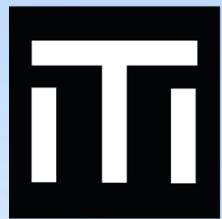


# Office Condos for Sale



**TARK  
OFFICE  
CONDOS**

on South Cimarron & West Warm Springs

**Aris Lazarou**

Co-Developer & Licensee

Lic #: S.0181893

📞 M: **702-379-2324**

📞 O: 702-324-8899

✉ Aris@TarkOfficeCondos.com



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# Summary

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**7150 South Cimarron Road**

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**17604810003**  
APN

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**Southwest**  
Submarket

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**1<sup>st</sup> Floor: 36,381**  
**2<sup>nd</sup> Floor: 37,709**  
Square footage

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**\$375-\$425**  
Price Per Square foot

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**Q3 2026**  
Estimated Completion



# Buyer's Benefits



## Asset Ownership

Create equity and generate a higher net worth.



## Customize Your Space

Design an office that fits your brand and business needs.



## Stability & Control

Eliminate rent increases and secure your office with fixed ownership on your terms.



## Tax Benefits

Leverage depreciation, deductions, and property appreciation to enhance your financial position.



## Cash Flow Strategy

Sell your business, lease out extra space or sell later for profit.



## Long-Term Growth

Secure your office space and benefit from property appreciation.



# TARK OFFICE CONDOS

## Own vs. Rent

5,000 SF Example	\$ OWN OPTION
Building Shell Price	\$1,975,000 (\$395 PSF)
Interior Improvements	\$600,000 (\$120 PSF estimate)
<b>Total Cost</b>	<b>\$2,575,000</b>
<b>START-UP COSTS</b>	
Cash Down Payment	\$257,500 (10%)
Estimated Bank Fees	\$17,381 (.75%)
Estimated Appraisal & Env.	\$5,000
<b>Total Cash Required</b>	<b>\$279,881</b>
<b>MONTHLY COSTS</b>	
Mortgage Payment	\$17,279 (\$2.86 PSF)
Association Fees	\$2,100 (\$0.42 PSF)
Taxes and Insurance	\$1,500
<b>Total Monthly Payment</b>	<b>\$20,879</b>
<b>TOTAL ADJUSTED COSTS</b>	
Total Monthly Payment	\$20,879
Less Depreciation	-\$7,153
<b>Adjusted Monthly Cost</b>	<b>\$13,726 (\$2.46 PSF)</b>
<b>FORECASTED BENEFITS</b>	
Monthly Payment in 10 Years	\$20,879
Cash Savings After 10 Years	<b>\$533,654</b>
<b>Equity After 10 Years</b>	<b>\$985,962</b>

5,000 SF Example	\$ RENT OPTION
Monthly Rent	\$13,750
Interior Improvements	\$2,300 (\$90 PSF estimate)
<b>Market Lease Rate PSF</b>	<b>\$2.75</b>
<b>START-UP COSTS</b>	
Prepaid Lease	\$41,500 (2 months)
Security Deposit	\$13,750 (1 month)
<b>Total Cash Required</b>	<b>\$55,000</b>
<b>MONTHLY COSTS</b>	
Lease Payment	<b>\$13,750 (\$2.75 PSF)</b>
CAM Fees	\$2,500 (\$0.50 PSF)
Improvement Loan Payment	\$2,300
<b>Total Monthly Payment</b>	<b>\$18,550</b>
<b>TOTAL ADJUSTED COSTS</b>	
Total Monthly Payment	\$18,550 (\$3.71 PSF)
Less Depreciation	-\$377
<b>Adjusted Monthly Cost</b>	<b>\$18,173</b>
<b>FORECASTED BENEFITS</b>	
Monthly Payment in 10 Years	\$22,741 (assumes 3% annual rent growth)
Cash Savings After 10 Years	<b>\$0</b>
<b>Equity After 10 Years</b>	<b>\$0</b>

### Assumptions:

- % Depreciation using a straight line method of 30 years. Cash savings estimate based on fixed mortgage payments vs. lease payments
- % Terms of own scenario is based on 20 year amortization and interest rate of 6.5% as of 03/27/2025
- % Terms of lease scenario on improvement loan is based on 10 year amortization and interest rate of 7.5% as of 03/27/2025

