



8728 SPANISH RIDGE AVE LAS VEGAS, NV 89148

Freestanding Southwest Office with a Built-In Path to Divide

The Southwest is one of the most active trade areas in Las Vegas — rooftops, retail, and services keep concentrating along the 215 Beltway, and office space along the Durango corridor is in steady demand. Minutes south of the interchange at Russell and Durango, in Spanish Ridge Professional Park, **8728 Spanish Ridge Ave** offers something this trade area rarely produces: a freestanding $\pm 6,380$ SF office building, delivered vacant, available For Sale or For Lease — as a whole, or as two right-sized suites.

Purpose-built in 2006, the building pairs seven windowed private offices and open work areas with two conference rooms, a kitchen/break room, and a data room. Under the two-suite plan, those amenities sit around a $\pm 1,160$ SF shared core between the suites — so a $\pm 2,591$ SF or $\pm 3,789$ SF suite comes with conference capacity that spaces this size almost never carry on their own.

For a single firm, the building delivers what multi-tenant space cannot — full-building signage, control of the entire environment, and the presence of a headquarters at a manageable scale.

Whether you're a firm consolidating into one identity building, an owner-user who'd occupy the larger suite and lease the smaller, or a practice that needs $\pm 2,591$ or $\pm 3,789$ SF with amenities beyond its size — **8728 Spanish Ridge Ave** flexes to fit. Occupy it all, share it, or own it.

