

FOR SALE

VACANT OWNER-USER SALE



8840 S Maryland Parkway

Las Vegas, NV 89123

Wes Drown, CCIM

Commercial Office Specialist

702-287-6553

wes@officialv.com



Built 2007

2025 Remodel

3 Suites - 100 / 105 / 110

Suites 105 & 110 Interconnect

An Entrance and an Exit for Each Suite

All Suites Separately Metered

10 Private Offices

3 Restrooms

3 Kitchenettes with Sinks

3 HVAC Units

2 Copy / Print Rooms

Front Door Parking

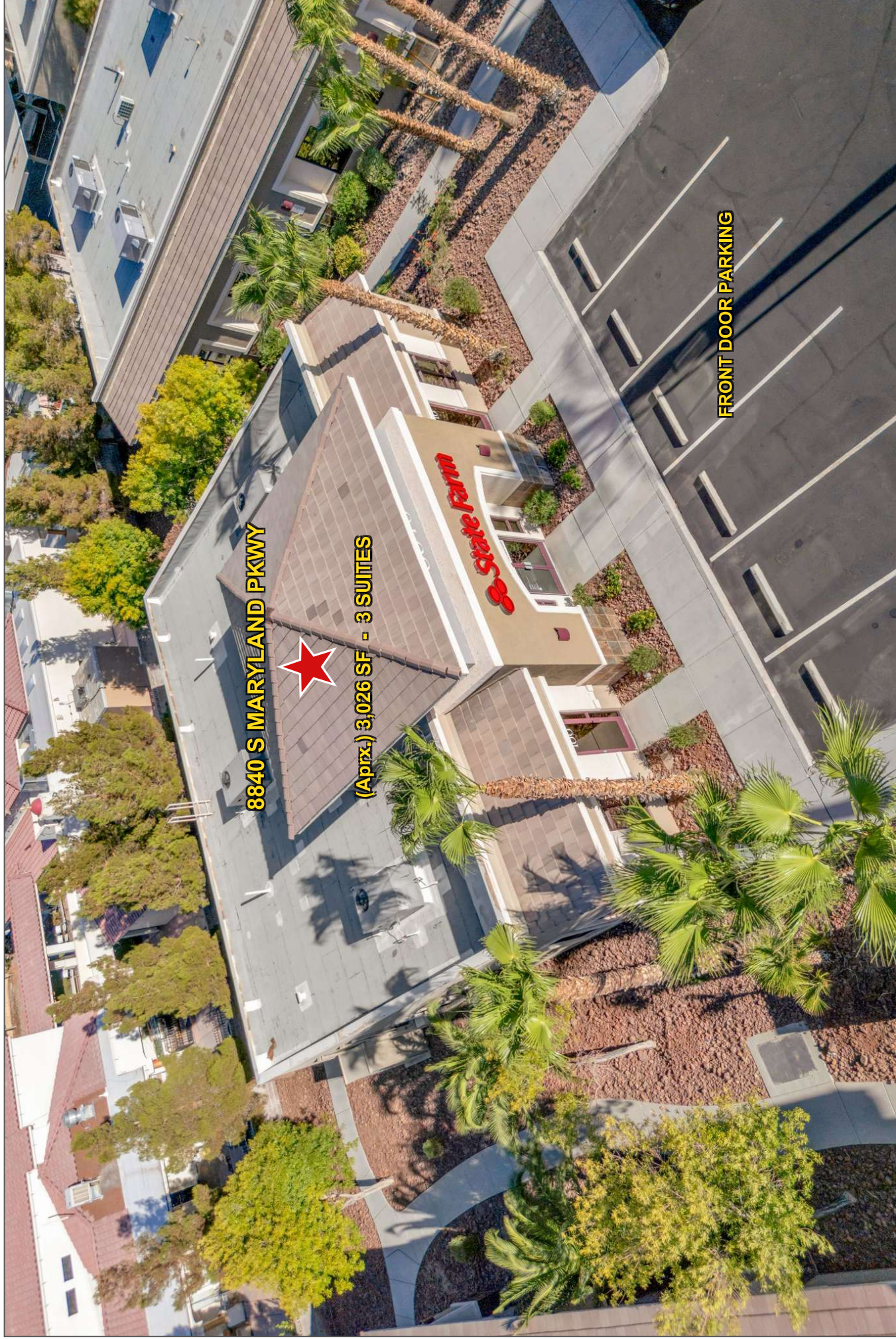
Sitting in the South Las Vegas Valley, between the triangle created by the 15 Freeway heading towards Southern California, the 215 Beltway heading from Summerlin to Arizona, and St. Rose Parkway, nestling into Green Valley. Excellent location, great connector access for Clients and Employees. The property was renovated and Remodeled in 2025. This unique small building, is super rare for this area, and it is move-in Ready!

