



ORIGIN
BUSINESS PARK

AVAILABLE
For Sale

7355 PRAIRIE FALCON ROAD, LAS VEGAS NV, 89128



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Listing Team



5960 South Jones Blvd.
Las Vegas, NV 89118
702.388.1800
www.MDLgroup.com

Jarrad Katz, SIOR, CCIM

President | Principal
Lic# B.0145888.LLC / PM.0167521.BKR
702.610.1002
jkatz@mdlgroup.com

Galit Kimerling, SIOR

Senior Vice President
Lic# S.0065773
323.244.1628
gkimerling@mdlgroup.com



7355 PRAIRIE FALCON ROAD
Las Vegas, NV 89128



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03

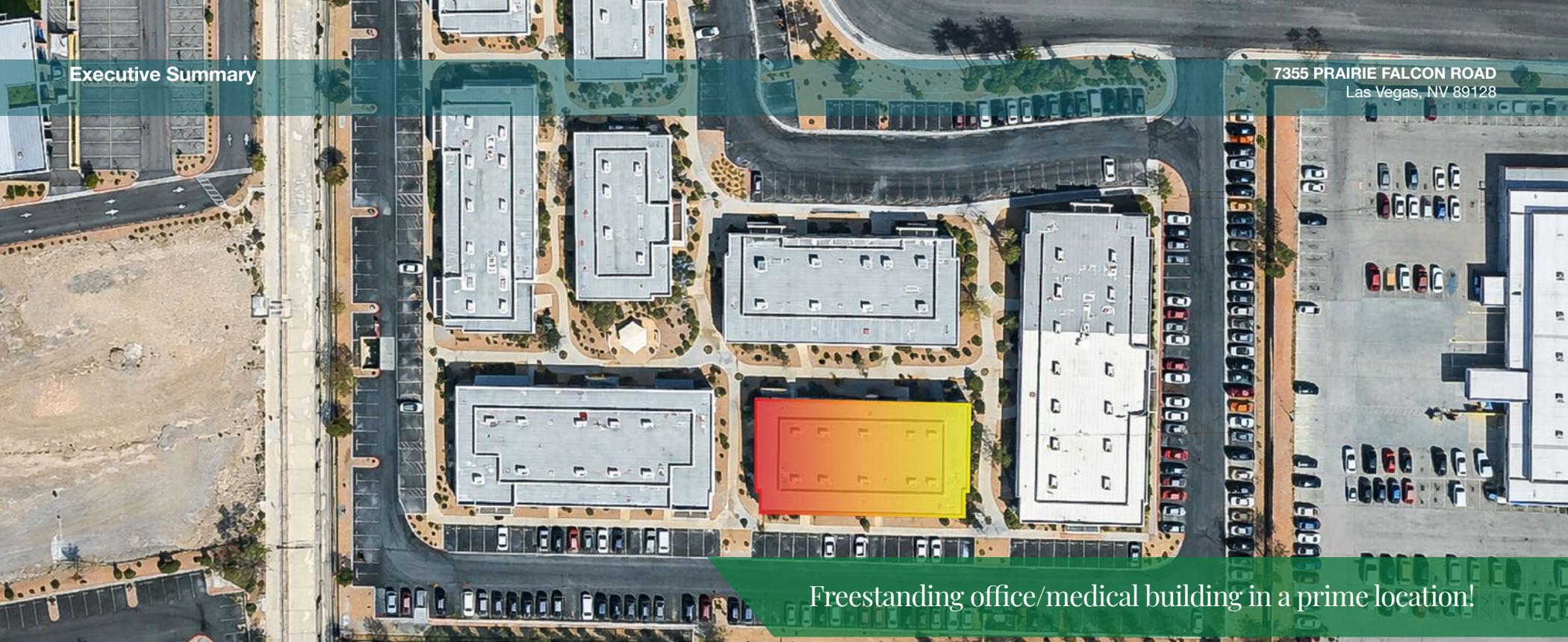
Executive Summary

- + Property Highlights
- + Property & Area Overview
- + Investment Highlights



Service you deserve. People you trust.





Freestanding office/medical building in a prime location!