*One Building with
Multiple Paths to Occupancy*

FOR SALE

OWNER-USER OPPORTUNITY -
DELIVERED VACANT

SALE PRICE
\$3,000,000

BUILDING SIZE (GLA)
 $\pm 6,380$ SF on ± 0.51 AC

FOR LEASE

AVAILABLE 11/1/2026

STARTING BASE RENT
\$2.25 /SF + \$0.45 NNN

AVAILABLE SF
 $\pm 2,591$, $\pm 3,789$, $\pm 6,380$ SF

PROPERTY TYPE
OFFICE, 1-STORY

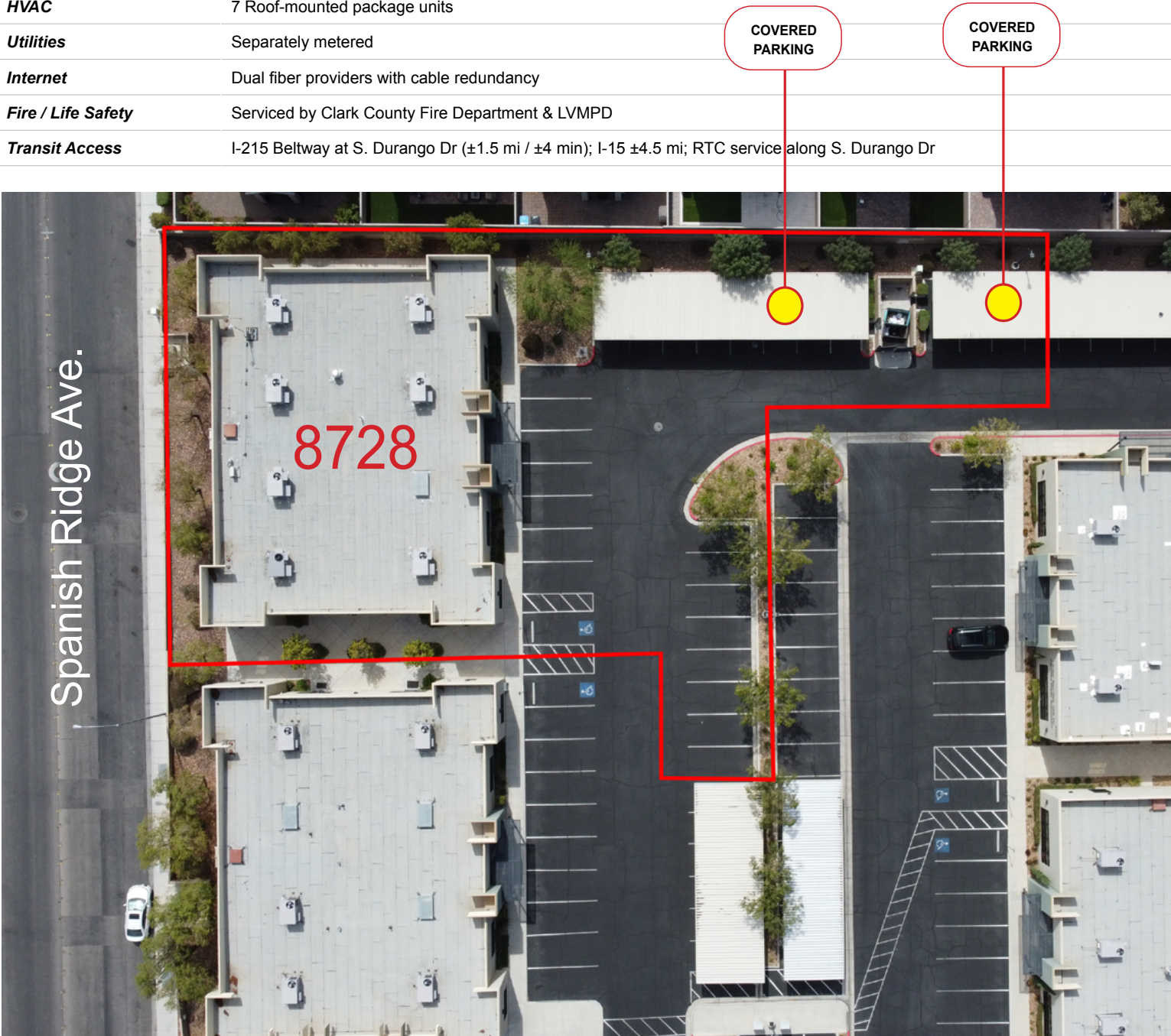
SUBMARKET
SW LAS VEGAS

YEAR BUILT
2006

ZONING
C-P, CLARK COUNTY

SITE & BUILDING DETAIL

Parcel Number	163-29-710-002 (±0.51 acres)
Building Size	±6,380 SF (GLA)
Number of Suites	1 or 2 — full building ±6,380 SF, or Suite A ±3,789 RSF & Suite B ±2,591 RSF with shared common core
Year Built	2006 — Purpose-Built Professional Office Construction
Availability	11/1/2026 - current occupant vacates 10/31/2026; delivered vacant
Layout	7 windowed private offices, 2 conf. rooms, open work areas, two reception areas, kitchen/break room, data room, dual restroom cores
Parking	4:2/1,000 - 27 Total (16 surface + 11 covered)
Construction	Single-story wood frame on slab
Exterior	Smooth stucco & stone finishes
Roof System	Flat Asphalt Built-Up Membrane
HVAC	7 Roof-mounted package units
Utilities	Separately metered
Internet	Dual fiber providers with cable redundancy
Fire / Life Safety	Serviced by Clark County Fire Department & LVMPD
Transit Access	I-215 Beltway at S. Durango Dr (±1.5 mi / ±4 min); I-15 ±4.5 mi; RTC service along S. Durango Dr



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DELIVERY OPTION 1 — THE FULL BUILDING

Taken whole — by a buyer or a single full-building tenant — 8728 Spanish Ridge is one contiguous ±6,380 SF floor plan: seven windowed private offices around the perimeter, two conference rooms, three open work areas, and the kitchen, data room, and dual restroom cores at the center. One user controls every room, every entrance, and the building's signage and identity. For a firm consolidating out of multi-tenant space, this is the configuration that ends shared corridors and landlord approvals in one move.

Need a smaller footprint — or income alongside your own space? The same plan divides cleanly. See the two-suite configuration on the following page.

FOR SALE OR LEASE — ENTIRE ±6,380 SF BUILDING



Private Offices	7
Conference Rooms	2
Open Work Areas	4
Reception / Lobby	2
Kitchen / Break Room	1
IT / Data Room	1
Restroom Cores	2
Delivered As	One Contiguous ±6,380 SF space