Compare it to Shell Office property 2 miles away, that is selling at \$415/PSF PLUS. You have to build it out, and you'll see why this property won't last long on the market. The Property is easy to show by appointment, and it is Vacant, with a quick closing preferred. Feel free to Call Wes with questions.

8840 S Maryland Parkway

Aerial View West

RE/MAX
COMMERCIAL®



8840 S MARYLAND PKWY

(APRX.) 3,026 SF - 3 SUITES

FRONT DOOR PARKING

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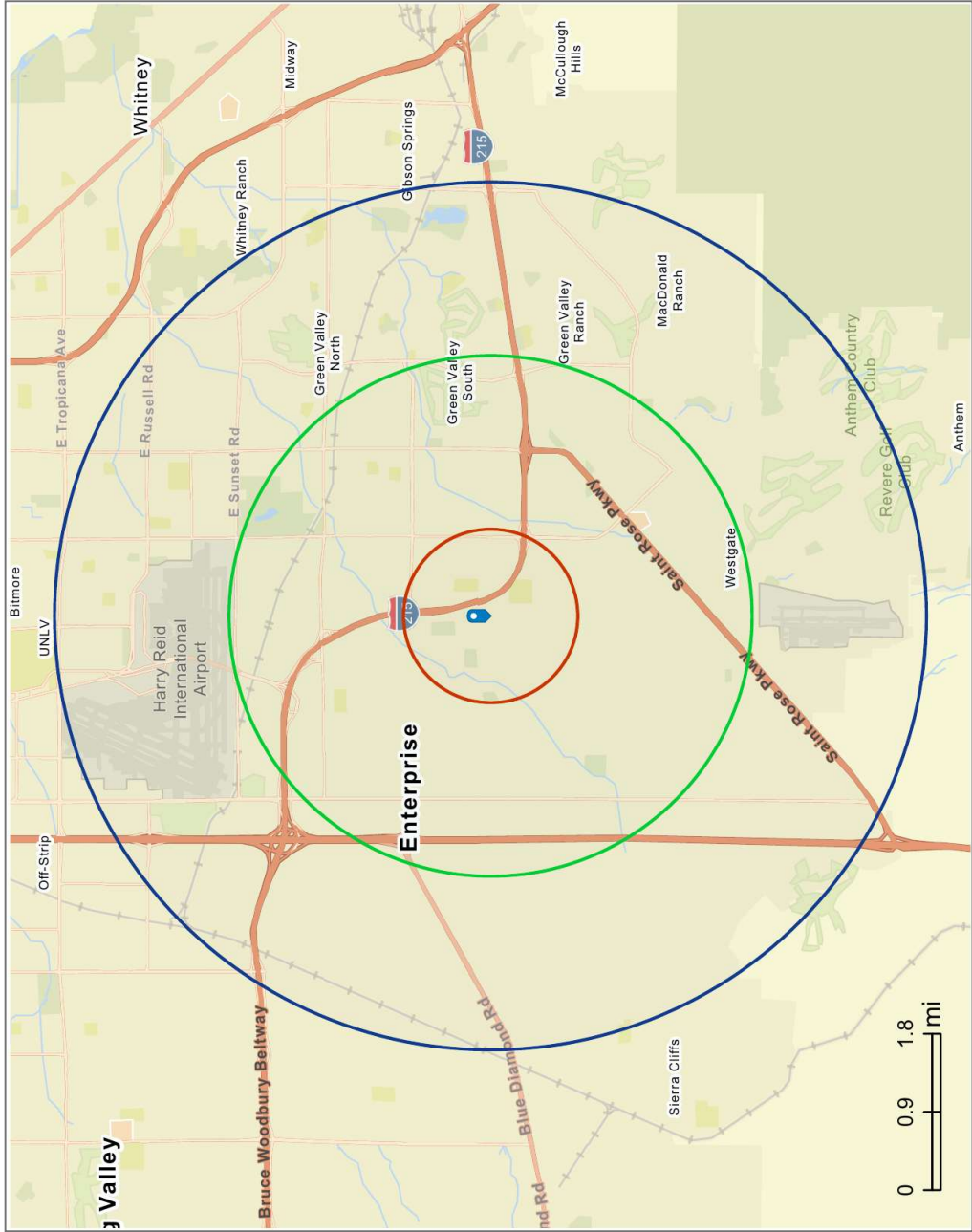
8840 S Maryland Parkway

Site Looking North

LAS VEGAS STRIP



Within 1, 3 and 5 miles of the front door...



