

±1,950 SF TOTAL | FOR SALE OR LEASE

630 S. 7TH STREET, LAS VEGAS, NV 89101



**BOB HAWKINS,**  SIR

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999



**REALCOMM**  
ADVISORS

630 S. 7TH STREET | LAS VEGAS, NV 89101

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- ±1,950 SF Professional Office Building
- Situated on ±0.16 Acres (Corner Lot)
- Motorized Gate w/ Secured Parking
- Zoning: P-R (Professional Office & Parking)



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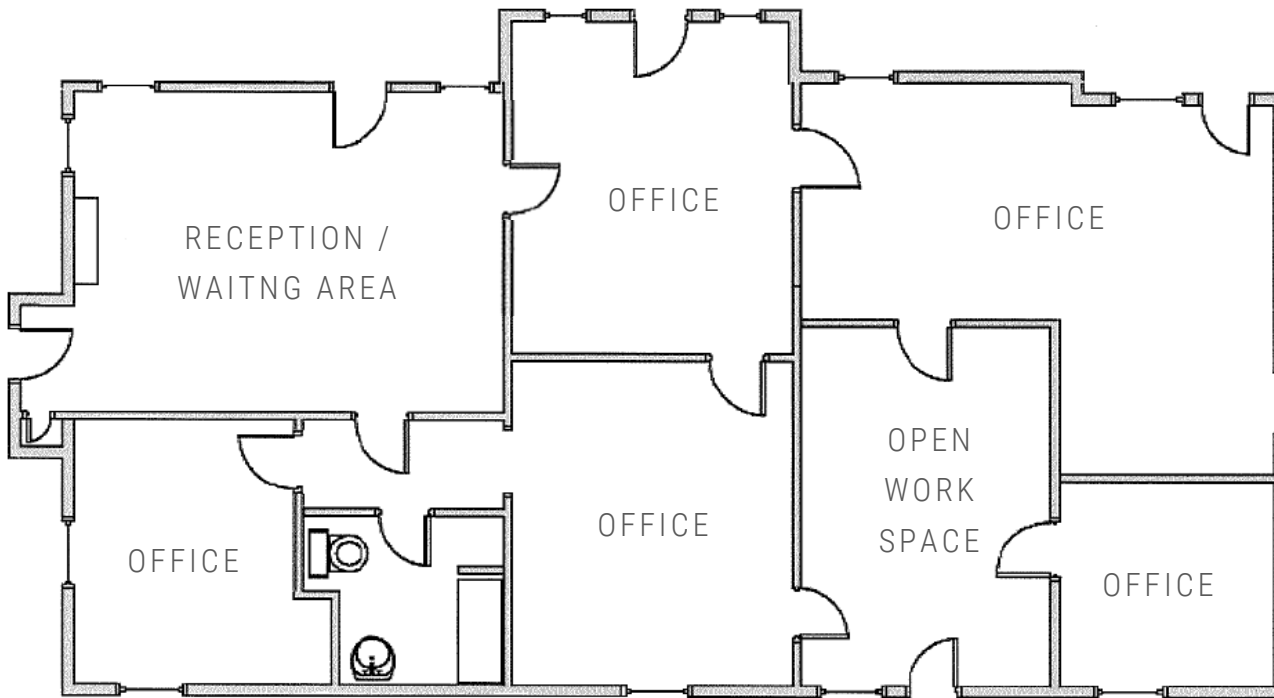
**LEASE PRICE:**

BASE RENT: \$1.75/SF  
NNN FEE: \$0.41/SF

**SALE PRICE:**

\$780,000.00  
(\$400/SF)

**±1,950  
TOTAL  
SF**



PARKING  
AREA



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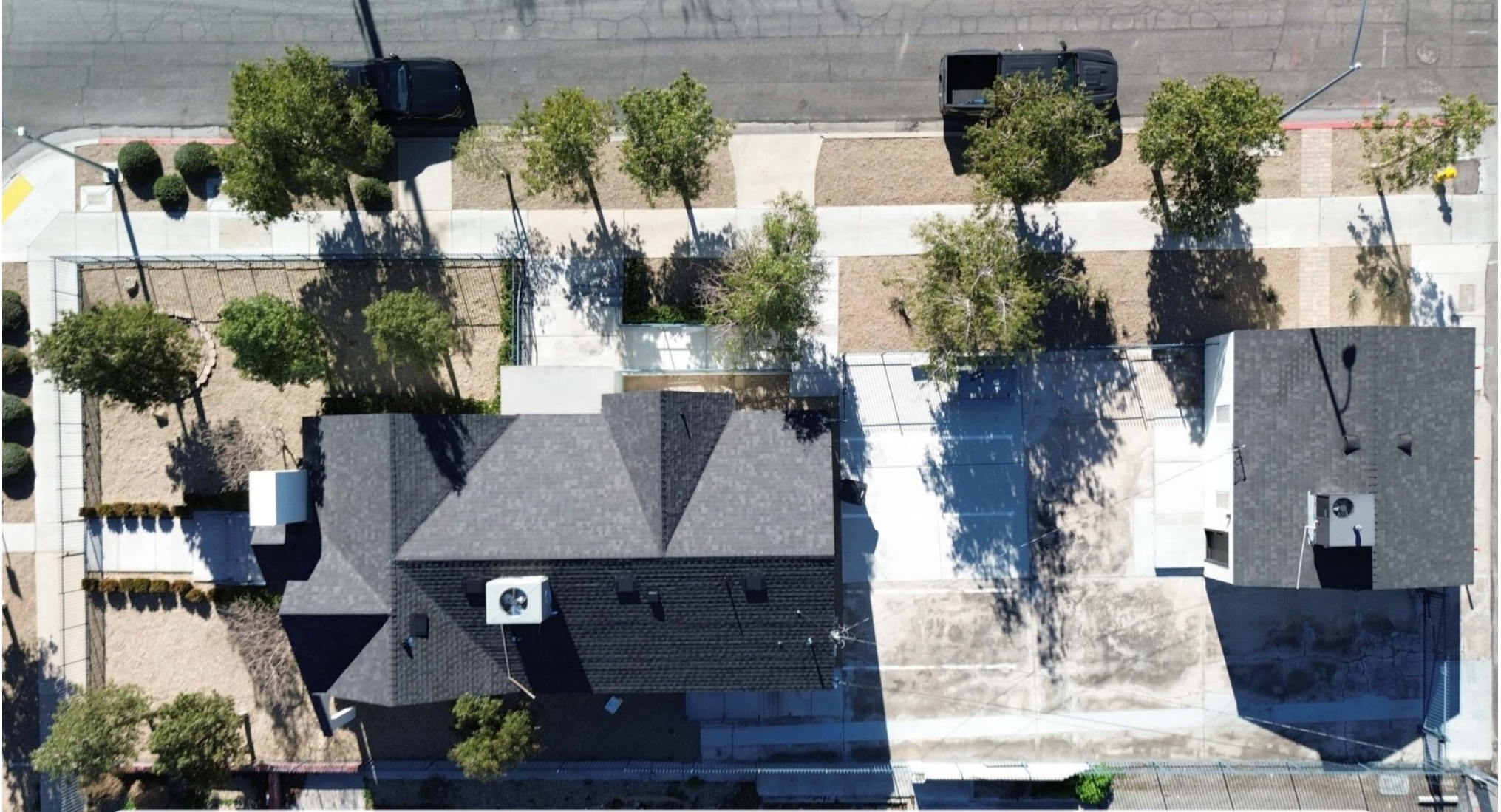
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