

Office | For Sale

CBRE

# The Park at Spanish Ridge

8876 Spanish Ridge Avenue, Ste. 104  
Las Vegas, NV 89148  
[www.cbre.us/lasvegas](http://www.cbre.us/lasvegas)

First Floor - Grey Shell Condo



8876 Spanish Ridge Ave., Suite 104  
Las Vegas, NV 89148

For Sale

# Property Information

CBRE is pleased to offer for sale, 8876 Spanish Ridge Avenue, Suite 104 located at The Premier Park at Spanish Ridge.

The first-floor office condo is approximately 4,520 square feet and is located in a two-story office building approximately 35,500 gross square feet and offers both professional and medical office users.

The Park at Spanish Ridge is developed by Smith & Glen Development, a 40-acre master planned business park featuring 62,000 square feet of single & multi story Class A offices.

The property features a high-profile interior design, building signage, and offers easy access to the 215-Beltway, and is located in the desirable Southwest sub-market.

Minutes to Spanish Hills, Spanish Trails and South Summerlin. The building offers close proximity to Southern Hills Hospital and Medical Center, a 265-bed hospital managed by HCA Healthcare.

The property also benefits from being located near the new Durango Casino & Resort and the new mixed-use development, UnCommons.

# Highlights

- + \$1,536,800.00 (\$340/SF)
- + +/- 3,931 NSF, +/- 4,520 GSF
- + Parcel # 163-29-712-021
- + Zoning: C-P
- + Built: 2015
- + Monthly Association Fee: \$2,708.00
- + First-Floor Condo Suite
- + Large Interior Windows
- + Beautiful common areas with mature landscaping
- + Easy access to the 215-Beltway



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## Contact

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