Demographics

2026 Statistics

Population: 342,202

Households: 138,620

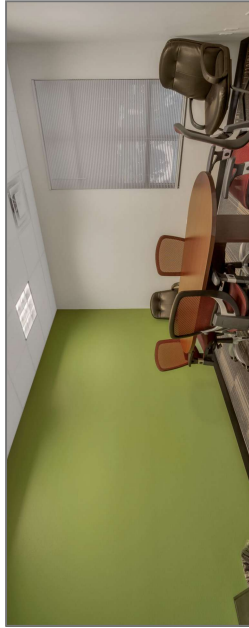
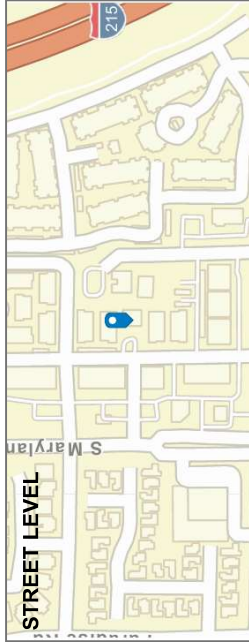
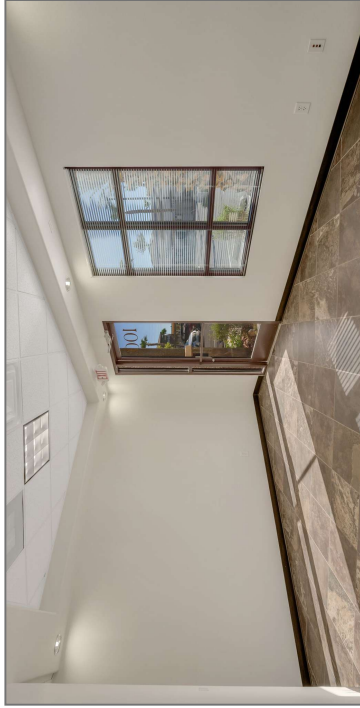
Owner Occupied Housing Units: 78,331

