

10151 W PARK RUN DRIVE | LAS VEGAS | NV 89145

FOR SALE

FREE-STANDING SUMMERLIN OFFICE | 6,116 SF



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10151
West Park *(Run Drive)*

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West Park *(Run Drive)*



10151
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10151 Park Run Drive offers a rare and exceptional opportunity in the highly sought-after Summerlin area of Las Vegas. This one-story, free-standing office building is perfectly suited for a wide range of professional businesses seeking a prime location.

EXECUTIVE SUMMARY

Featuring an above-standard office build-out, the property provides a turnkey solution for Buyers, allowing for immediate occupancy without the need for extensive renovations. Its modern design, functional layout, and premium finishes create an ideal environment for productivity and client engagement. Situated in a vibrant business corridor with convenient access to major roadways, this property combines prestige, practicality, and readiness— making it an outstanding investment for any professional enterprise



SF AVAILABLE

6,116 SF



SALE PRICE

\$3,761,340 (\$615/SF)



PARKING

6 Covered Reserved Stalls



YEAR BUILT

2006



PARCEL NUMBER

137-36-811-033



LAND SIZE

0.14 Acres



ZONING

Planned Community

FLOOR PLAN

 [CLICK HERE FOR VIRTUAL TOUR](#)

10151 WET PARK RUN DRIVE



West Park *(Run Drive)*

SITE PLAN

10151 WET PARK RUN DRIVE



The Summerlin Advantage

Owning office space in Summerlin offers long-term stability, strong asset performance, and an owner-friendly environment shaped by high demand and quality development standards. The submarket consistently benefits from an affluent customer base, strong occupancy levels, and sustained interest from professional tenants—making ownership here both strategically sound and financially resilient.

10151 West Park (Run Drive)

Summerlin's premier amenities further enhance the strength of the market. Downtown Summerlin anchors the area with 125+ retailers, restaurants, entertainment venues, and Class-A office space, generating steady daily traffic.

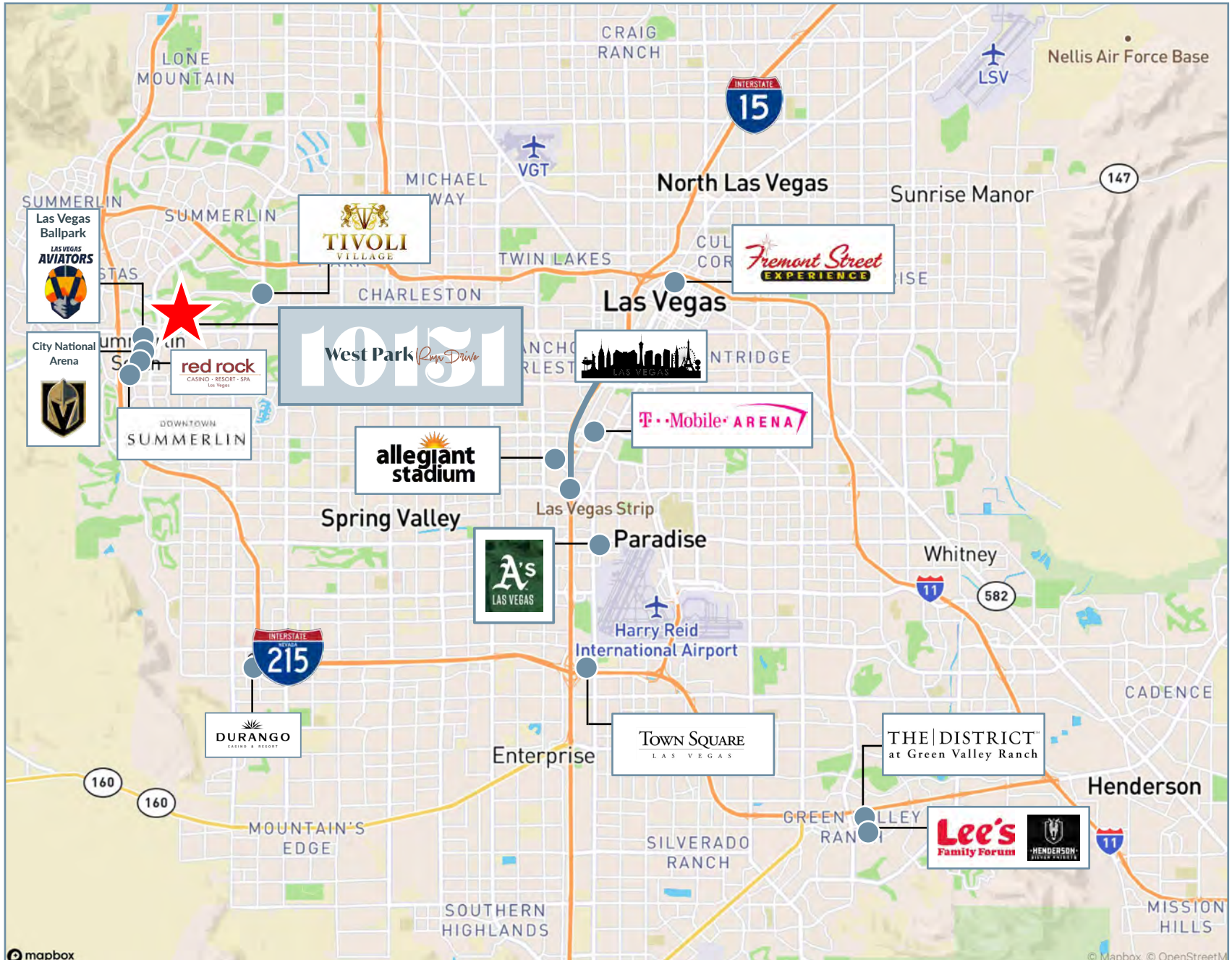


Nearby Amenities That Elevate Value

The nearby Las Vegas Ballpark and City National Arena add year-round draw as major sports and community hubs. Combined with easy 215 Beltway access, top-tier residential neighborhoods, parks, schools, and golf courses, these amenities create a dynamic ecosystem that supports businesses and reinforces long-term commercial value.

LAS VEGAS MAP

10151 WET PARK RUN DRIVE



AREA DEMOGRAPHICS



2025 Population

Population - Current Year Estimate

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
15,002	114,992	272,009

2025-2030 Annual Population Growth Rate

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
0.63%	0.47%	0.39%



Education

Bachelor's Degree or Higher

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
5,668	42,183	85,092



2025-2030 Households

Annual Population Growth Rate

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
6,380	47,040	113,751

2030 Households - Five Year Projection

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
6,690	48,492	116,896



Place Work

2025 Businesses

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
1,006	3,384	8,454

2025 Employees

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
13,338	45,228	89,052



Household Income

2025 Average Household Income

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
\$163,729	\$170,781	\$136,230

2030 Average Household Income

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
\$182,888	\$188,666	\$151,267

2025 Median Household Income

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
\$124,335	\$116,905	\$92,376

2030 Median Household Income

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
\$141,223	\$137,634	\$105,849

PROPERTY PHOTOS

10151 WET PARK RUN DRIVE



PROPERTY PHOTOS

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