

FOR SALE OR LEASE ORIGIN BUSINESS PARK

7371 Prairie Falcon Road, Las Vegas, NV 89128

±6,090 SF Professional or Medical Office



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**AVISON
YOUNG**

ORIGIN BUSINESS PARK

7371 Prairie Falcon Road, Las Vegas, NV 89128



For Sale

PRICE \$2,009,700

PRICE PER SF \$330.00

SALE TYPE Owner/User / Investment

SIZE ±6,090 SF

YEAR BUILT 2003

For Lease

AVAILABLE Suite 110 and 120

SF AVAILABLE Suite 110 ±2,546 sf, Available Now

SF AVAILABLE Suite 120 ±3,544 sf, Available July 1, 2026

LEASE RATE \$1.85 psf

LEASE TYPE NNN

CAM \$0.43 psf



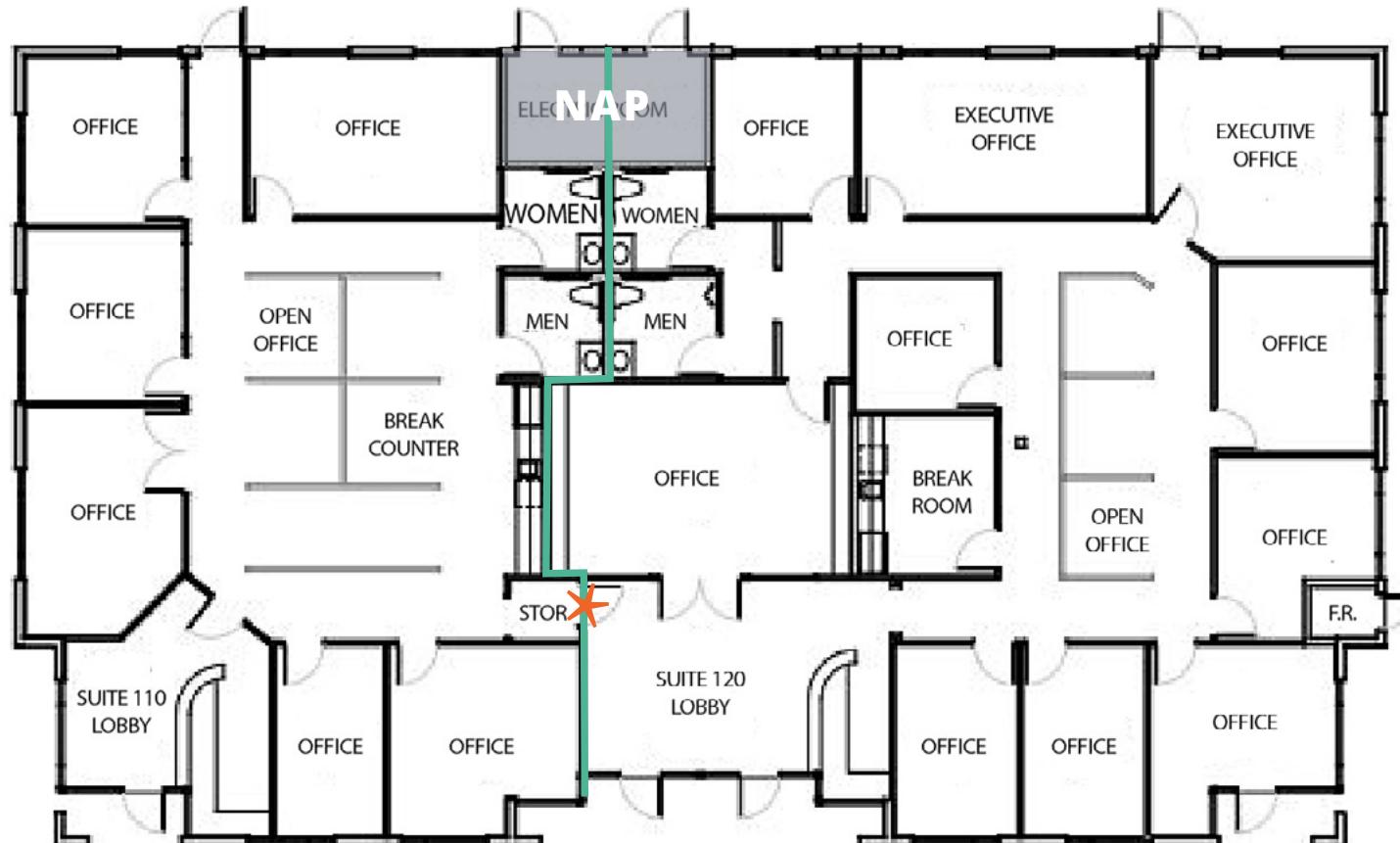
Own vs. Lease Breakdown

OWN 6,090 SF		LEASE 6,090 SF	
Building Price (\$330.00 psf)	\$2,009,700	Monthly Lease Cost*	
Paint and Flooring Estimate	\$73,080	Base Rent & CAM/sf \$2.28	\$13,885.20
Total Project Cost	\$2,082,780		
Start Up Costs		Start Up Costs	
Cash Down Payment		Prepaid Rent & Security Deposit	\$27,770.40
25% Conventional	\$520,695	Improvement Cost psf \$25.00	\$152,250.00
10% SBA	\$208,278	<i>Improvement Cost Assumes Additional \$25 psf Landlord Allowance</i>	
Estimated Bank Fees (1.5%)	\$31,241		
Estimated Appraisal & Environmental	\$5,000		