Sale Details



\$2,838,000

Sale Price



±8,600 SF

Space Available



Northwest

Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	18,651	186,542	419,278
Average Household Income			
2025 Average Household Income	\$92,301	\$96,938	\$106,869

Property Highlights

- ±8,600 SF free standing concrete tilt-up located in a professional business park
- Lot Size: ±0.75 Acres
- Located in the prime Northwest Medical District
- Ideal for medical, lab, or professional office users
- Quick access to US-95, MountainView Hospital, Downtown Summerlin, and nearby retail/dining along W Lake Mead Blvd & N Rampart Blvd

7355 Prairie Falcon Road

+ Parcel Number	138-15-410-044
+ Year Built	2004
+ Property Size	±8,600 SF
+ Lot Size	±0.75 AC
+ Parking	Thirty Two (32) Surface Level
+ Submarket	Northwest
+ Traffic Counts	N Buffalo Dr // ±16,500 VPD Smoke Ranch Rd // ±10,600 VPD



Property Overview

MDL Group proudly presents 7355 Prairie Falcon Road, a ±8,600 SF office/medical building situated within the highly sought-after Northwest Las Vegas submarket. This well-maintained property offers a functional and flexible layout suitable for a variety of professional or medical users, combining practicality with a professional business park setting. The building is positioned on a ±0.75-acre lot, providing ample parking and accessibility for employees and clients alike. Historically utilized for medical and laboratory use, the property is well-suited for continued healthcare occupancy or traditional office configurations. Its strategic location near US-95, Summerlin, and major retail and dining amenities enhances its accessibility and appeal. Constructed with long-term usability in mind, the property presents a strong opportunity for owner-users seeking a centrally located office asset in a stable and growing market.

Area Overview

Northwest Las Vegas offers a strong business location within a well-established and growing commercial corridor. The area benefits from its proximity to Summerlin, providing access to premier retail, dining, and lifestyle amenities, including Downtown Summerlin. Anchored by key medical providers like MountainView Hospital and surrounded by dense residential communities, the area supports consistent demand for office and medical users. With convenient access to US-95, Lake Mead Boulevard, and Buffalo Drive, the location provides excellent connectivity throughout the Las Vegas Valley, making it an ideal location for a wide range of professional and medical office users.

