

OFFERING MEMORANDUM



7371 Prairie Falcon Rd.

Las Vegas, NV 89128

7371 PRAIRIE FALCON RD.

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Simply Vegas Commercial has not verified, and will not verify, any of the information contained herein, nor has Simply Vegas Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT SIMPLY VEGAS COMMERCIAL FOR MORE DETAILS.**

Executive Summary - 01



OFFERING SUMMARY

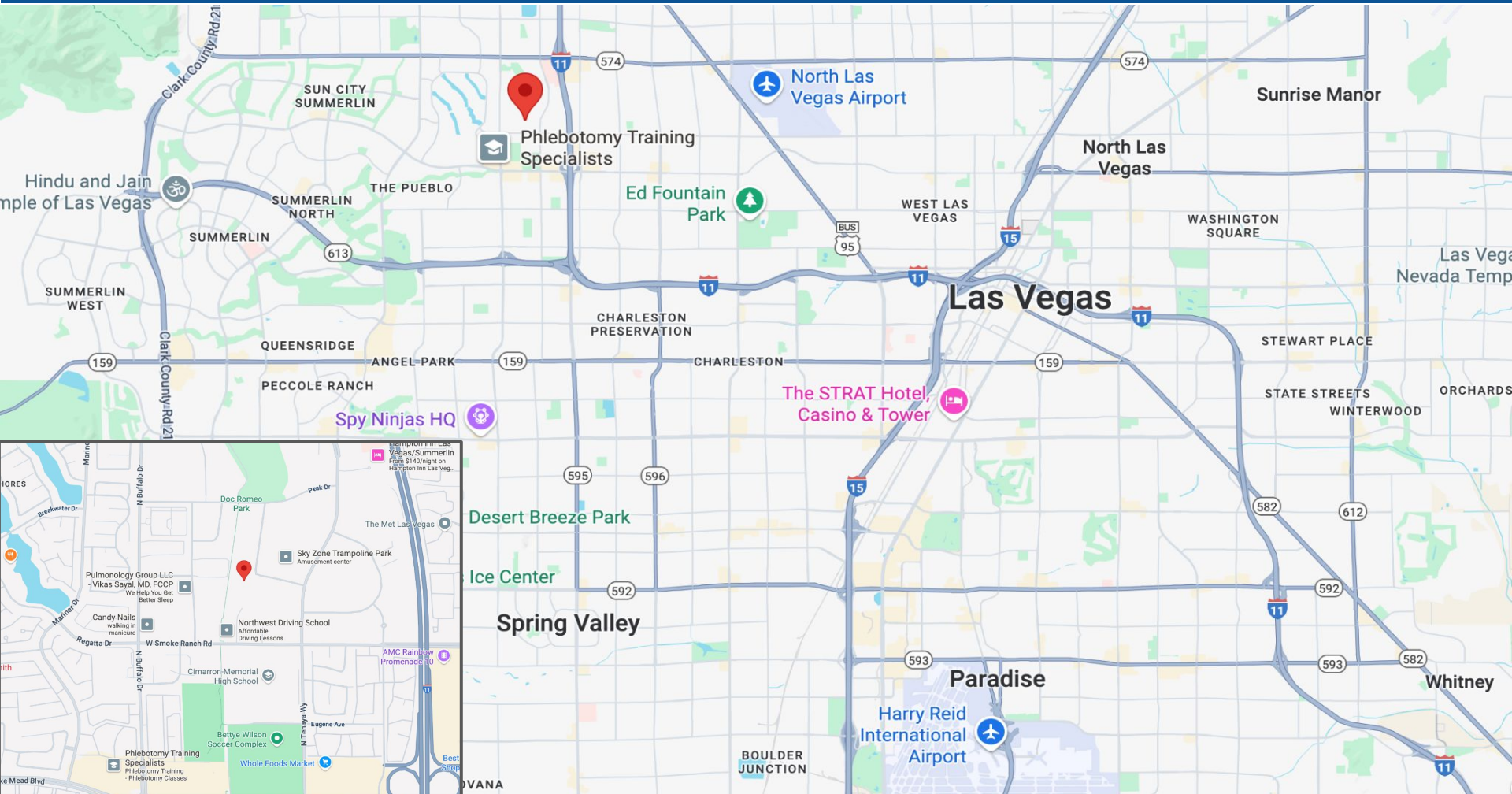
ADDRESS	7371 Prairie Falcon Rd. Las Vegas NV 89128
COUNTY	Clark
MARKET	Las Vegas, Paradise, Henderson
SUBMARKET	NW Medical District
BUILDING SF	6,090
YEAR BUILT	2003
APN	138-15-410-039
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,800,000
PRICE PSF	\$295

PROPERTY HIGHLIGHTS

- Located in the NW Medical District
- Easy Access to I-95
- 2 units (1 Vacant / 1 Occupied)
- Located just North of Lake Mead Blvd
- Lots of amenities in the surrounding neighborhood
- Ample Parking



Property Description - 02



PROPERTY FEATURES

NUMBER OF UNITS	2 (1 Vacant / 1 Occupied)
BUILDING SQ FT	6,090
YEAR BUILT	2003
ZONING	C-PD
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF BUILDINGS	1
PARKING	Open
CURRENT TENANT	Attorney (Lease end 06/30/26)
Unit SQ FT	Vac: 2,546 / Occup: 3,544 sq ft

Seize this rare opportunity to own a premier office building in the heart of the thriving Northwest Medical District! This strategically located property offers the perfect blend of investment potential and operational flexibility.

Divided into two distinct suites, this versatile building generates immediate income with one suite leased to a reputable law group, ensuring steady cash flow. The vacant suite is move-in ready, featuring a stunning reception area, a spacious conference room, a large open bullpen workspace, two modern bathrooms, and a fully equipped kitchen. Four expansive perimeter offices provide ample room for customization to suit your business needs.