Total Cash Required		Monthly Costs	
25% Conventional	\$556,936	Lease Payment	\$13,885.20
10% SBA	\$244,519	Improvement Loan (10 Yrs @ 7.5%)	\$1,807.23
Monthly Costs		Total Monthly Cost	\$15,692.43
Mortgage Payment (20 yr loan)			
25% Conventional	\$12,584		
10% SBA	\$15,101		
Less Depreciation (\$0.70 psf)	\$4,263	*Monthly Lease Payment Increased 3% Annually	
25% Conventional	\$1.37 psf	Est. to be \$2.56 psf in year 5 of Lease Term	\$15,590.40
10% SBA	\$1.78 psf	Improvement Loan	\$1,807.23
		Total Monthly in Lease Year 5 (\$2.56 psf)	\$17,397.63

- 1) Depreciation savings is an estimate. Please consult your tax advisor.
- 2) Although we believe the loan terms are accurate, please consult with your banks representative.

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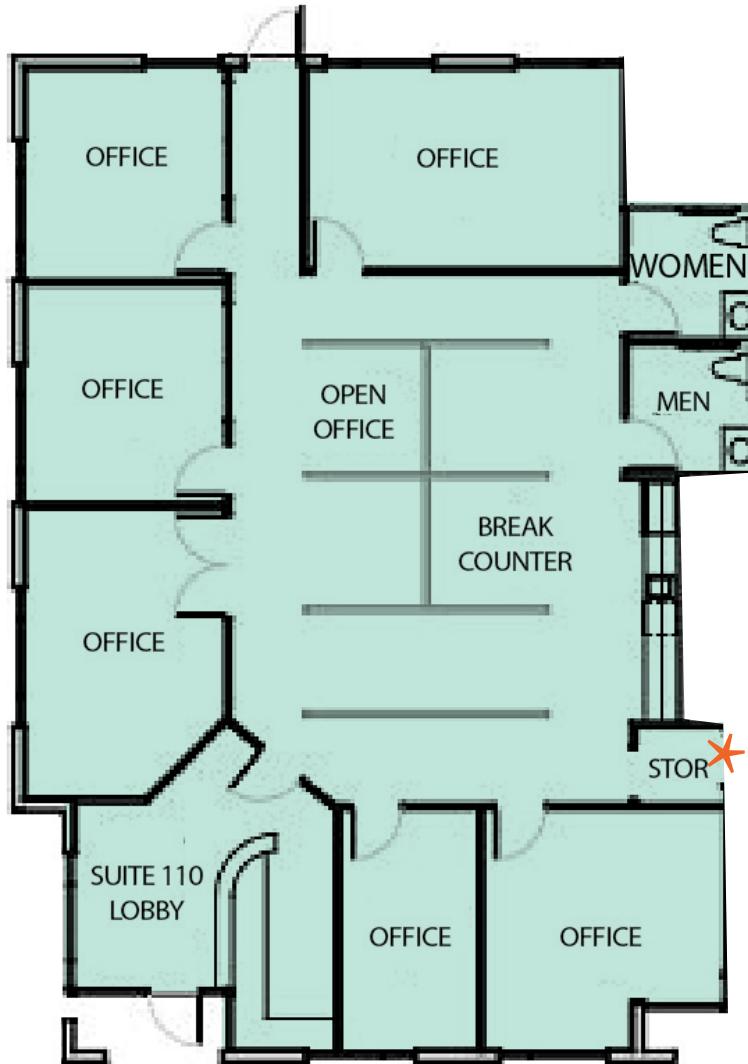


* Suites connected through doorway



Take a virtual tour
of this property

\$1.40 - \$1.82 PSF / MONTH / NET LOAN AMOUNT (POTENTIAL)



* Suites connected through doorway

AVAILABLE

Suite 110
±2,546 RSF

\$1.85 psf NNN
\$0.43 psf CAM





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7371 Prairie Falcon Road, Las Vegas, NV 89128



