

The Park at **SPANISH RIDGE**



8990 SPANISH RIDGE AVE, LAS VEGAS, NV 89148

CBRE

Property HIGHLIGHTS

8990 Spanish Ridge Avenue at The Park at Spanish Ridge offers high-profile office suites within a premier business park in the Southwest submarket. Ideally suited for professional and medical office users, the property features quality design, signage opportunities, and convenient access to the 215 Beltway. Located just minutes from Spanish Hills and the master-planned community of Summerlin, the property is surrounded by nearby amenities including Durango Casino & Resort, The Bend, and the UnCommons mixed-use development.

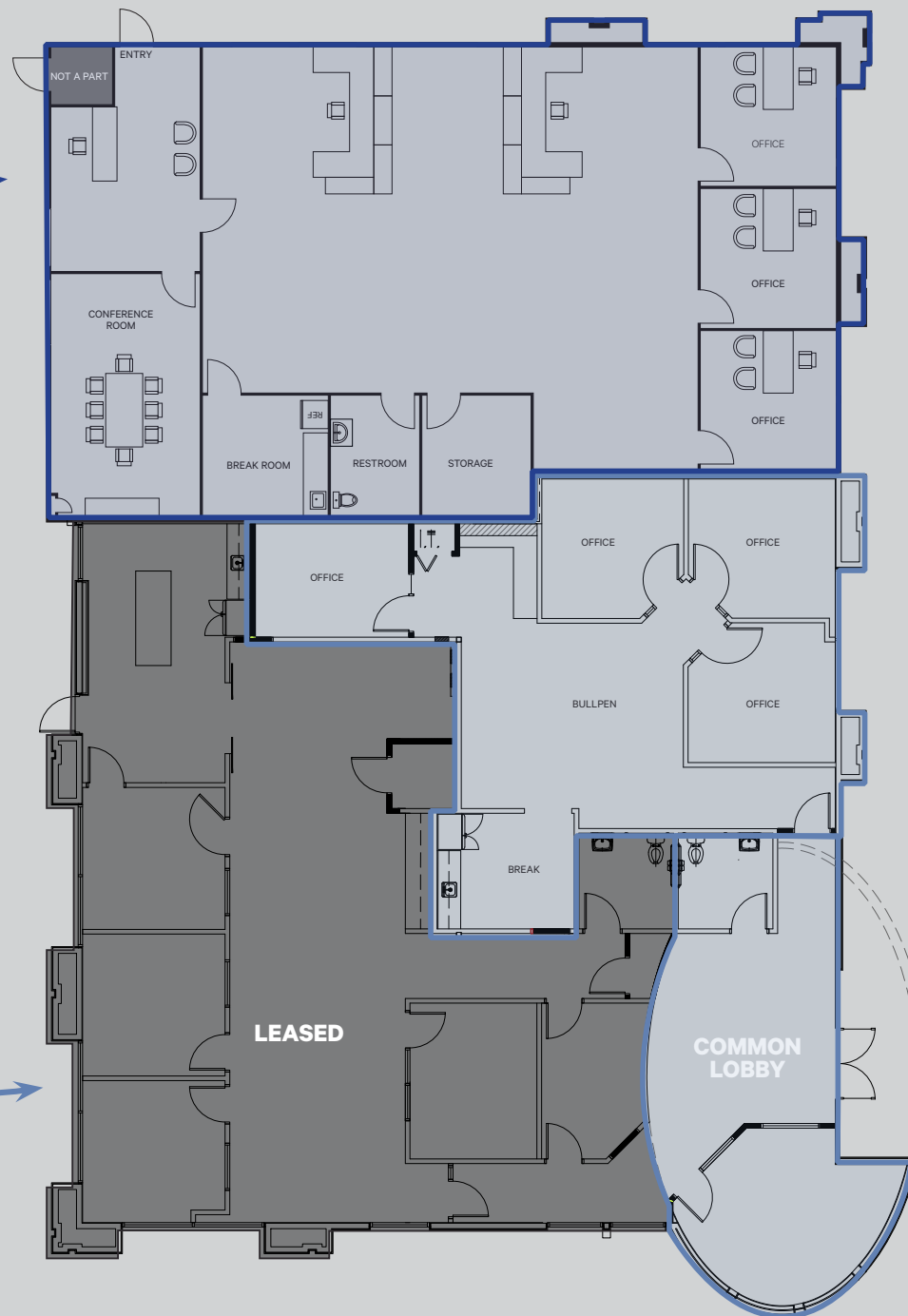


Floor PLANS

Suite 101

Suite 100

Suite 105



Suite 101

HIGHLIGHTS

AVAILABILITY

Fall 2026

SQUARE FOOTAGES

±2,500 RSF, ±2,380 USF

LEASE RATE

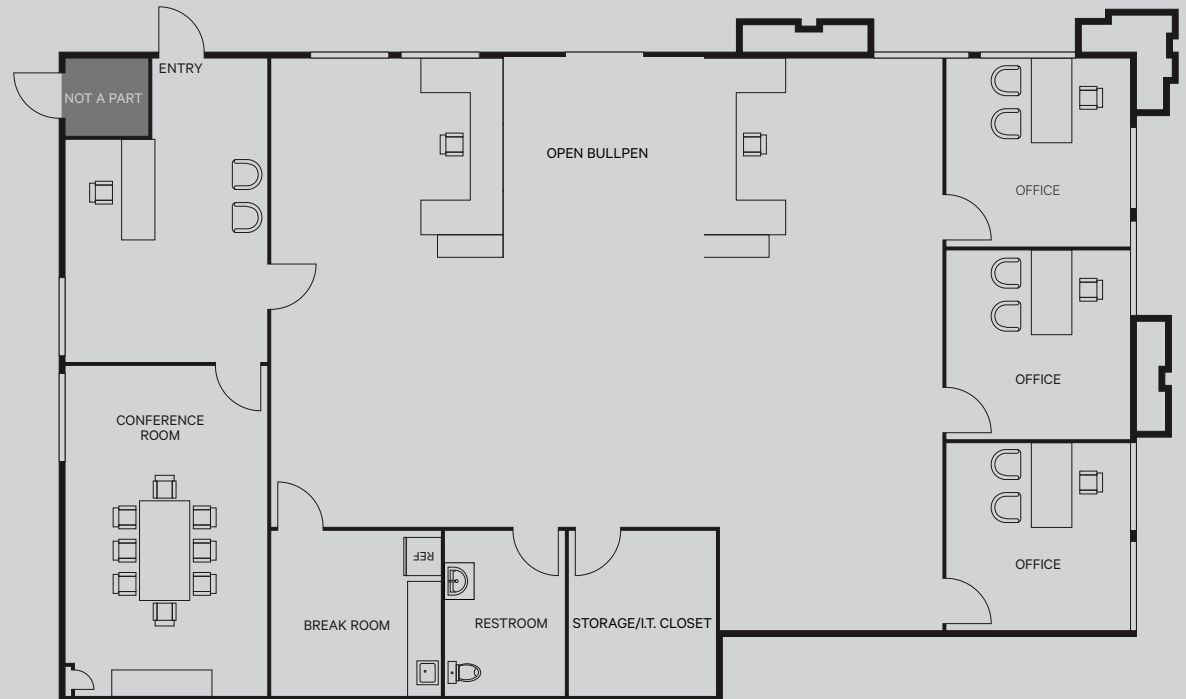
\$2.50/SF, NNN

ESTIMATED CAM

\$0.50/SF

DESCRIPTION

High-profile office with three (3) private offices, bullpen, a breakroom, and common area restroom, and glass conference room.