Sale Highlights

\$2,838,000

Sale Price

\$330

Price PSF

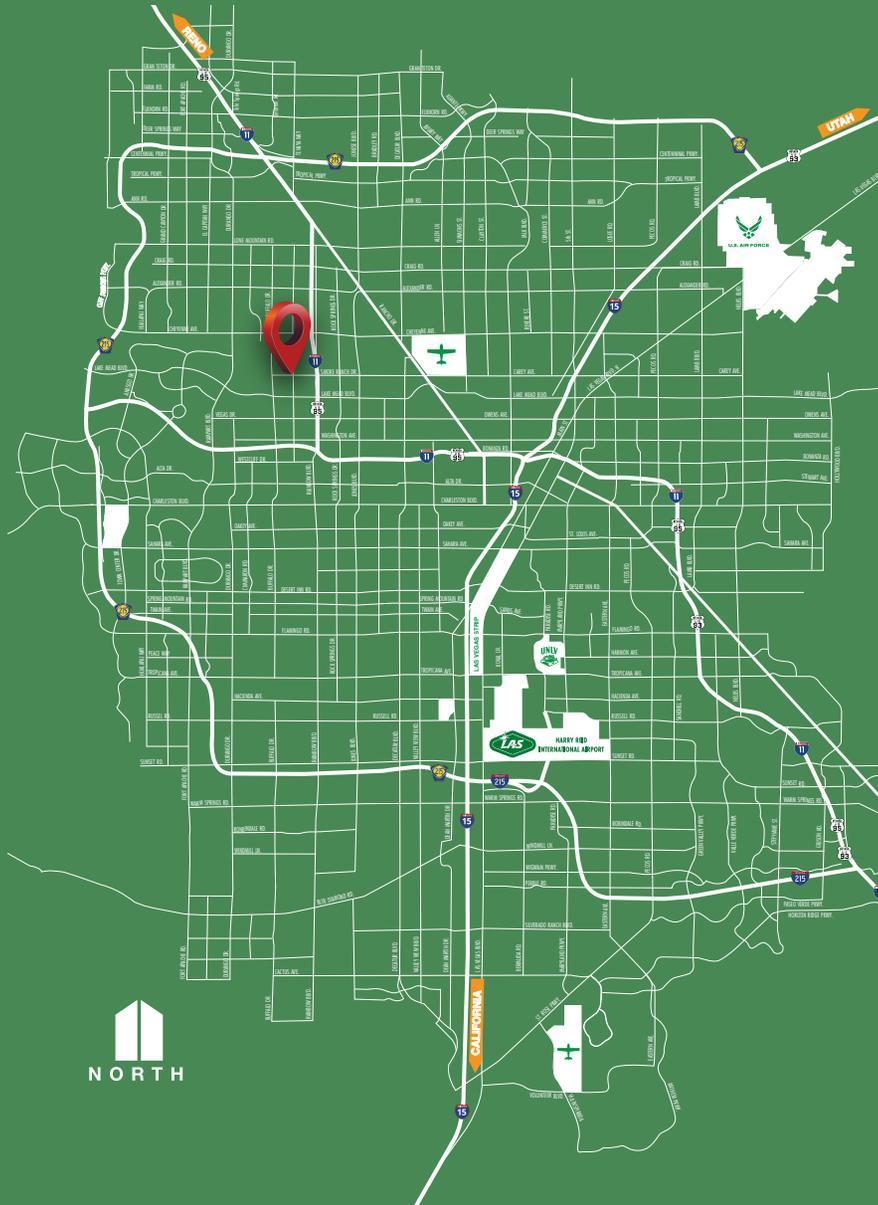
±8,600 SF

Available Square Footage

±0.75 AC

Acreage

**Northwest
Submarket**



Established Business Park Setting

The property is ideally situated within the Origin Business Center, a well-established office and business park in Northwest Las Vegas. This professional environment offers a cohesive setting surrounded by similar office and medical users, creating a strong sense of place for businesses. The campus-style layout, combined with ample parking and accessibility, supports efficient daily operations and provides a professional atmosphere for both employees and clients.



Strategic Northwest Location

Positioned in the highly desirable Northwest Las Vegas submarket, the property benefits from immediate access to major thoroughfares including US-95, Lake Mead Boulevard, and Buffalo Drive. Its proximity to Summerlin places it near one of the valley's most affluent and amenity-rich communities, offering convenient access to Downtown Summerlin's retail, dining, and entertainment options. This central location allows businesses to easily serve clients throughout the Las Vegas Valley.



Ideal for Medical & Office Users

Previously utilized for medical and laboratory use, the property is well-suited for a variety of professional, medical, or service-oriented users. Its functional layout and size provide flexibility for both single-tenant and multi-tenant configurations. Additionally, its close proximity to MountainView Hospital and surrounding healthcare providers enhances its appeal for medical users seeking a convenient and established location within a growing corridor.



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Maps & Photos

- + Demographic Profile
- + Area Map
- + Site Plan
- + Property Photos
- + Floor Plan

Fast Facts



5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	17,087	178,476	390,413
2020 Population	18,453	185,657	414,216
2025 Population	18,651	186,542	419,278
2030 Population	19,159	189,913	427,802
2010-2020 Annual Rate	0.77%	0.40%	0.59%
2020-2024 Annual Rate	0.20%	0.09%	0.23%
2025-2030 Annual Rate	0.54%	0.36%	0.40%
2025 Median Age	36.8	39.7	41.1

