

# FOR SALE OR LEASE **ORIGIN BUSINESS PARK**

7371 Prairie Falcon Road, Las Vegas, NV 89128

**±6,090 SF Professional or Medical Office**



**BARTON HYDE**

d 702.475.7546

[barton.hyde@avisonyoung.com](mailto:barton.hyde@avisonyoung.com)

NV Lic #: S.0041080

**DOMINICK FLORATOS**

c 702.904.3442

[dominick.floratos@avisonyoung.com](mailto:dominick.floratos@avisonyoung.com)

**AVISON  
YOUNG**



# ORIGIN BUSINESS PARK

7371 Prairie Falcon Road, Las Vegas, NV 89128



## For Sale

PRICE	\$2,009,700
PRICE PER SF	\$330.00
SALE TYPE	Owner/User / Investment
SIZE	±6,090 SF
YEAR BUILT	2003

## For Lease

AVAILABLE	Suite 110 and 120
SF AVAILABLE	Suite 110 ±2,546 sf, Available Now
SF AVAILABLE	Suite 120 ±3,544 sf, Available July 1, 2026
LEASE RATE	\$1.85 psf
LEASE TYPE	NNN
CAM	\$0.43 psf



# Own vs. Lease Breakdown

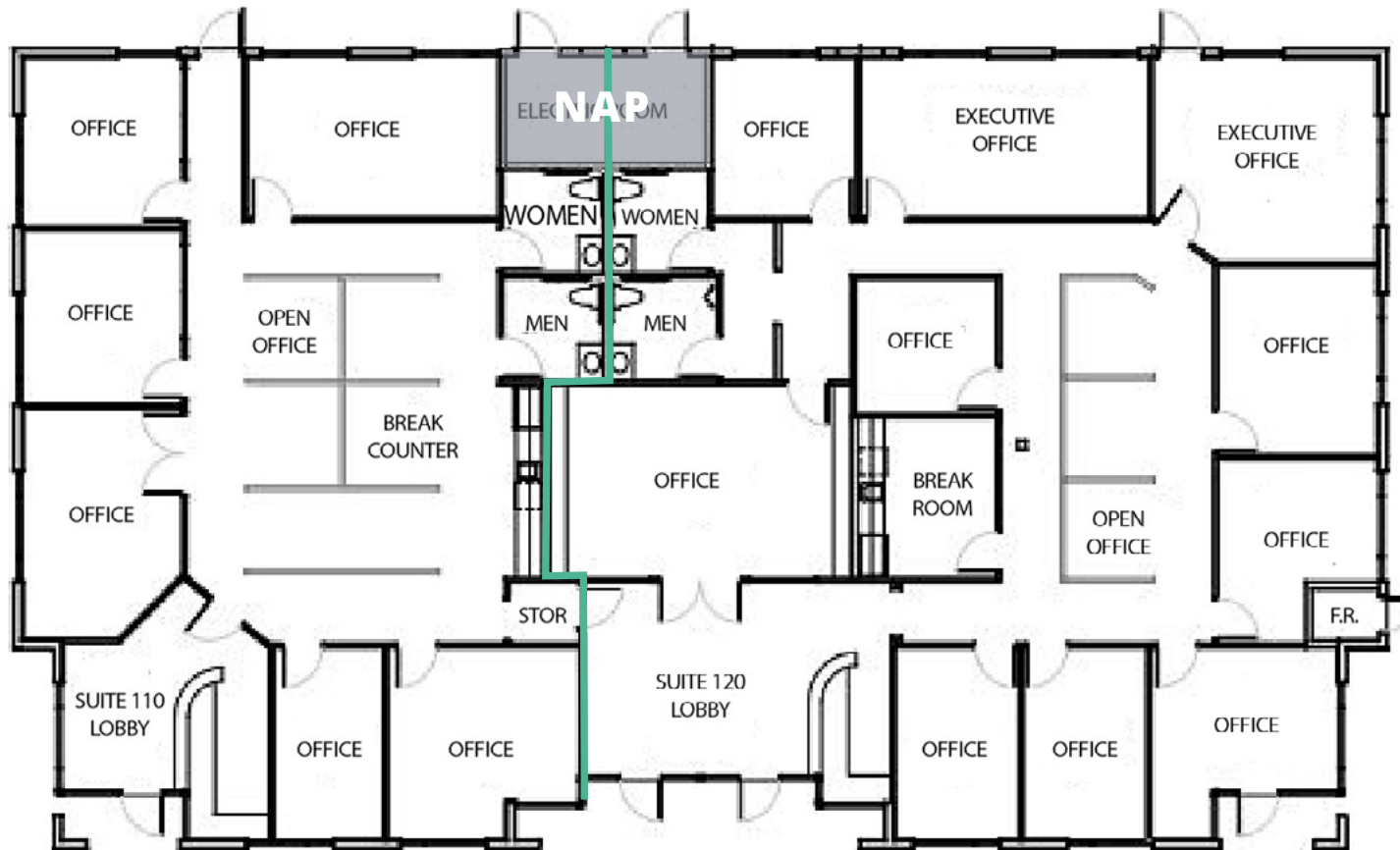
OWN 6,090 SF		LEASE 6,090 SF	
Building Price (\$330.00 psf)	\$2,009,700	Monthly Lease Cost*	
Paint and Flooring Estimate	\$73,080	Base Rent & CAM/sf \$2.28	\$13,885.20
Total Project Cost	\$2,082,780		
Start Up Costs		Start Up Costs	
Cash Down Payment		Prepaid Rent & Security Deposit	\$27,770.40
25% Conventional	\$520,695	Improvement Cost psf \$25.00	\$152,250.00
10% SBA	\$208,278	<i>Improvement Cost Assumes Additional \$25 psf Landlord Allowance</i>	
Estimated Bank Fees (1.5%)	\$31,241		
Estimated Appraisal & Environmental	\$5,000		
Total Cash Required		Monthly Costs	
25% Conventional	\$556,936	Lease Payment	\$13,885.20
10% SBA	\$244,519	Improvement Loan (10 Yrs @ 7.5%)	\$1,807.23
		Total Monthly Cost	\$15,692.43
Monthly Costs			
Mortgage Payment (20 yr loan)			
25% Conventional	\$12,584		
10% SBA	\$15,101		
Less Depreciation (\$0.70 psf)	\$4,263	*Monthly Lease Payment Increased 3% Annually	
		Est. to be \$2.56 psf in year 5 of Lease Term	\$15,590.40
25% Conventional	\$1.37 psf	Improvement Loan	\$1,807.23
10% SBA	\$1.78 psf	Total Monthly in Lease Year 5 (\$2.56 psf)	\$17,397.63