*FLOOR PLAN NOT TO SCALE

Spec Suite 105

HIGHLIGHTS

OFFICE AVAILABLE

September 2026

SQUARE FOOTAGES

±1,686 RSF, ±1,488 USF

LEASE RATE

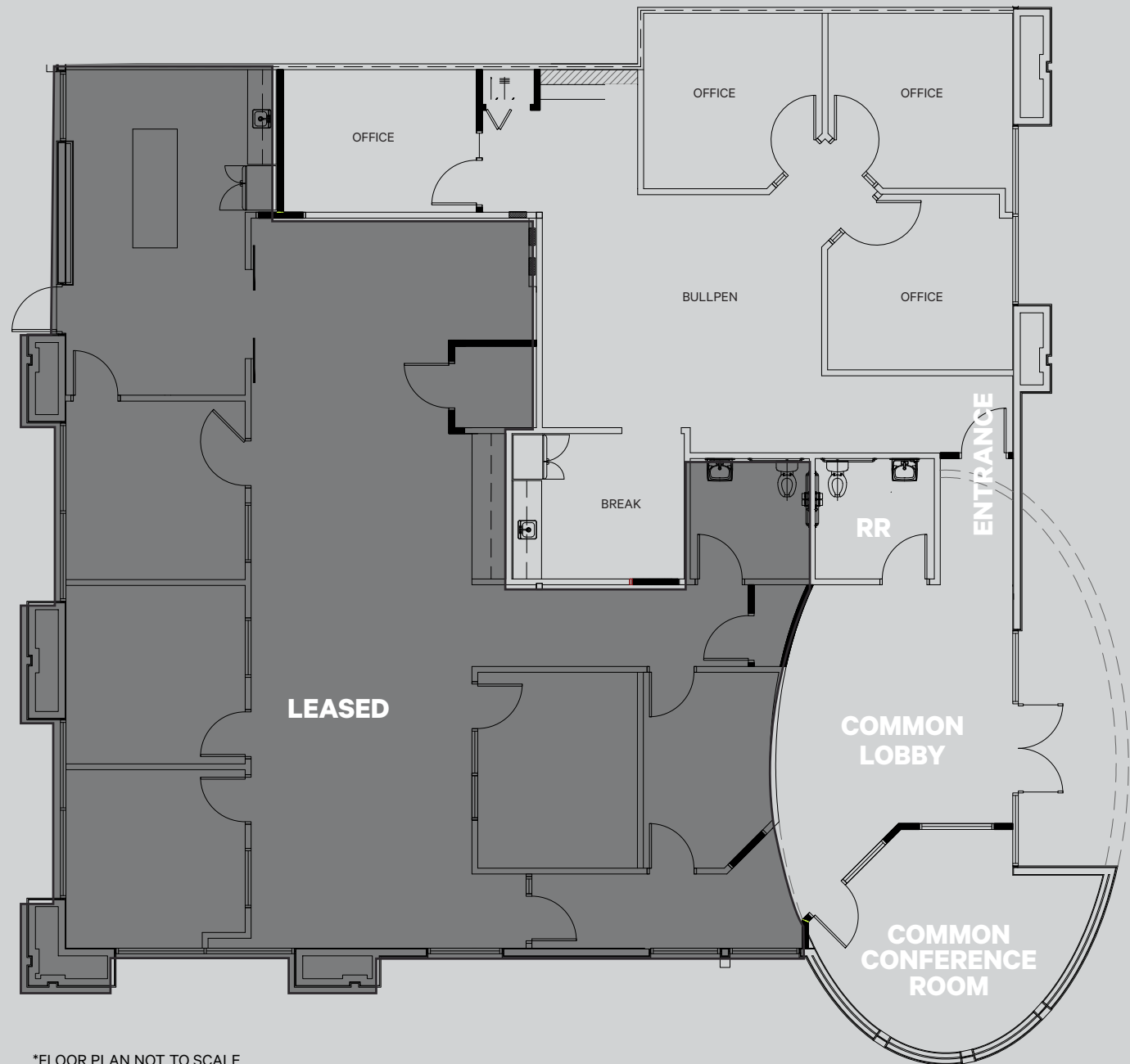
\$3.85/SF, NNN

ESTIMATED CAM

\$0.50/SF

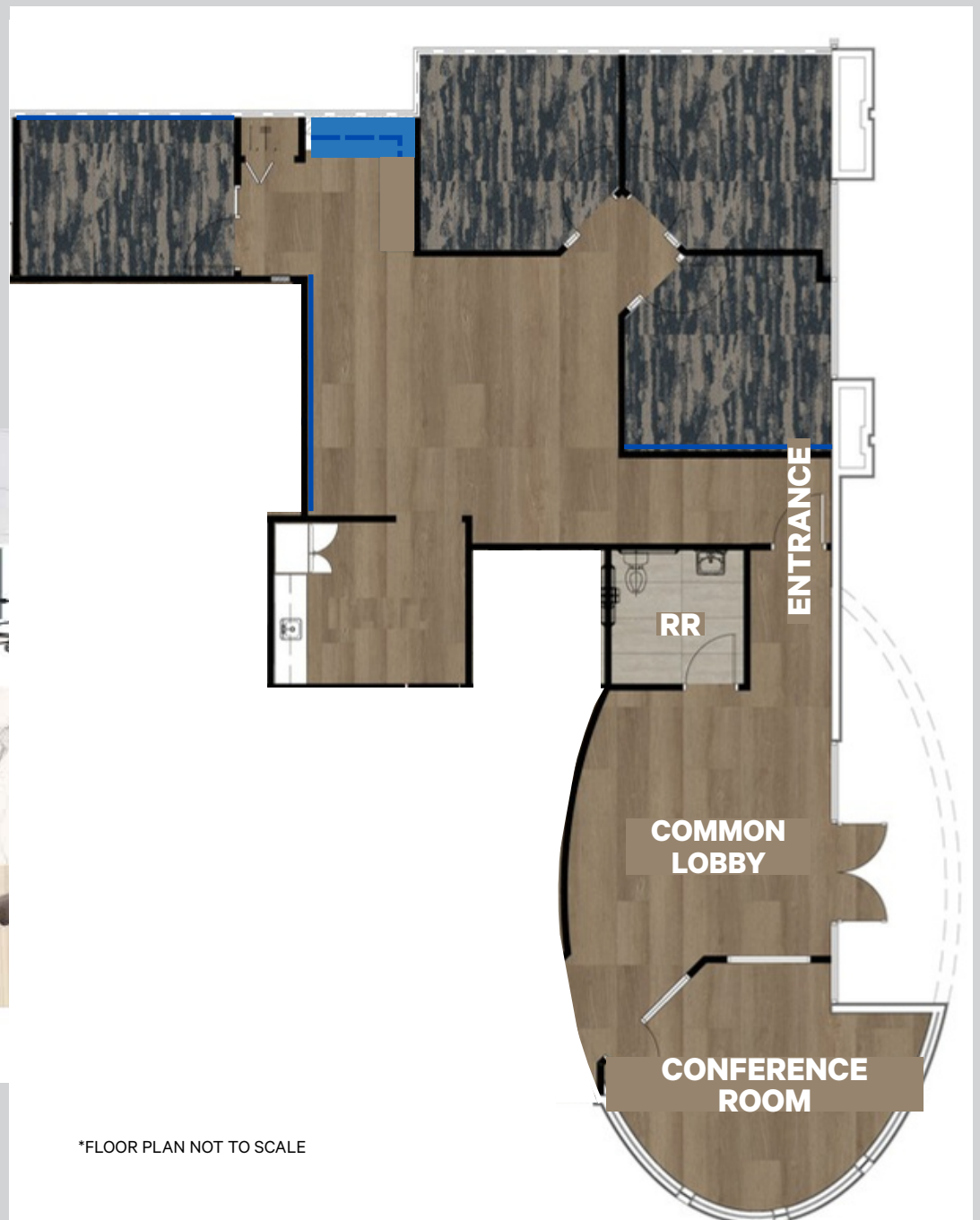
DESCRIPTION

Modern office with three (3) private offices, open bullpen, and breakroom. Common area lobby, glass conference room, and restroom



*FLOOR PLAN NOT TO SCALE

Spec Finishes



Property PHOTOS





The Park at **SPANISH RIDGE**

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