* Suites connected through doorway

AVAILABLE JULY 1, 2026

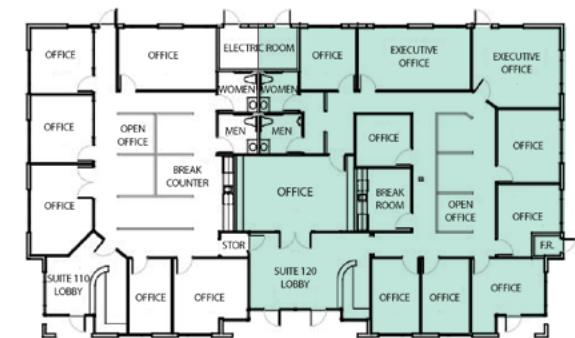
Suite 120

±3,544 RSF

±3,340 USF

\$1.85 psf NNN

\$0.43 psf CAM



ORIGIN BUSINESS PARK

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7391 Professional Business

7381 Physical Therapy /
Pregnancy Wellness &
Fertility

7385 Fellowship Organization

7375 Mental Health Services &
ABA

7361 Counseling Services

7365 ABA & Speech Therapy

7355 Labratory

7351 Physical Therapy



ORIGIN BUSINESS PARK

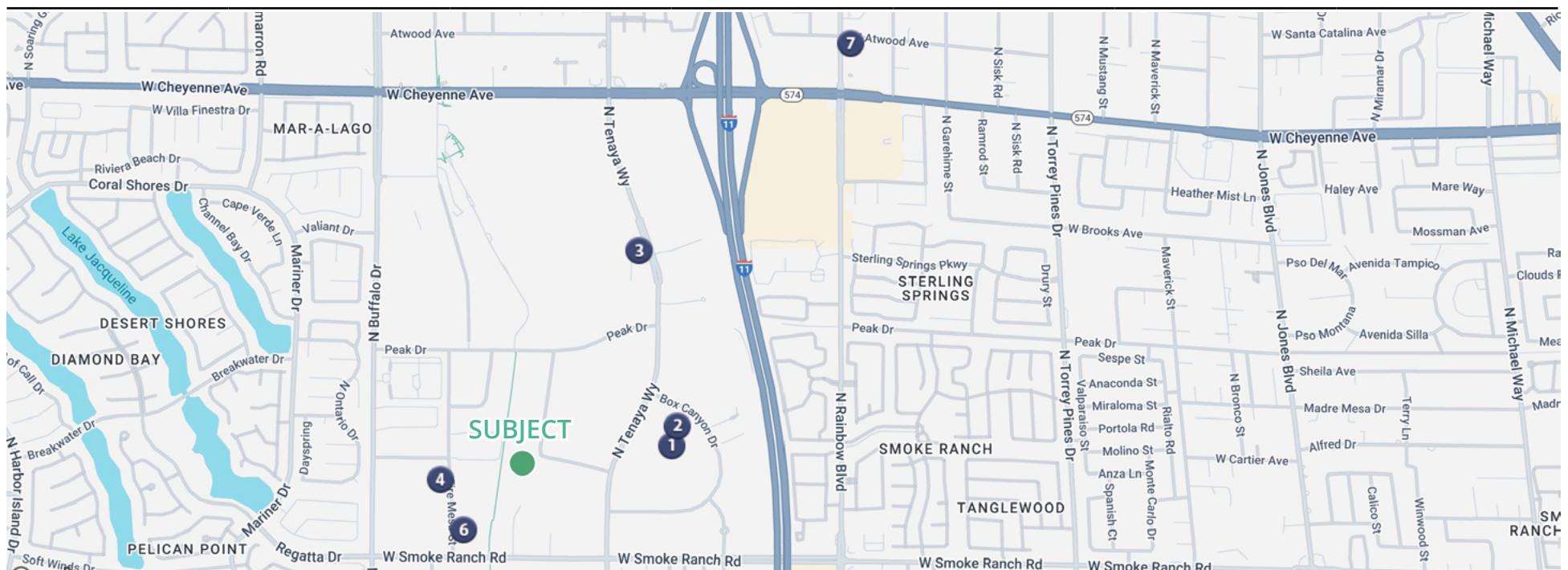
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Recent Sales

						
2635 Box Canyon Drive	2647 Box Canyon Drive	2871 No. Tenaya Way	2501 Fire Mesa Dr.	2501 Fire Mesa Dr.	2410 Fire Mesa Dr.	3280 N. Rainbow Blvd.
Medical Office	Medical Office	Medical Office	Office Condo	Office Condo	Medical Condo	Medical Office
7,750 sf	4,667 sf	3,520 sf	3,965 sf	3,397 sf	12,677 sf	3,872 sf
6/13/25	2/06/25	12/20/24	12/02/24	11/26/24	8/20/24	4/26/24
\$2,980,000	\$1,600,000	\$1,550,000	\$1,303,000	\$1,083,000	\$3,700,000	\$1,150,000
\$384.52	\$342.83	\$440.34	\$328.63	\$318.81	\$291.87	\$297.00





If you would like more information on this offering, please get in touch.



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