

Turn-Key Professional Space in the Heart of the Judicial Hub

MODERN DOWNTOWN OFFICE

OFFERING MEMORANDUM | 430 SOUTH 7TH STREET | LAS VEGAS, NV

Exclusively Listed by

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Each Office is Independently Owned and Operated

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Executive Summary



Price:	\$825,000
Building SF:	2,480
Price / SF:	\$332
Floors:	2
Lot Size:	0.23 Acres
Year Built:	1938
Renovated:	2022
Building Class:	B
Parking:	10

Property Highlights

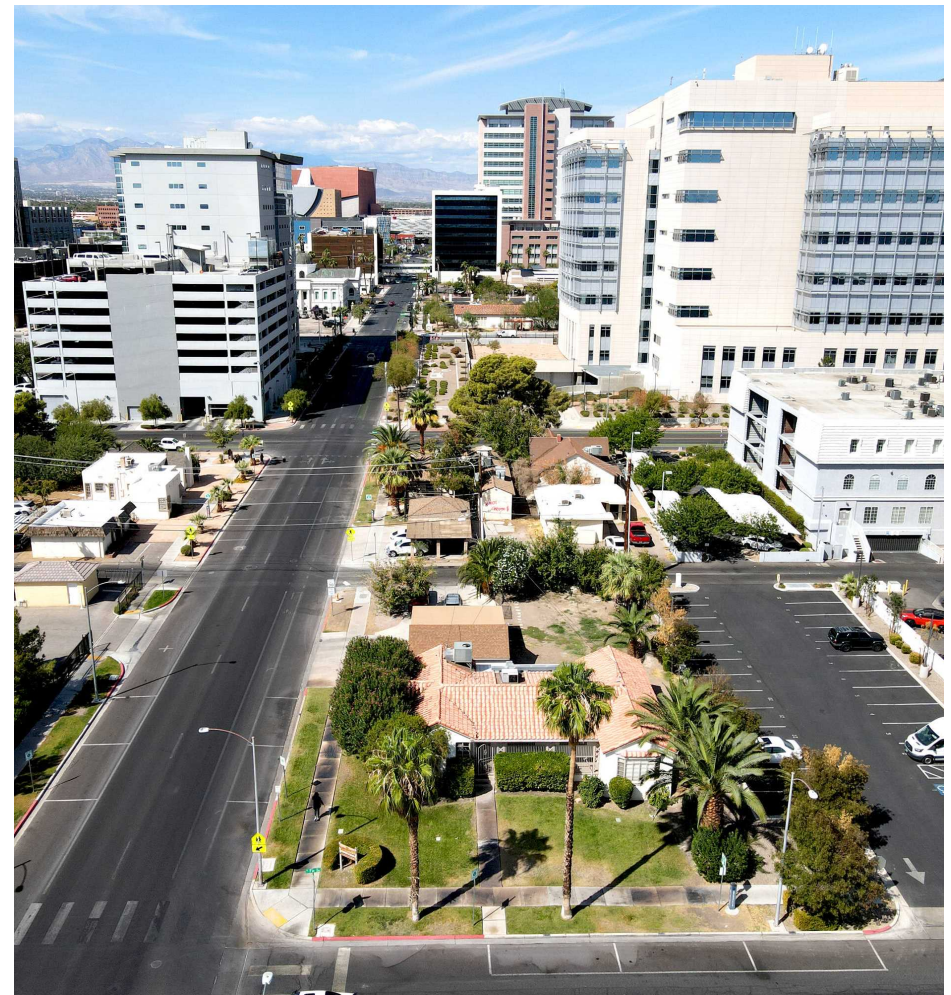
- Located steps away from all major judicial courts.
- Updated interiors with professional finishes.
- Includes a ±768 SF three-car garage and private lot.
- Standalone Building.
- Basement Space.

Property Overview

In a downtown submarket dominated by high-density, multi-tenant buildings, 430 S. 7th Street offers a rare opportunity to acquire a fee-simple, standalone professional headquarters. This asset is positioned in the immediate "walk-to-work" radius of the city's primary government and judicial institutions, including the Regional Justice Center, Municipal Court, US Bankruptcy Court, and the Clark County Detention Center. This high-barrier-to-entry location provides a prestigious, high-identity address for any professional services firm, government contractor, or private agency that requires proximity to the city's civic core.