Renter Occupied Housing Units: 60,289

Average Household Income: \$133,510

Median Age: 42.3

Source: ESRI Business Analyst

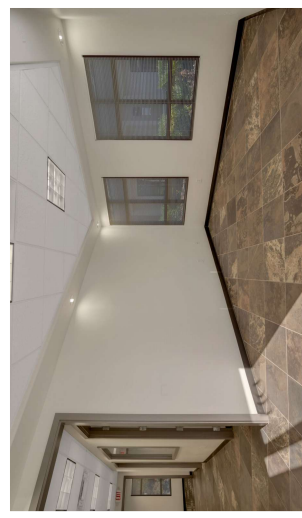
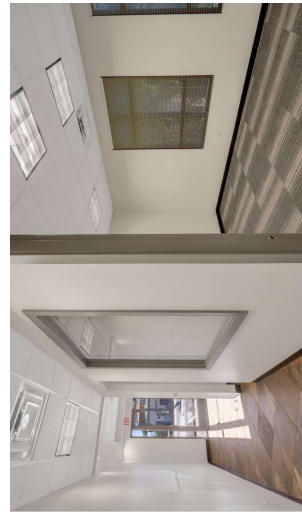
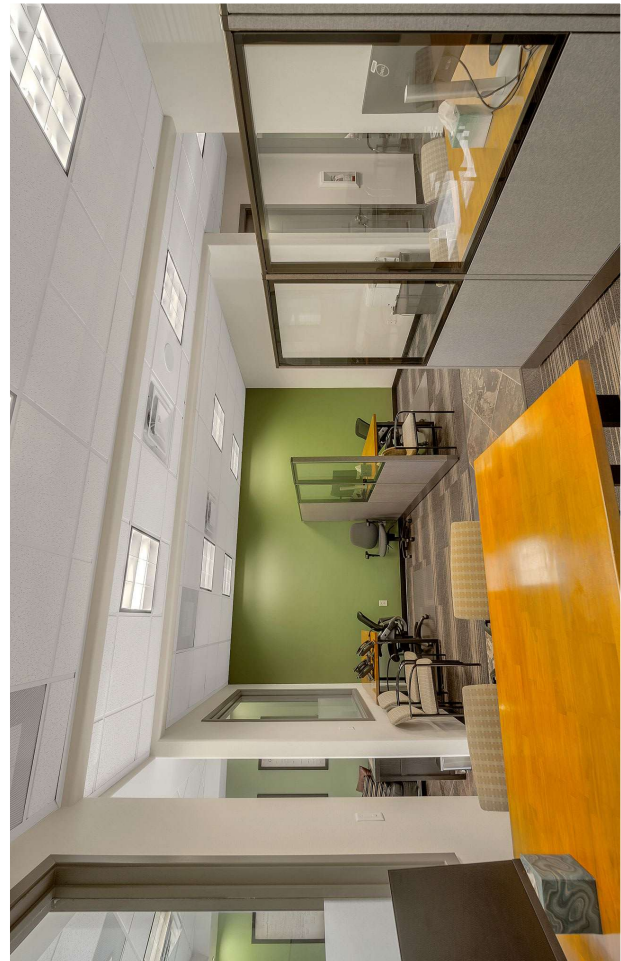
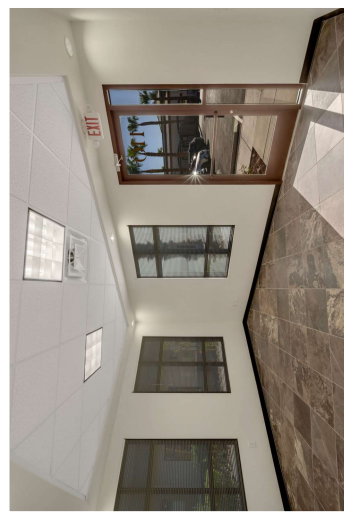
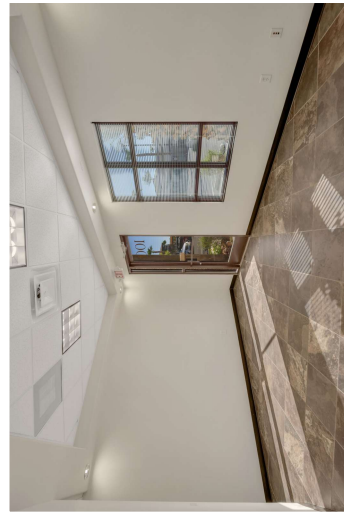
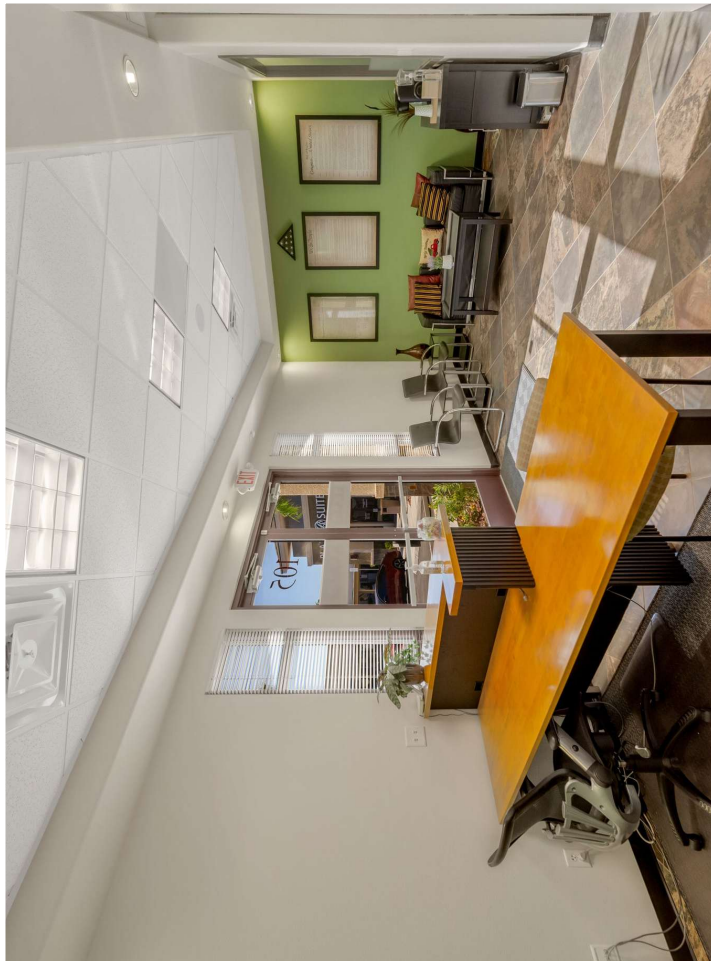


Source: ESRI Business Analyst, prepared for 8840 S Maryland Pkwy. Latitude 36.02923 / Longitude -115.13471.