Virtual Tour



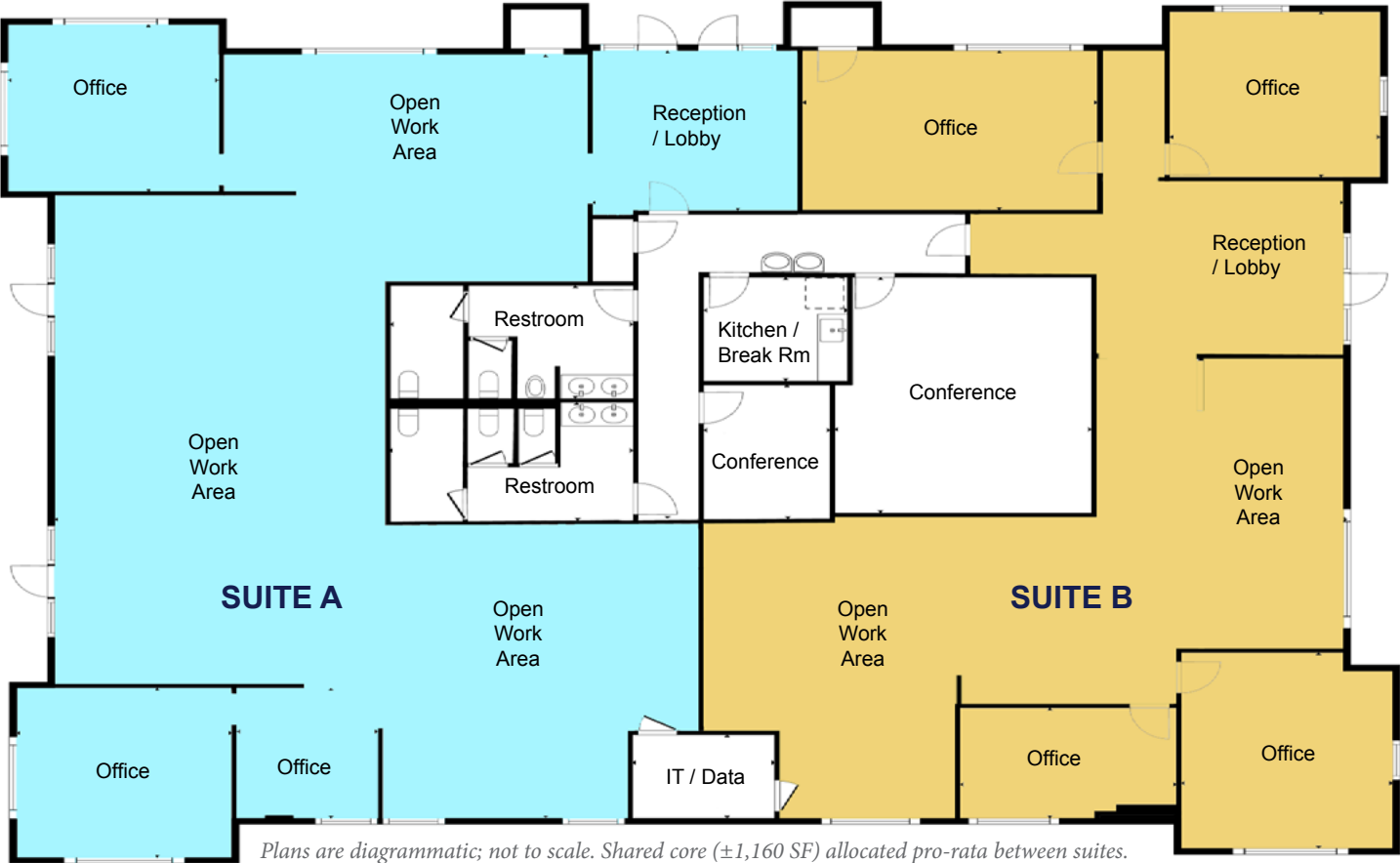
Listing Info

DELIVERY OPTION 2 — TWO SUITES, ONE SHARED CORE

The same plan divides into two suites — Suite A at ±3,789 RSF and Suite B at ±2,591 RSF — arranged around a ±1,160 SF shared core holding both conference rooms, the kitchen/break room, restrooms, and data room. With its own reception, private offices, and two open work areas, each suite functions as a complete, self-sufficient office from day one — sharing only the core, and paying only its pro-rata portion of it. That gives each tenant conference and break capacity that stand-alone spaces of this size almost never carry. Ownership completes the demising.

The configuration serves two separate tenants — or one owner-user growing into the building: purchase the whole, occupy one suite, and let the adjacent tenancy carry part of the cost of ownership until you need the full footprint. It's built for groups ready to own a building before they're ready to fill one.

TWO-SUITE CONFIGURATION — SUITE A ±3,789 RSF · SUITE B ±2,591 RSF



Private Offices	3
Conference Rooms	2*
Open Work Areas	3
Reception / Lobby	1
Kitchen / Break Room	1*
IT / Data Room	1*
Restroom Cores	2*
Delivered As	±3,789 RSF (incl. pro-rata core)

Private Offices	4
Conference Rooms	2*
Open Work Areas	2
Reception / Lobby	1
Kitchen / Break Room	1*
IT / Data Room	1*
Restroom Cores	2*
Delivered As	±2,591 RSF (incl. pro-rata core)

* Located in shared common core. Suite RSF includes pro-rata share of the ±1,160 SF core. Demising completed by ownership.

LOCATION & MARKET HIGHLIGHTS

From the Beltway In

The Durango corridor gives the Southwest its amenity spine — Durango Resort & Casino, open since 2023, and the IKEA-anchored retail at Durango and Sunset — while the surrounding growth of Summerlin, Southern Highlands, and Rhodes Ranch keeps both the labor pool and the client base close. Spanish Ridge Professional Park sits at Russell and Durango, ±4 minutes from the interchange and connected to all of it.

The park itself is low-profile by design — small freestanding and garden-style office buildings set back from Durango's traffic. For an occupant, that means a quiet, controlled working environment minutes from the Beltway, without paying retail-corridor rents for it.

I-215 / S. Durango Dr interchange	±1.5 mi (±4 min)
Durango Resort & Casino / UnCommons / IKEA	±1.5–2 mi
I-15 Freeway	±4.5 mi (±9 min)
Las Vegas Strip	±8.5 mi (±14 min)
Harry Reid International Airport	±10 mi (±15 min)
Summerlin	±15 min

A Submarket That Holds Its Value

Demand in the Southwest has not been matched by supply — little small freestanding office product has been built here since the 2000s, so buildings in the ±5,000–7,000 SF range that offer full-building identity are scarce when they do surface. Nevada's no-state-income-tax environment continues to pull firms and owners from higher-cost states, and they land disproportionately in this trade area.



PROPERTY PHOTOS



PROPERTY PHOTOS





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