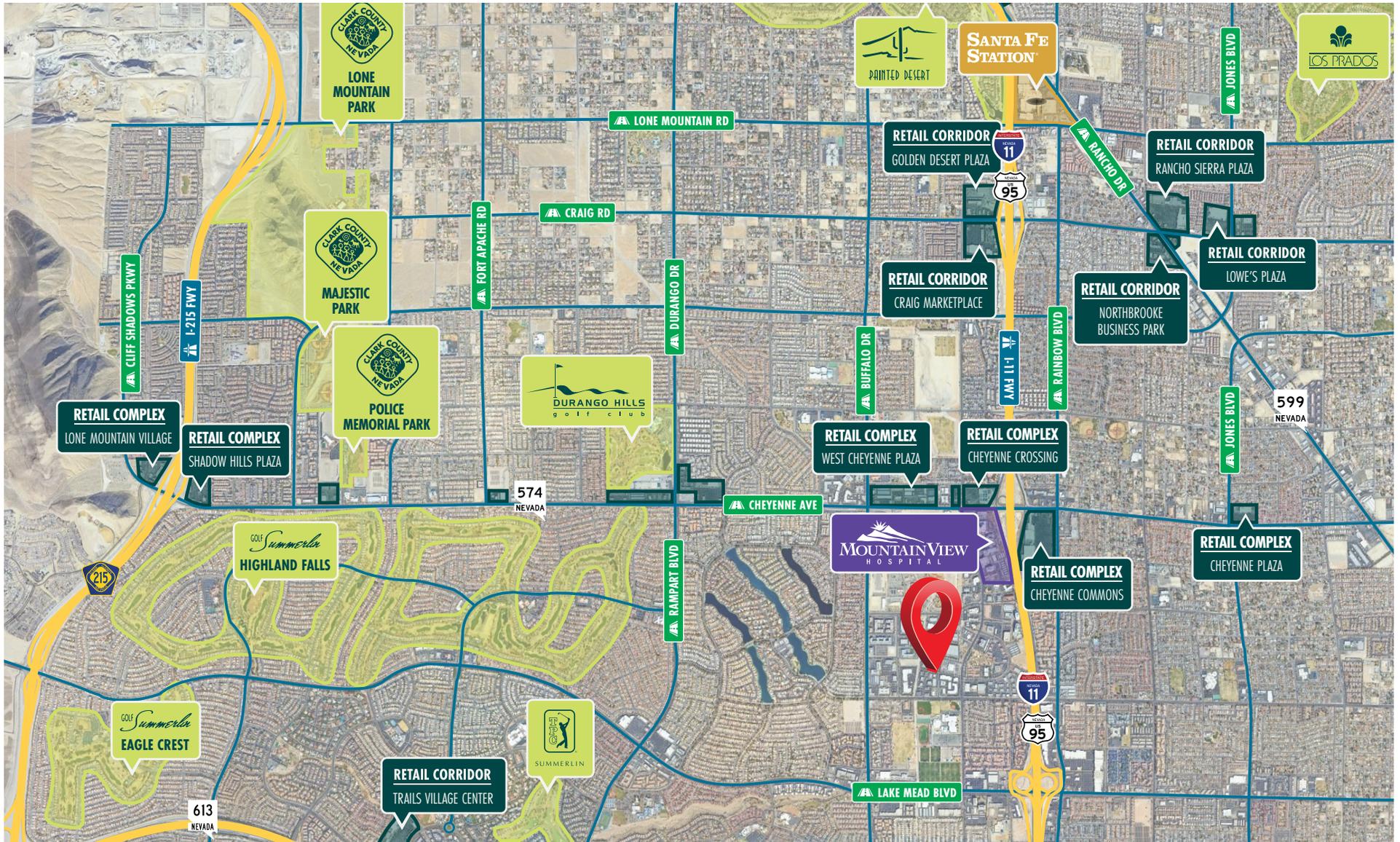
Households	1 mile	3 miles	5 miles
2010 Households	6,834	66,460	146,822
2020 Households	7,678	70,704	158,789
2025 Total Households	8,007	72,175	163,126
2030 Total Households	8,326	74,100	167,829
2010-2020 Annual Rate	1.17%	0.62%	0.79%
2020-2025 Annual Rate	0.80%	0.39%	0.51%
2025-2030 Annual Rate	0.78%	0.53%	0.57%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$92,301	\$96,938	\$106,869
2030 Average Household Income	\$101,062	\$108,436	\$119,279
2025-2030 Annual Rate	2.37%	2.38%	2.61%