Figures provided by



O: 702-248-6200

## Amenities Map

### Medical

- 1 Las Vegas Medical Research Center
- 2 Southern Hills Hospital
- 3 Dignity Health - St. Rose Dominican Hospital
- 4 Spring Valley Hospital
- 5 Pediatric Hospital
- 6 Culinary Health Center

### Retail

- 7 Tropicana Beltway Retail
- 8 The Bend
- 9 IKEA
- 10 Ashley Furniture
- 11 Rhodes Ranch
- 12 Walmart
- 13 The Arroyo Market Square
- 14 The Home Depot
- 15 BJ's Restaurant & Brewhouse
- 16 Starbucks
- 17 Sprouts Farmers Market
- 18 Costco

### Education

- 19 Sierra Vista High School

### Mixed Use

- 20 The Gramercy
- 21 Uncommons
- 22 Lifetime
- 23 Evora

### Residential

- 24 Picerne 250 Apartments

### Hotel/Casino Hotel

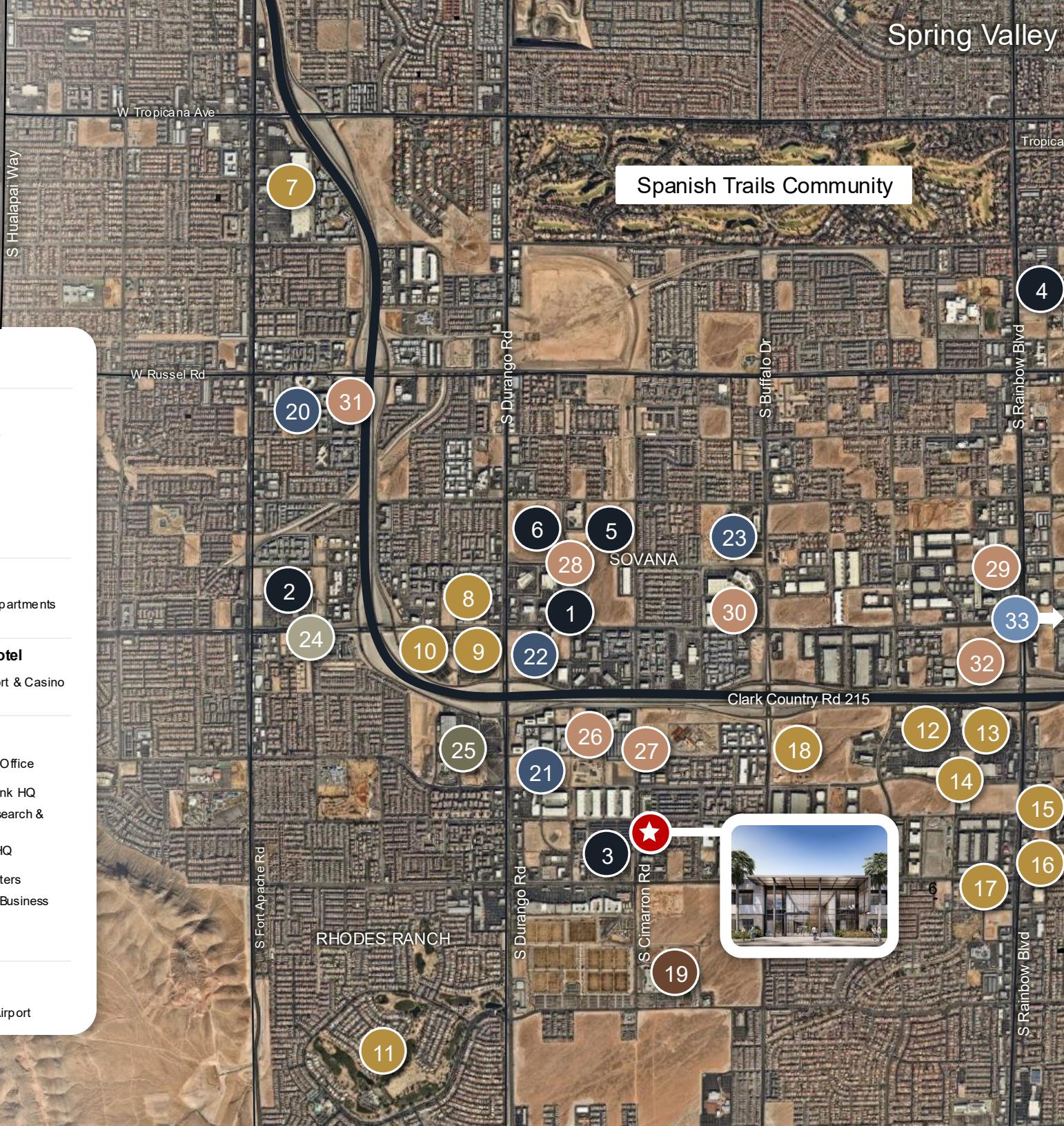
- 25 Durango Resort & Casino

### Office

- 26 The Narrative Office
- 27 Credit One Bank HQ
- 28 Harry Reid Research & Tech
- 29 Boyd Gaming HQ
- 30 IGT Headquarters
- 31 Canyon Ridge Business Park
- 32 Axiom Office

### Airport

- 33 Harry Reid International Airport





# Demographics



Category	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2024 Population - Current Year Estimate	13,658	152,484	349,440
2029 Population - Five Year Projection	15,965	164,243	366,344
2020-2023 Annual Population Growth Rate	3.84%	2.00%	1.70%
2024-2029 Annual Population Growth Rate	3.13%	1.5%	0.96%
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$95,320	\$117,629	\$112,451
2029 Average Household Income	\$111,636	\$136,420	\$131,557
2020-2023 Annual Population Growth Rate	3.84%	2.00%	1.70%