8840 S Maryland Parkway

Photos

RE/MAX
COMMERCIAL®



Move-In Ready
Fully Built-Out with Quality Finishes
2025 Remodel
Vacant Owner-User Sale

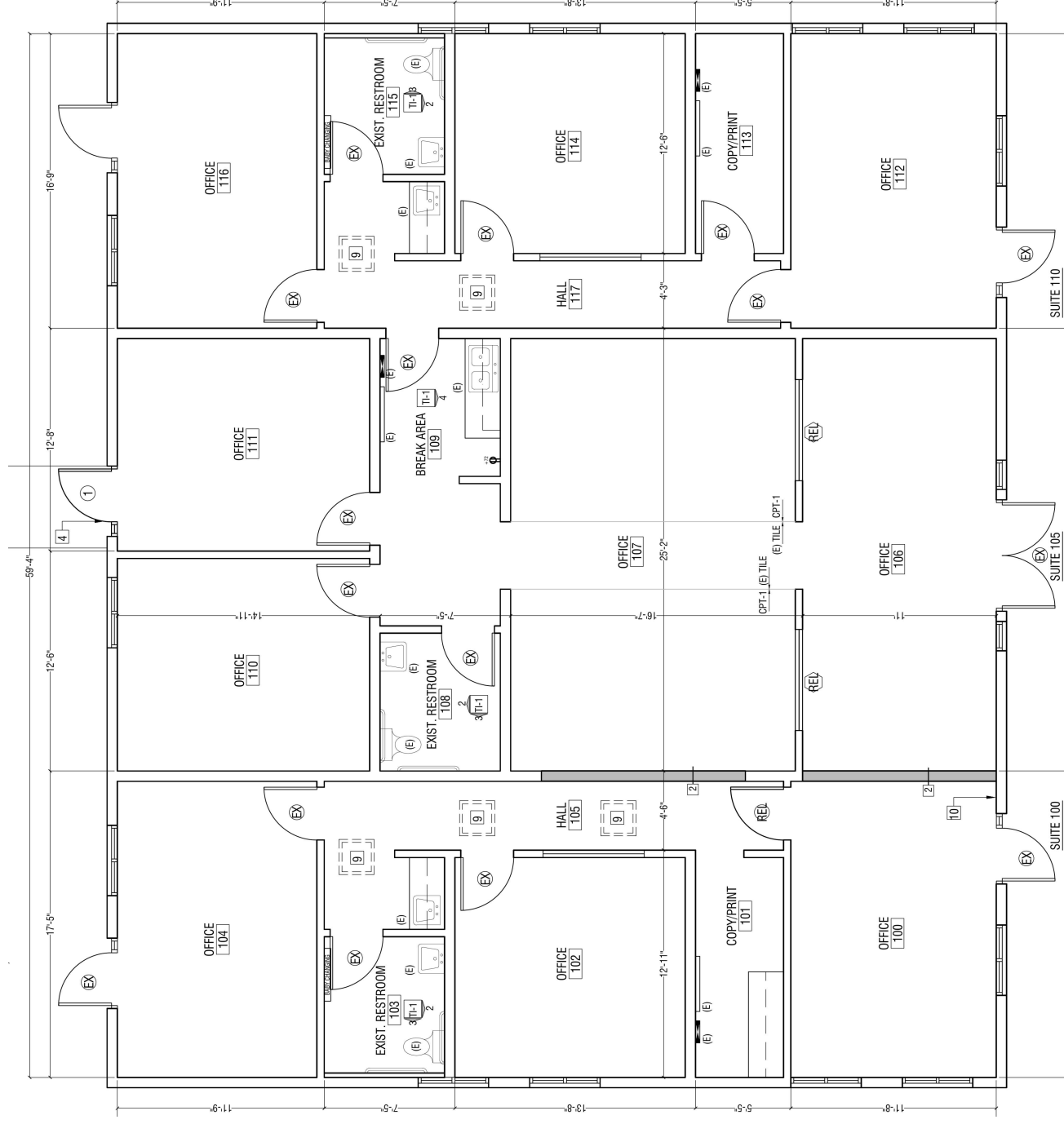
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Floor Plan



