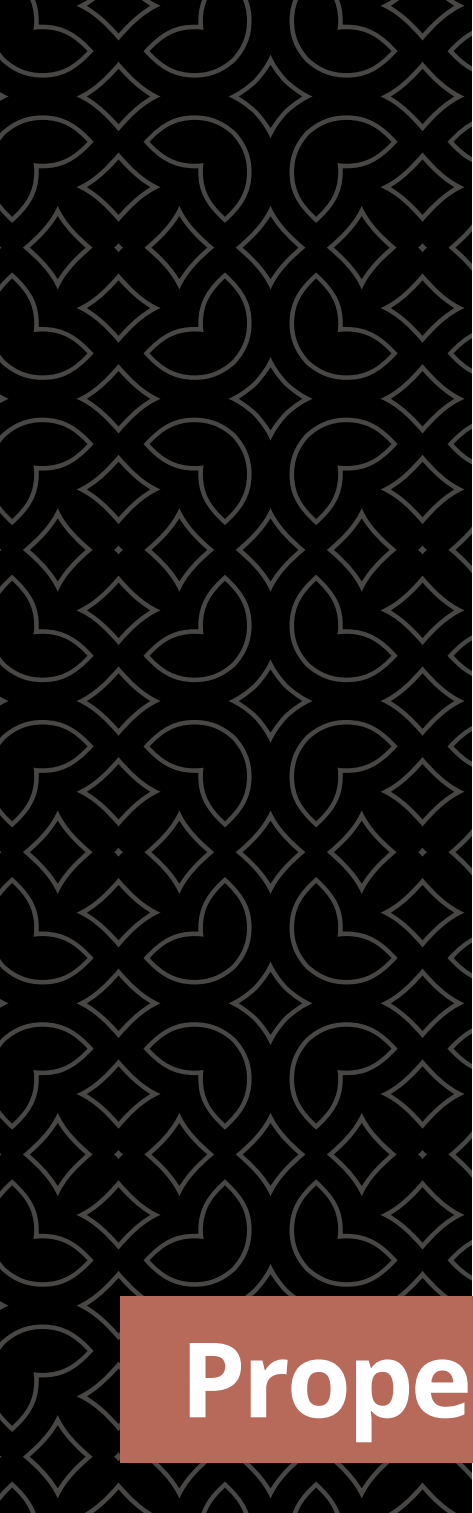
Mediation & ADR: Divorce mediators and collaborative divorce practice groups.

Government & Nonprofit: Legal aid, victim advocacy & CASA-affiliated nonprofits; consistent with the Property’s proven leasing history to Legal Aid Center of Southern Nevada. generators in the southern Las Vegas Valley.