2023-2028 Annual Population Growth Rate	4.60%	1.37%	0.87%
<b>EDUCATION</b>			
Bachelor's Degree or Higher	3,369	40,322	87,453
<b>PLACE OF WORK</b>			
2023 Businesses	671	4,869	13,533
2023 Employees	11,913	59,073	170,738

# Building Specs & Amenities

 Location	7150 S Cimarron Rd, Las Vegas, NV 89113
 Developer	TPC-1, LLC.
 Project	2 Story Office building, 74,000 total Square Feet
 Transaction Types	Office Condos for Sale. Suites available from 3,000 sf to 37,000 sf
 Prime Central Location	Located near the 215 beltway in the Southwest, which has emerged as the fastest growing submarket in the Las Vegas MSA with the highest population growth (5.5%). Positioned across the street from St. Rose Dominican Hospital, which is synergistic with medical users.
 Tenant Visibility	Building signage available for buyers dependent on unit sizes, providing prominent visibility.
 Accessibility	Excellent ingress and egress with convenient access to the I-215 Beltway, Durango Drive, Cimarron Road, Warm Springs Road, and Buffalo Drive.
 In the Neighborhood	Situated close to Durango Resort, UnCommons, and The Bend, offering a diverse range of dining, shopping, healthcare, and essential services.
 Airport Proximity	Approximately 15 minutes from Harry Reid International Airport.
 New Construction	New office construction, full floors available, delivered in grey-shell condition allowing buyers to customize their units.
 Parking	Abundant 4:1,000 parking. Customer-friendly parking and access. Covered parking available.