1) Depreciation savings is an estimate. Please consult your tax advisor.

2) Although we believe the loan terms are accurate, please consult with your banks representative.

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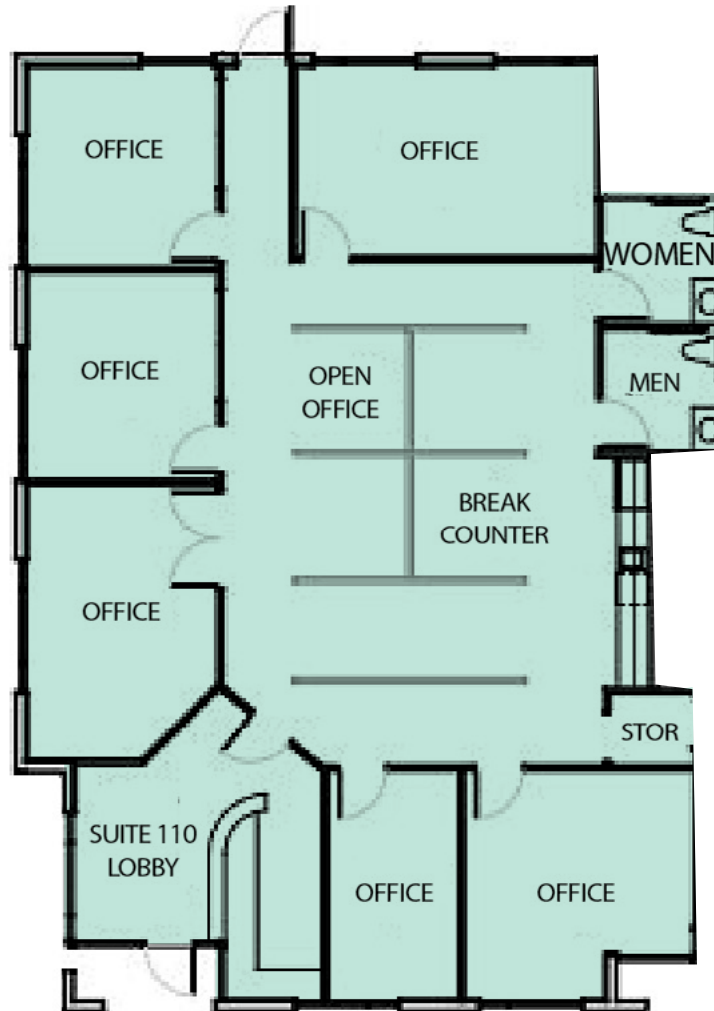
Take a virtual tour  
of this property