Property Photos





Property Photos

Floor Plans

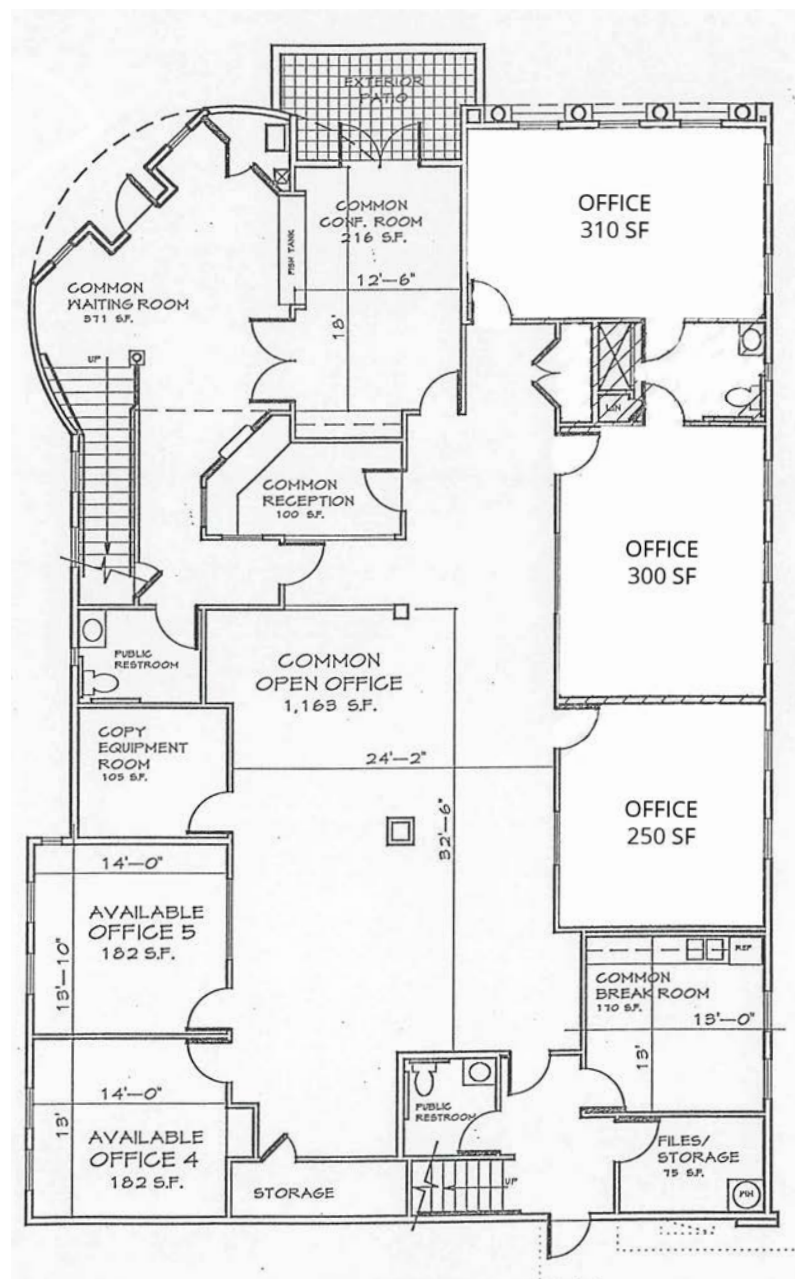
FIRST FLOOR

- Provides professional lobby entrance with receptionist
- Stairway to second floor
- Off-lobby access to conference room
- Five (5) private, perimeter window offices
- Large, open bullpen area for support staff
- Breakroom with sink

Currently occupied by short-term tenants -
Please do not disturb.

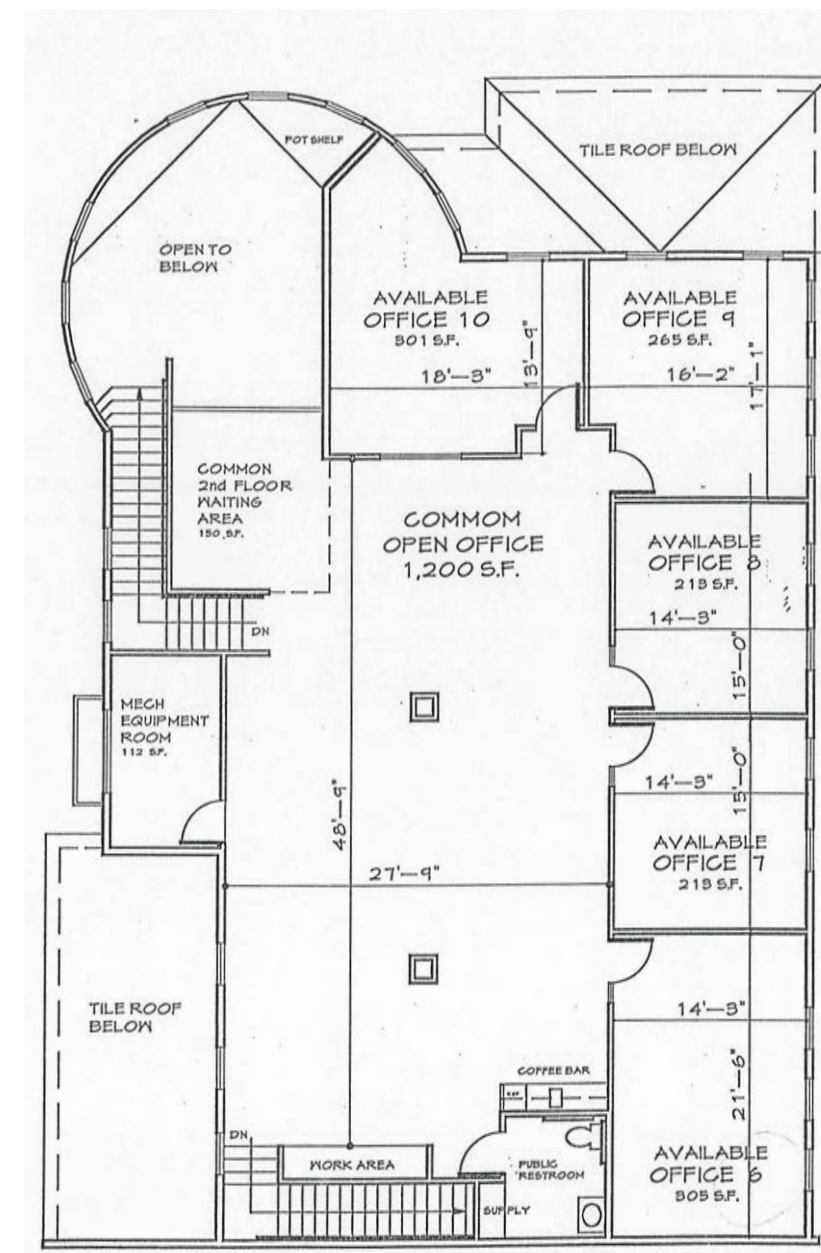
Current month-to-month tenancy provides a new owner
the option to generate short term income while transition plan-
ning or improvements are underway.

Retained tenants can be transitioned out at the new owner's discretion, ensuring full building availability on their timeline.



SECOND FLOOR

- Provides 2nd floor waiting area
- Five (5) private, perimeter window offices
- Large, open bullpen area for support staff
- Wet bar with sink
- Private restroom



Get in touch

If you would like more information on this offering, please get in touch.



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