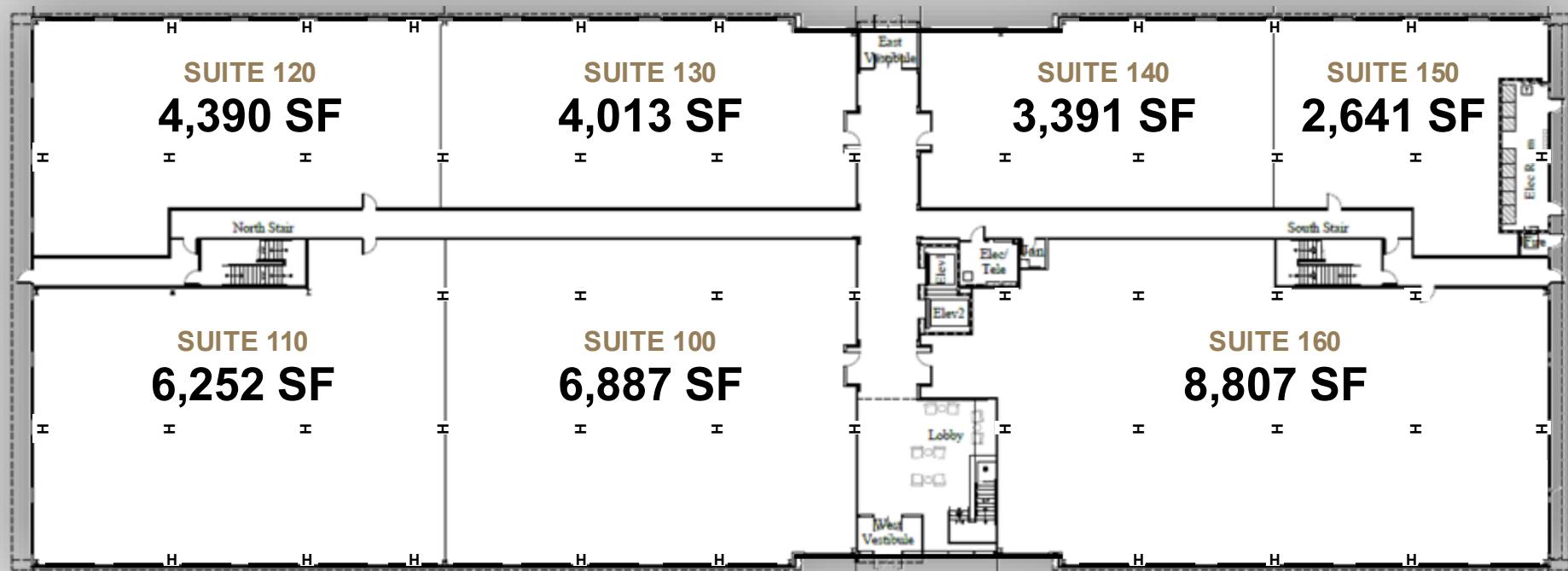
## SITE PLAN



DIGNITY HEALTH - ST. ROSE DOMINICAN HOSPITAL

# SITE PLAN

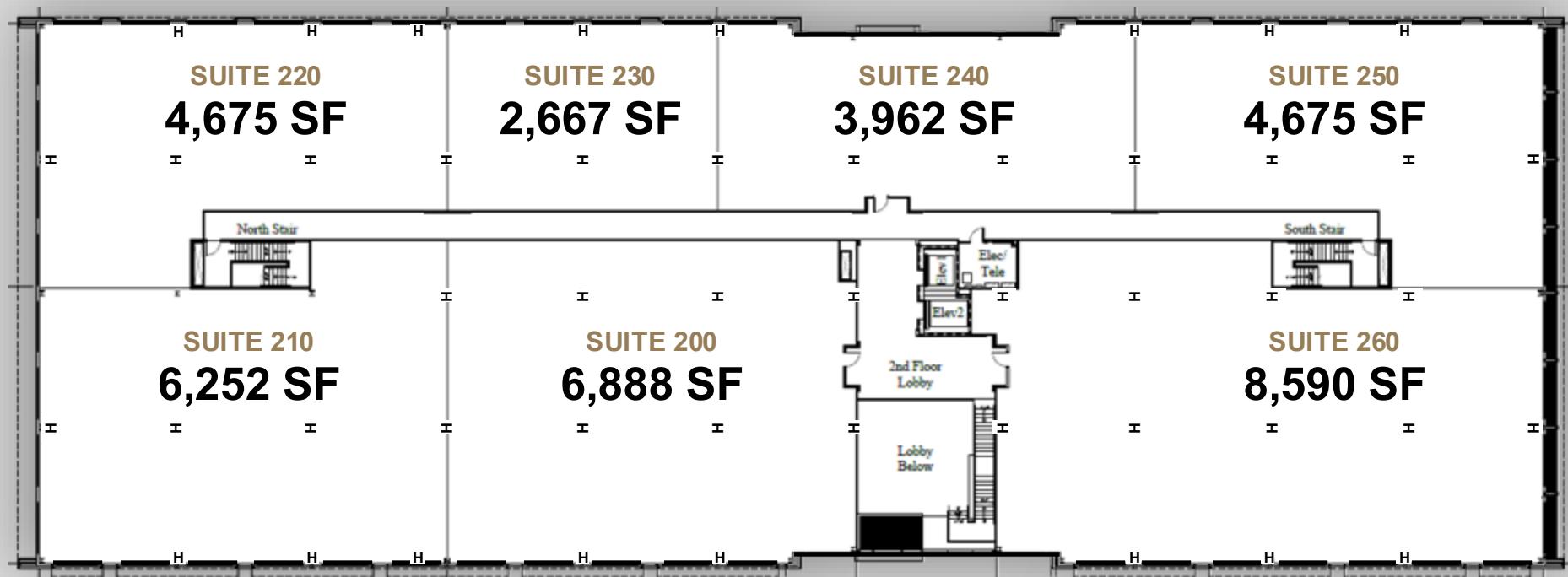
**Ground Floor: 36,381 S.F.**



## Units can be combined

## SITE PLAN

## Second Floor: 37,709 S.F.



Units can be combined

# Development Team



## CO-DEVELOPER

### Tarkanian Family

The Tarkanian Family, led by Danny Tarkanian, has a longstanding legacy in Las Vegas real estate development, with 96,000 square feet of office and retail adjacent to this project. Danny, now Commissioner of Douglas County, has deep community ties and co-founded Bentar Construction, the project's general contractor. With decades of experience, the Tarkanian Family continues to shape the region's commercial landscape, delivering high-quality developments that drive long-term value.



## CO-DEVELOPER

### Aris Lazarou

Aris Lazarou, former Senior Vice President of Development at Schulman Properties, is a licensed real estate broker with expertise in acquisitions, entitlements, and development. He has worked on real estate projects across Las Vegas, bridging the gap between investors, design teams, and construction professionals. Now, he leads sales for a state-of-the-art medical office condo, ensuring a seamless process from acquisition to completion while maximizing long-term value for buyers.



## CONTRACTOR

### Bentar Development

Bentar Development, Inc. is a Las Vegas-based design/build firm with a portfolio surpassing 20 million square feet of completed commercial, industrial, and retail projects. Known for its ability to meet schedules while maintaining exceptional quality, Bentar has built a reputation for delivering on time and exceeding expectations. With a deep understanding of complex developments, they continue to lead in high-performance construction, shaping the future of the built environment.