\$1.40 - \$1.82 PSF / MONTH / NET LOAN AMOUNT (POTENTIAL)



# ORIGIN BUSINESS PARK

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AVAILABLE

**Suite 110**

±2,546 RSF

**\$1.85 psf NNN**

**\$0.43 psf CAM**



# ORIGIN BUSINESS PARK

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AVAILABLE JULY 1, 2026

## Suite 120

±3,544 RSF

±3,340 USF

**\$1.85 psf NNN**

\$0.43 psf CAM









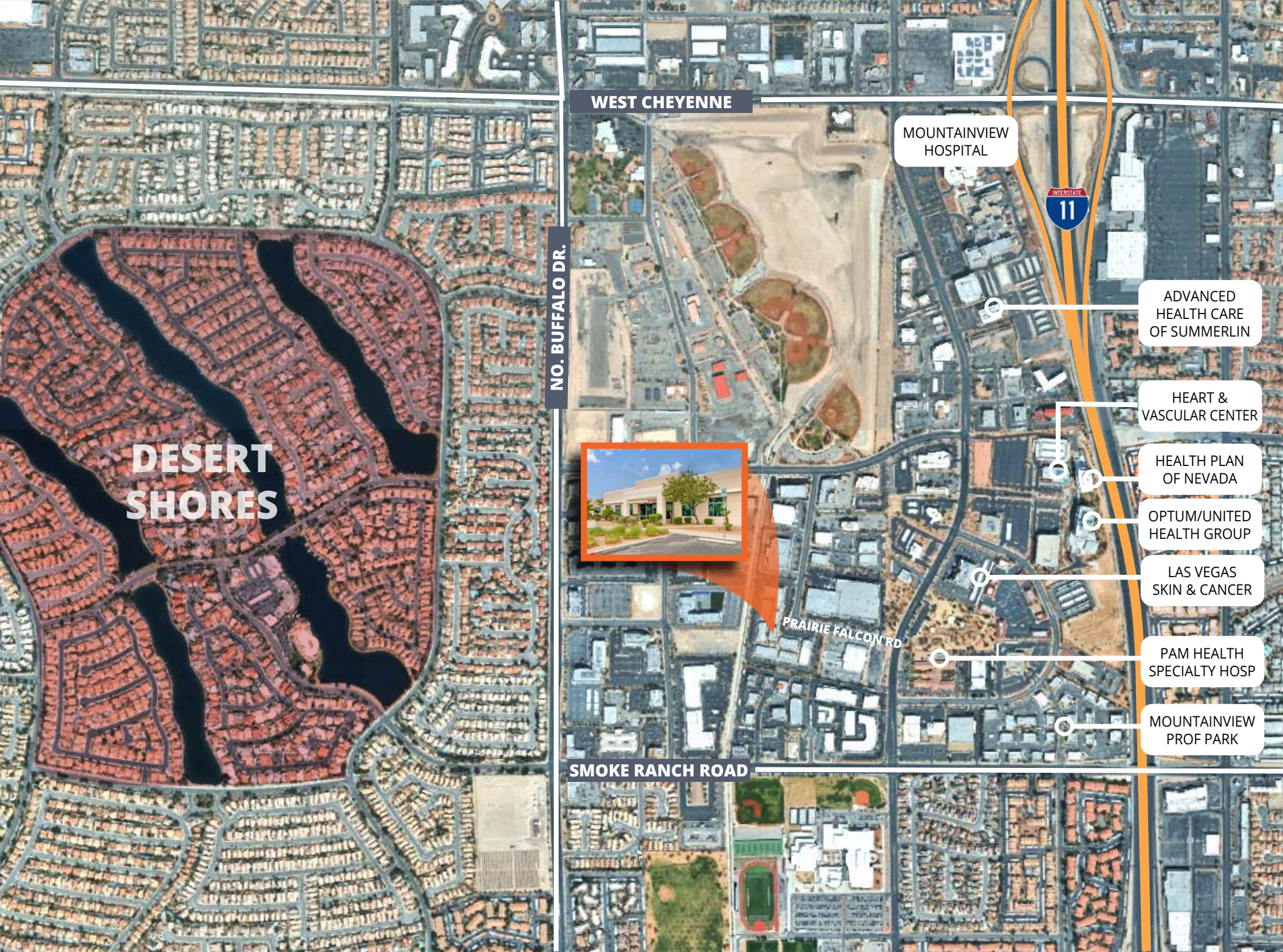
**Mountain View  
Professional Park**

**PAM Health  
Specialty Hospital**

**The Las Vegas Strip**

**SUBJECT**





WEST CHEYENNE

NO. BUFFALO DR.