(Aprx.) 3,026 SF Total

Suite 100 - 905 SF**Suite 105 - 1,286 SF**

Suite 110 - 900 SF

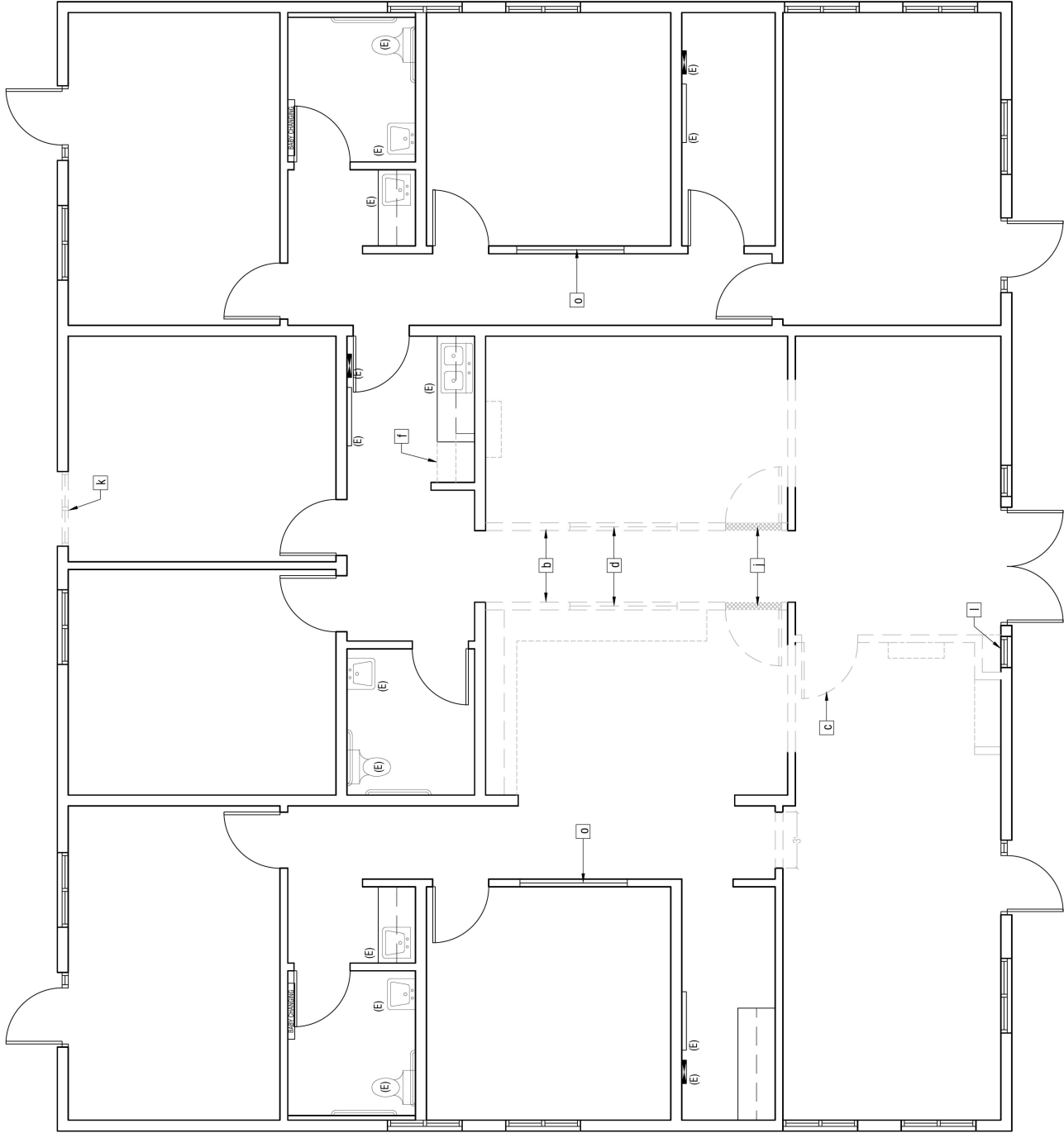
10 Private Offices

3 Restrooms

2 Copy / Print Rooms

Schedule a private tour

New insulated metal stud demising wall (shaded) separates Suite 100. Suites 105 and 110 interconnect through a door between 2 suites.