# Development Team



## ARCHITECT

### **Avaruus**

Avaruus Studios, Inc. is a premier Las Vegas-based architectural firm with extensive experience in medical, hospitality, and commercial projects. Specializing in the design of high-quality medical office spaces, ASI has developed dozens projects like Tark Medical Condos, ensuring functional, efficient, and patient-friendly environments. ASI integrates sustainability and cutting-edge design, creating spaces that enhance both operational efficiency and long-term value for medical professionals.



## TITLE & ESCROW

### **First American**

With over 130 years of experience, First American Title Insurance Company is a leader in securing real estate transactions. Their specialized team provides comprehensive title insurance and escrow services, ensuring medical condo buyers a smooth and secure closing process. Having facilitated transactions for numerous healthcare developments, First American brings unmatched expertise and reliability to this project, giving buyers confidence in their investment.



## PREFERRED LENDER

### **First Citizens Bank**

First Citizens Bank is a top 20 U.S. financial institution with over \$200 billion in assets, known for strength, stability, and tailored lending solutions. Their healthcare finance division specializes in medical real estate, offering SBA loans with up to 90% loan-to-value, making ownership accessible for healthcare professionals. With competitive rates, flexible terms, and deep industry expertise, First Citizens provides financing solutions that support long-term growth in medical office properties.



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✉ Aris@TarkOfficeCondos.com