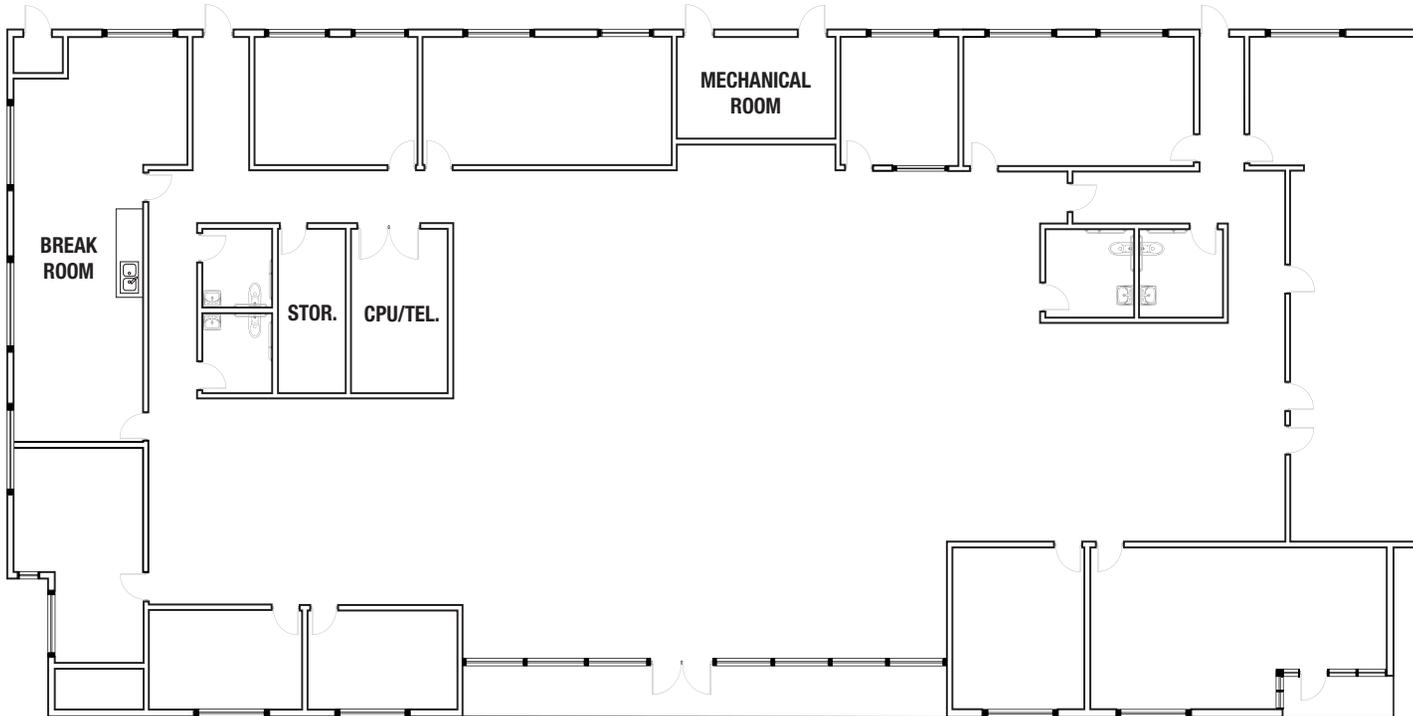
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	7,852	74,865	165,755
2020 Total Housing Units	8,206	74,639	168,334
2025 Total Housing Units	8,451	75,502	170,927
2025 Owner Occupied Housing Units	3,213	41,211	97,958
2025 Renter Occupied Housing Units	4,794	30,964	65,168
2025 Vacant Housing Units	444	3,327	7,801
2030 Total Housing Units	8,777	78,022	177,004
2030 Owner Occupied Housing Units	3,405	43,090	102,369
2030 Renter Occupied Housing Units	4,920	31,009	65,460
2030 Vacant Housing Units	451	3,922	9,175

Source: ESRI

- Retail Center
- Government & Municipal
- Golf & Recreation
- Hospital
- Casino







Building Details

+ Total SF:	±8,600
■ Offices or Exam Rooms	8
■ Break Room	1
■ Storage Room	1
■ Restrooms	4

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Property Photos





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Market Overview

MDLGroup
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CORFAC
INTERNATIONAL
MEMBER | PARTNER

Northwest Las Vegas

A Growing Commercial Hub Anchored by Strong Demographics, Healthcare, and Connectivity