Scope of Demolition

Walls Removed

Doors Relocated

Windows Relocated

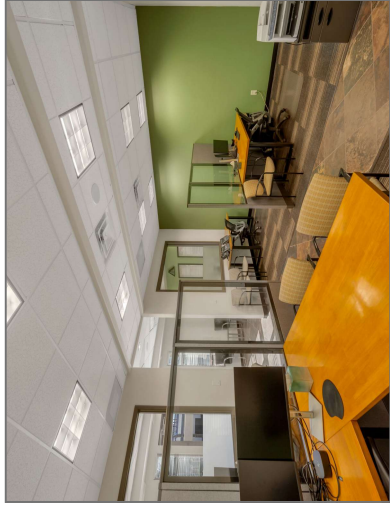
Millwork Removed

Carpet Removed

Base & Casing Removed

Tile Protected in Place

Dashed linework shows existing construction removed to create the three-suite layout. Existing A.C.T. ceiling grid, recessed fire extinguishers and electrical panels remain in place. Existing porcelain tile is protected throughout and replaced only where damaged by demolished walls.

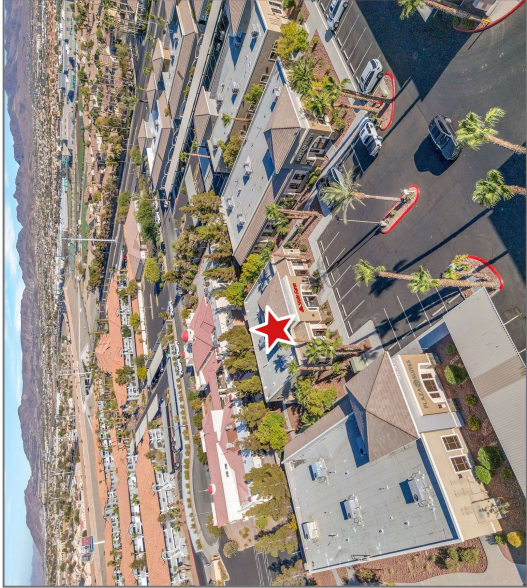


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By The Numbers

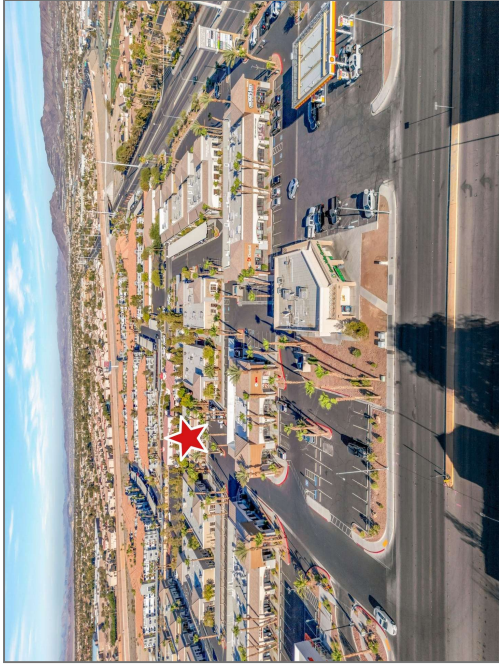
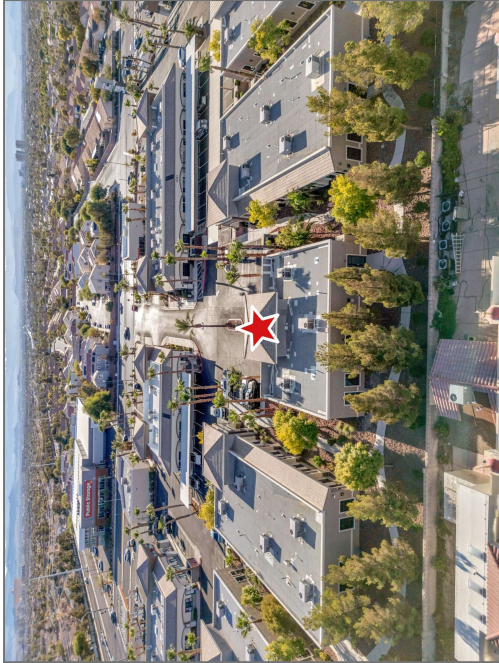
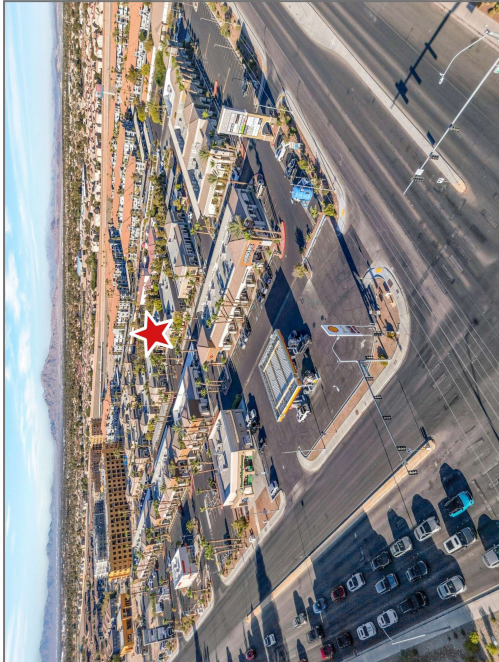