The building has been modernized to a turnkey standard, featuring a highly functional floor plan that balances private executive offices with a formal reception area and a central conference room. Recent interior capital improvements include professional-grade slate flooring and an updated kitchen, ensuring a move-in-ready transition for an owner-user. Unlike the surrounding office inventory, this property offers a completely private environment with no common-area burdens or shared-wall interference.

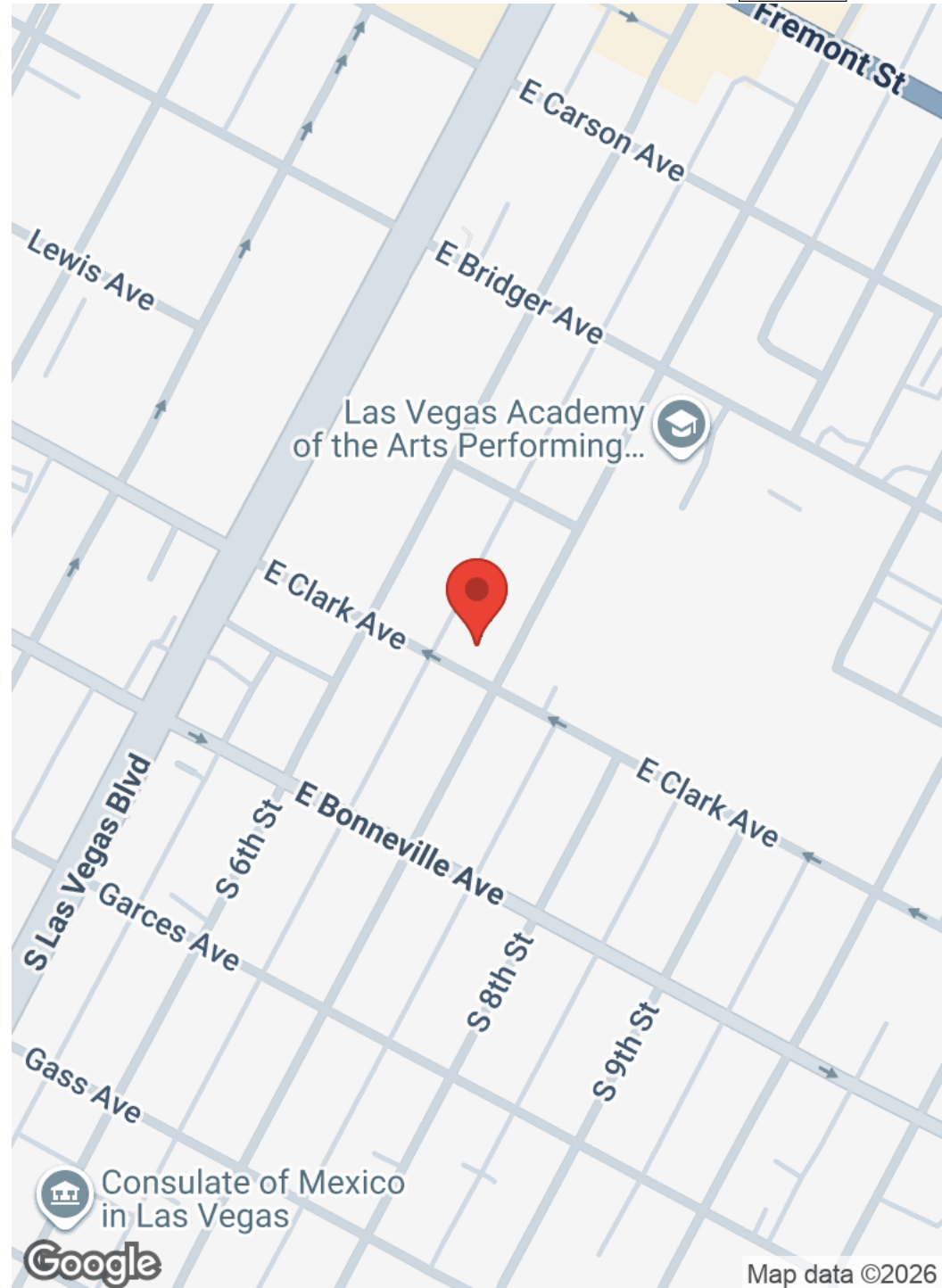
The most significant competitive advantage of this property is its parking capacity — a major pain point in the Downtown Las Vegas corridor. The site features a dedicated private parking area complemented by a rare three-car garage, providing secure, on-site access that is nearly impossible to find in this price point or location. This is a strategic acquisition for an owner-user looking to exit a lease and build equity in a standalone asset, or for an investor seeking a high-demand property in one of the most resilient professional corridors in the valley.



