

±1,870 SF TOTAL | FOR SALE OR LEASE

618 S. 7TH STREET, LAS VEGAS, NV 89101

BOB HAWKINS,  SIR

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999



REALCOMM
ADVISORS

618 S. 7TH STREET | LAS VEGAS, NV 89101

FOR SALE OR LEASE

- ±1,870 SF Professional Office Building
- Four (4) Private On-Site Parking Spaces
& Street Parking also Available on 7th Street
- Motorized Gate w/ Secured Parking Behind Building
- Situated on ±0.16 Acres
- Covered Porch
- Zoning: P-R (Professional Office & Parking)
- Located in Lawyers Row in Downtown Las Vegas and is in Walking Distance to the Federal Building & Regional Justice Center



BOB HAWKINS, 

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadvs.com



618 S. 7TH STREET | LAS VEGAS, NV 89101

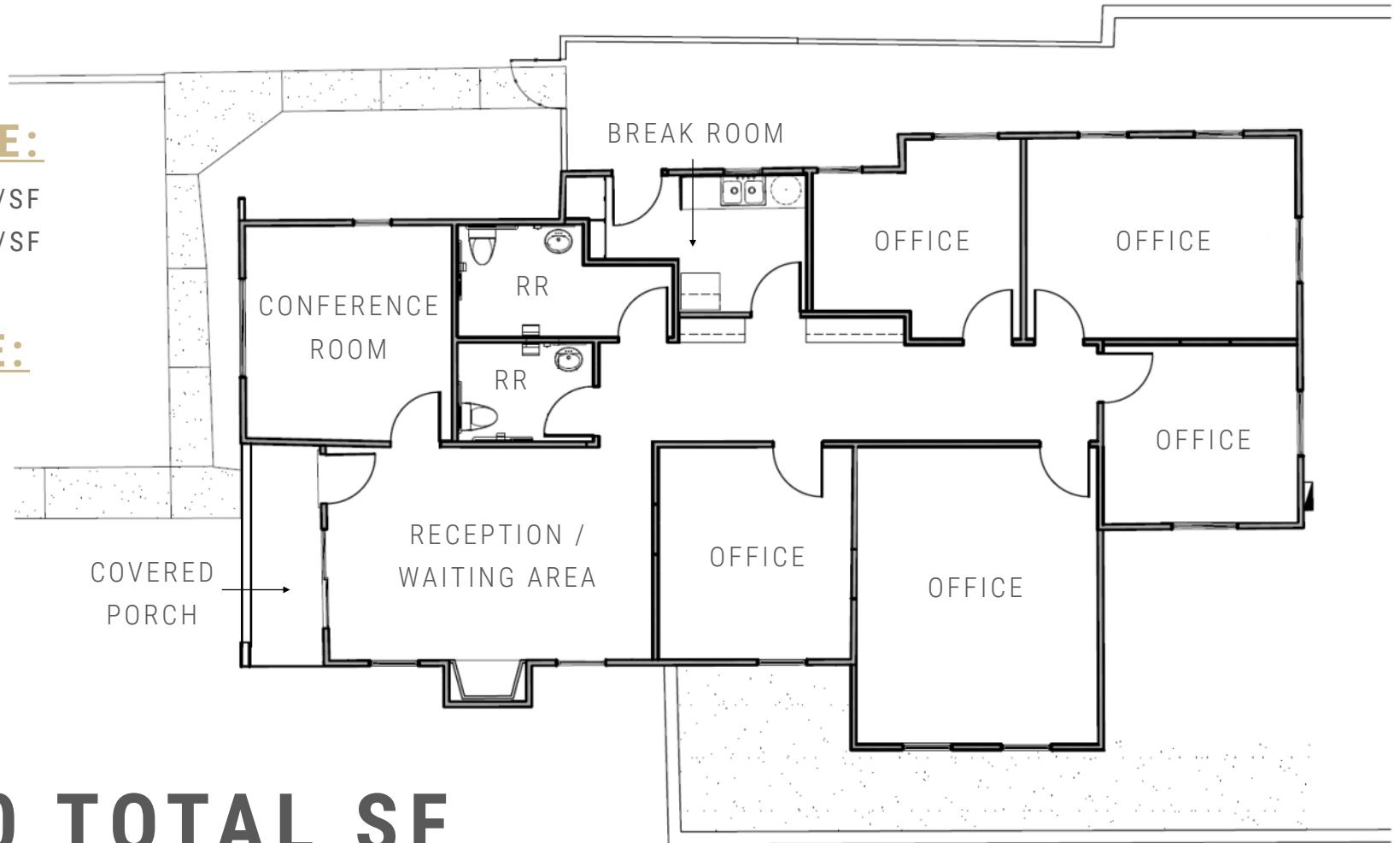
FOR SALE OR LEASE

LEASE PRICE:

BASE RENT: \$1.75/SF
NNN FEE: \$0.47/SF

SALE PRICE:

\$748,000.00
(\$400/SF)



±1,870 TOTAL SF

BOB HAWKINS, 

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com



618 S. 7TH STREET | LAS VEGAS, NV 89101

FOR SALE OR LEASE



BOB HAWKINS, 

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com



618 S. 7TH STREET | LAS VEGAS, NV 89101

FOR SALE OR LEASE



BOB HAWKINS, 

(702) 470-0785

BHawkins@rcadv.com

NV-RE License: S.0072999

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.rcadv.com