Description	Item
APN	177-14-410-023
Year Built	2007
Remodeled	2025
Total Square Footage	(Aprx.) 3,026
Suites	3
Suite 100	905 SF
Suite 105	1,286 SF
Suite 110	900 SF
Private Offices	10
Restrooms	3

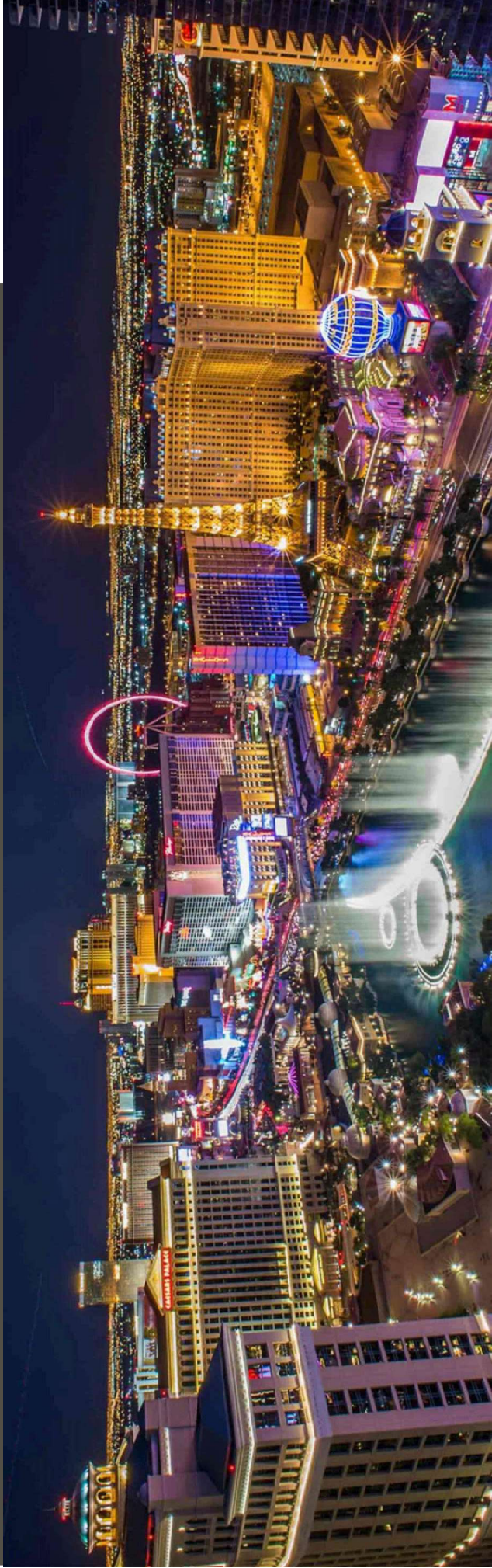


SOURCES
Clark County Assessor - APN 177-14-410-023
Atwood Design bid set TI-07/1-1, 05-30-24
ESRI / STDB

Description	Item
Occupancy Group	B - Prof. Office
Construction Type	Wood
Fire Sprinklers	NO
Occupant Load (total)	22
Zoning	Neighborhood Commercial
Acreage	.19
Parking Ratio	4:1000
Traffic Count	17,800
Asking Price	Call Wes



The Las Vegas Marketplace 2025-2026



Expansion	Growth	Diverse	Young	Entertainment	Sports	Aerospace	DOD
#1 State and Metro in the West US for Business				Welcome! NHL, NFL, WNBA, UFC, MLB			
\$13B of New construction on the Strip alone				Over 38,500,000 Visitors in 2025			
One Day Drive to 60-million citizens.				#1 Best State for Infrastructure			
Most Secure Area in the US (FEMA)				Top Quality of Life			
Prime Tech Company Migration				1/3 COLA of San Francisco			
MSG Sphere Theatre OPEN				3 Times national average for Population Growth			
BORING Company Tunneling in Progress				99% Indoor water supply Recycling			
#1 State for Job Growth				7,453 MILES of Fiber Optic Cable-installed			
Civilian & DOD proving grounds				No State Income Tax			