SMOKE RANCH ROAD



MOUNTAINVIEW  
HOSPITAL



ADVANCED  
HEALTH CARE  
OF SUMMERLIN

HEART &  
VASCULAR CENTER

HEALTH PLAN  
OF NEVADA

OPTUM/UNITED  
HEALTH GROUP

LAS VEGAS  
SKIN & CANCER

PAM HEALTH  
SPECIALTY HOSP

MOUNTAINVIEW  
PROF PARK

PRAIRIE FALCON RD



# Recent Sales



2635 Box Canyon Drive

2647 Box Canyon Drive

2871 No. Tenaya Way

2501 Fire Mesa Dr.

2501 Fire Mesa Dr.

2410 Fire Mesa Dr.

3280 N. Rainbow Blvd.

Medical Office

Medical Office

Medical Office

Office Condo

Office Condo

Medical Condo

Medical Office

7,750 sf

4,667 sf

3,520 sf

3,965 sf

3,397 sf

12,677 sf

3,872 sf

6/13/25

2/06/25

12/20/24

12/02/24

11/26/24

8/20/24

4/26/24

\$2,980,000

\$1,600,000

\$1,550,000

\$1,303,000

\$1,083,000

\$3,700,000

\$1,150,000

\$384.52

\$342.83

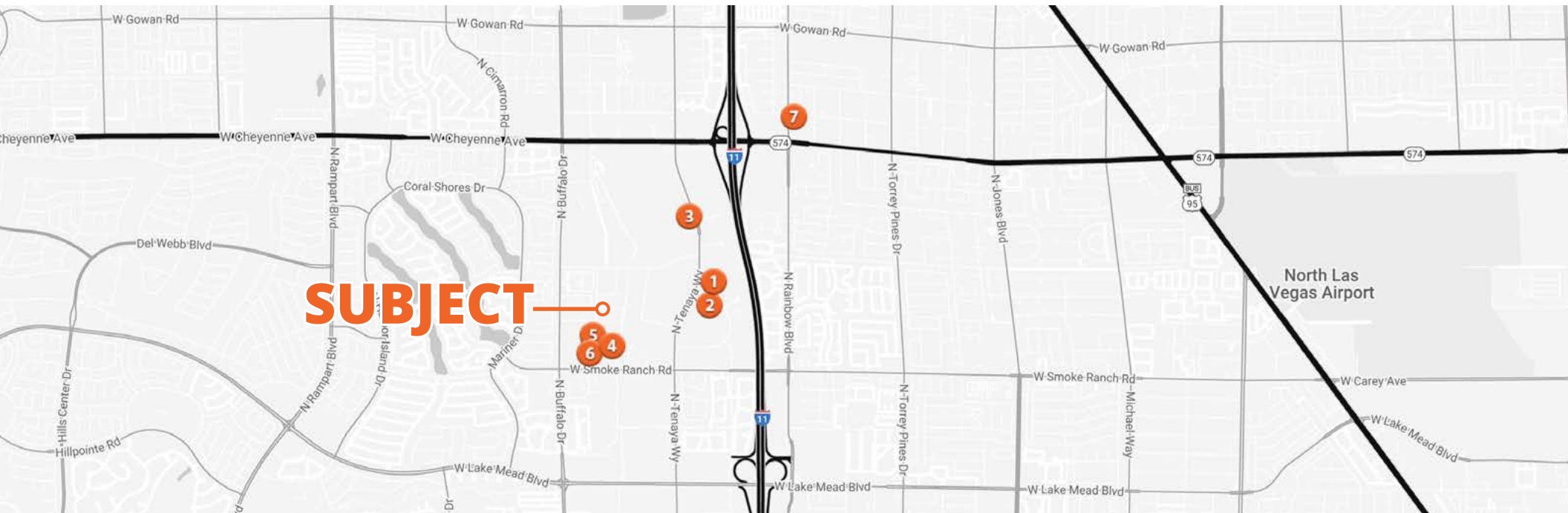
\$440.34

\$328.63

\$318.81

\$291.87

\$297.00







## Get in touch

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



### **Barton Hyde**

Principal

+1 702 475 7546

[barton.hyde@avisonyoung.com](mailto:barton.hyde@avisonyoung.com)

NV #S.0041080



### **Dominick Floratos**

Associate

+1 702 904 3442

[dominick.floratos@avisonyoung.com](mailto:dominick.floratos@avisonyoung.com)

**Visit us online**  
[avisonyoung.com](http://avisonyoung.com)

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10845 Griffith Peak Drive | Suite 100 | Las Vegas, NV 89135 | +1 702 472 7979