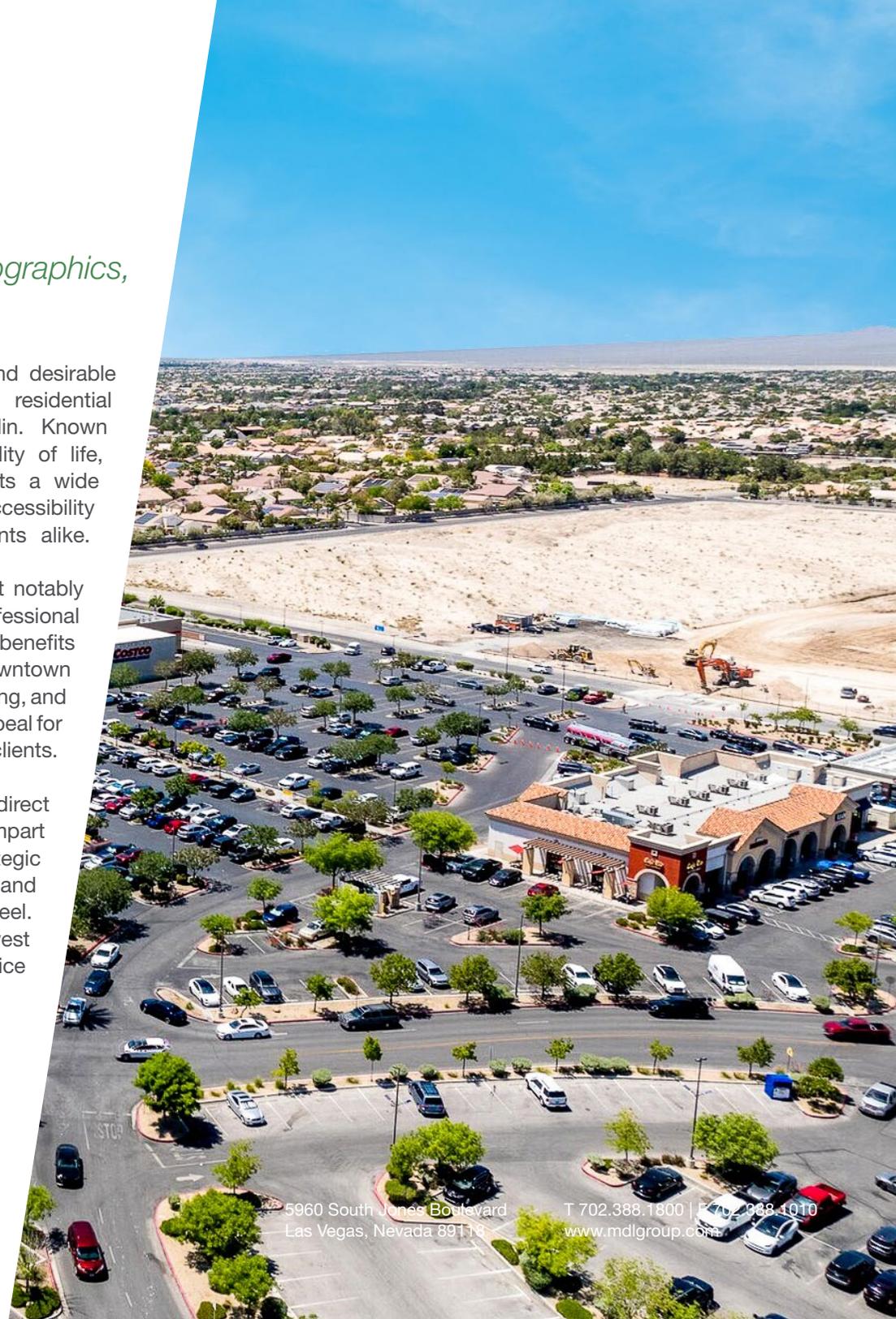
Northwest Las Vegas has emerged as one of the valley's most stable and desirable submarkets for commercial real estate, driven by strong surrounding residential growth and proximity to the master-planned community of Summerlin. Known for its established neighborhoods, higher household incomes, and quality of life, the area provides a built-in customer and employee base that supports a wide range of office, medical, and retail users. Its balance of suburban accessibility and urban amenities continues to attract both businesses and residents alike.