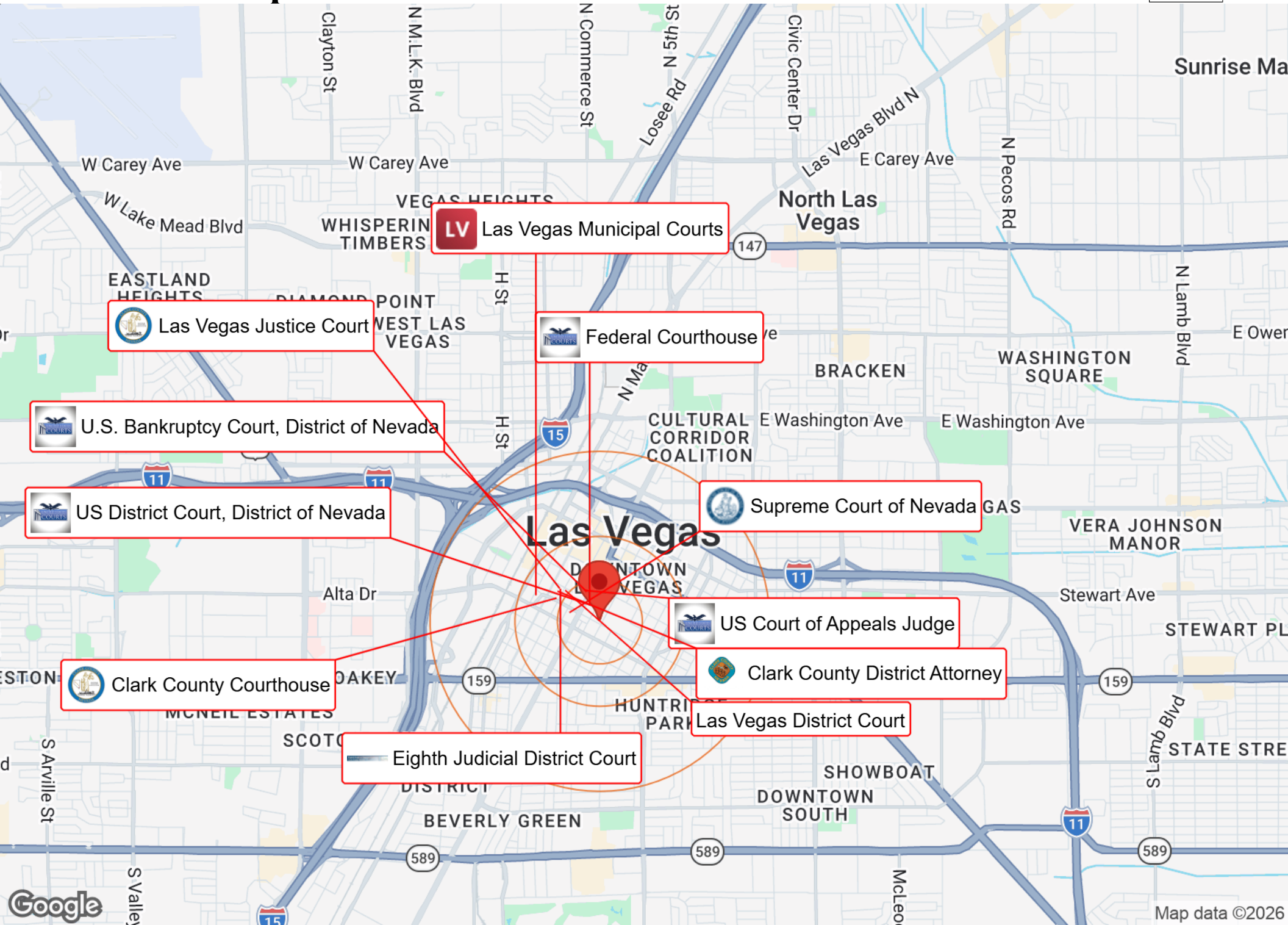
Property Photos



Location Maps



Business Map



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