The submarket is anchored by key healthcare and service providers, most notably MountainView Hospital, which drives consistent demand for medical and professional office space in the surrounding area. In addition, Northwest Las Vegas benefits from close proximity to major retail and lifestyle destinations, including Downtown Summerlin, Boca Park, and Tivoli Village, offering a wide array of dining, shopping, and entertainment options. This concentration of amenities enhances the area's appeal for businesses seeking convenience and accessibility for both employees and clients.

Accessibility is a major advantage of the Northwest submarket, with direct connectivity to US-95, Lake Mead Boulevard, Buffalo Drive, and Rampart Boulevard, allowing efficient travel throughout the Las Vegas Valley. This strategic location provides convenient access to Summerlin, Downtown Las Vegas, and the broader metro area, while still maintaining a less congested, suburban feel. As continued residential and commercial growth expands westward, Northwest Las Vegas is well-positioned as a long-term, high-demand submarket for office and medical users.



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Northwest Las Vegas offers a strong blend of established residential density, modern amenities, and continued growth, making it an ideal location for business owners and investors.



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Nevada Tax Advantages

NEVADA

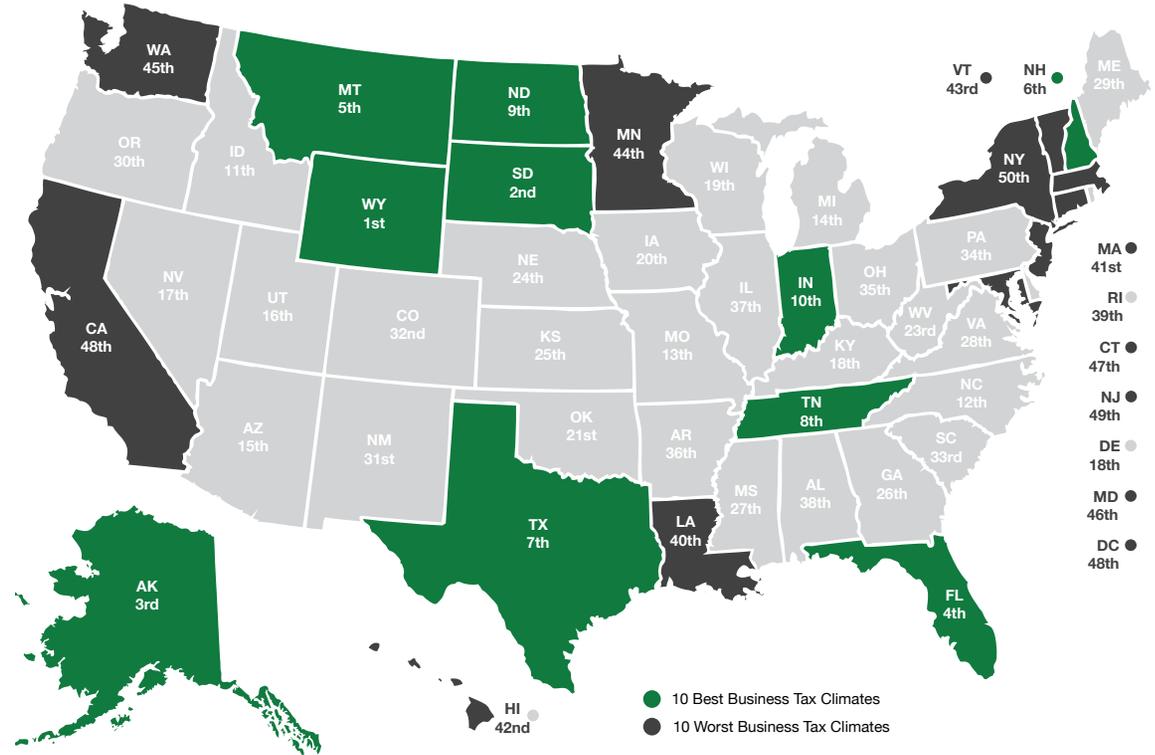
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th and Utah 16th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation’s 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



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Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

Investment Sales Team

Jarrad Katz, SIOR, CCIM
President | Principal
Lic#: B.0145888.LLC
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jkatz@mdlgroup.com

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