

# PROFESSIONAL OFFICE NEAR MEDICAL DISTRICT



COLDWELL BANKER  
PREMIER REALTY  
DEVELOPER SERVICES



COLDWELL BANKER  
COMMERCIAL  
PREMIER

Qual Park 2 on Rancho – 3,804 Total SF

601 S Rancho Dr, CR 22/23 Las Vegas, NV 89106



**OFFERED AT:**  
**\$995,000**

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# CONFIDENTIALITY AGREEMENT

## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

# SUMMARY



## PROPERTY DESCRIPTION

Suites 22 & 22, totaling 3,804 square feet is built-out as professional office, suitable for attorneys, CPA, engineering or medical support. Commercial Association dues were \$0.34 Sq. Ft. per month in 2025 or \$15,871.91 annually.

## PROPERTY HIGHLIGHTS

- Located at the Medical District and is close to Downtown Las Vegas courthouses
- Functional Layout
- Conference Room

## OFFERING SUMMARY

Offered at:	\$995,000
Building Size:	3,804 SF
Year Built:	1982

# PHOTOS



# PHOTOS



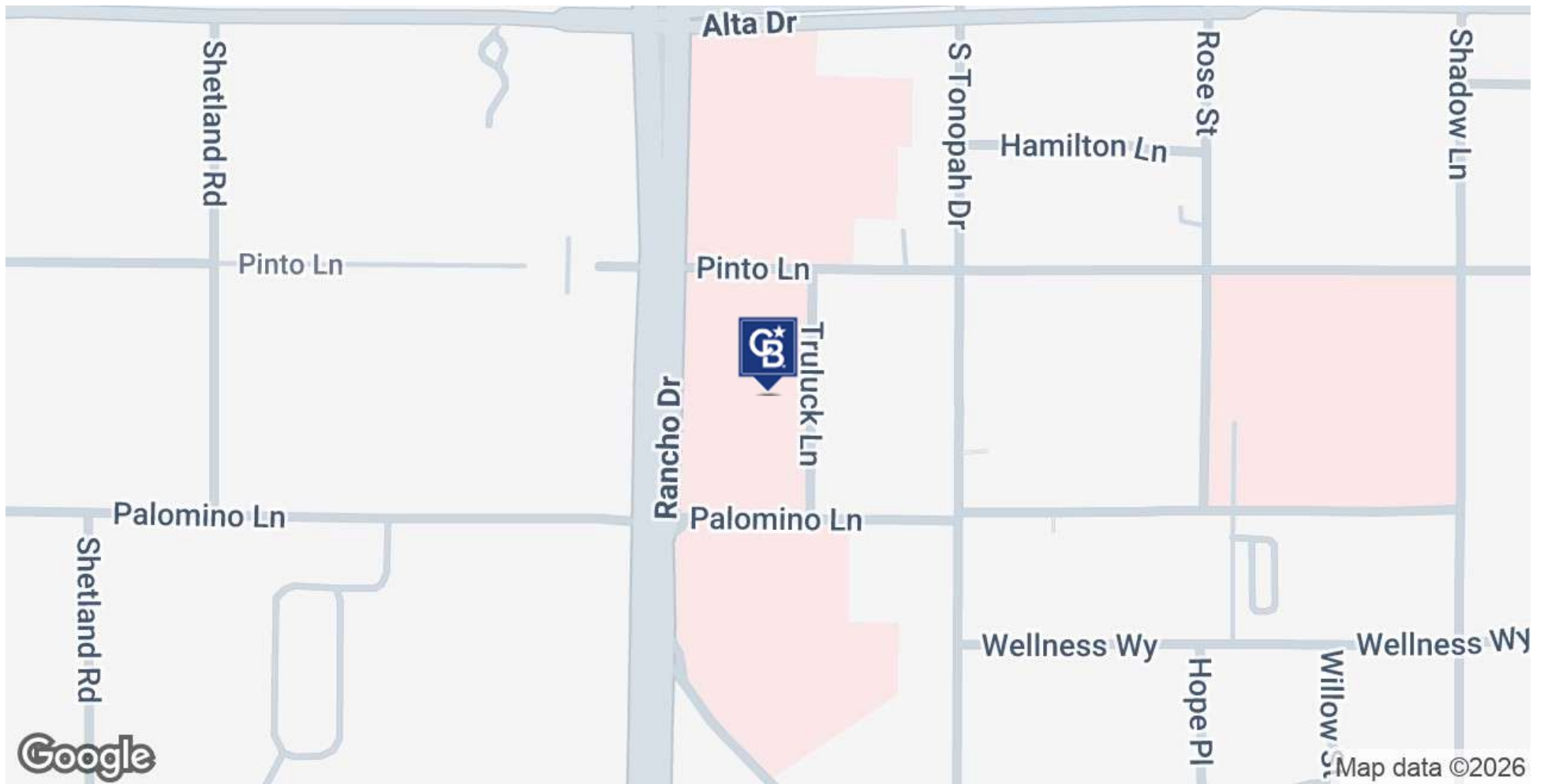
# PHOTOS



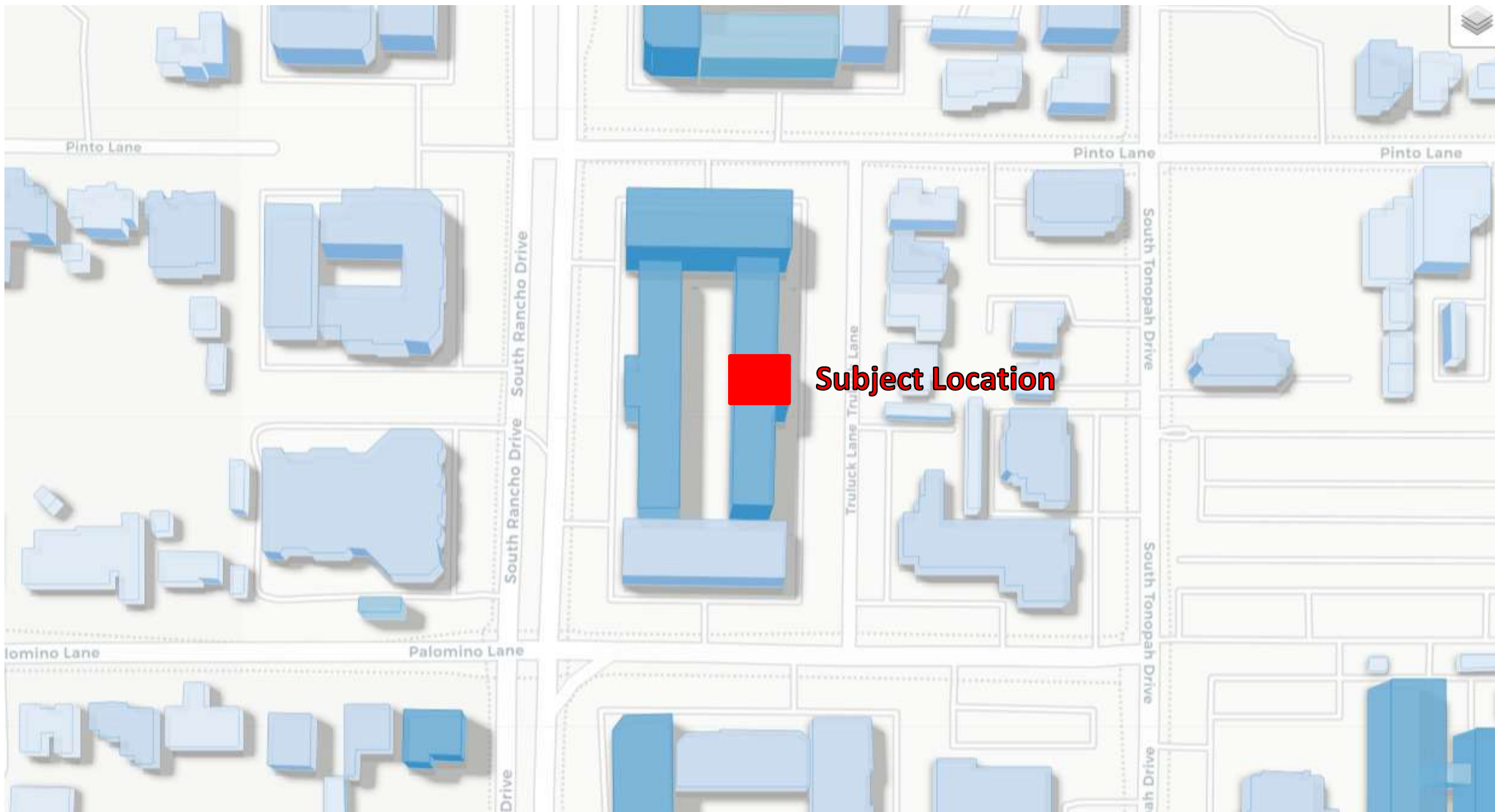
# FLOOR PLAN



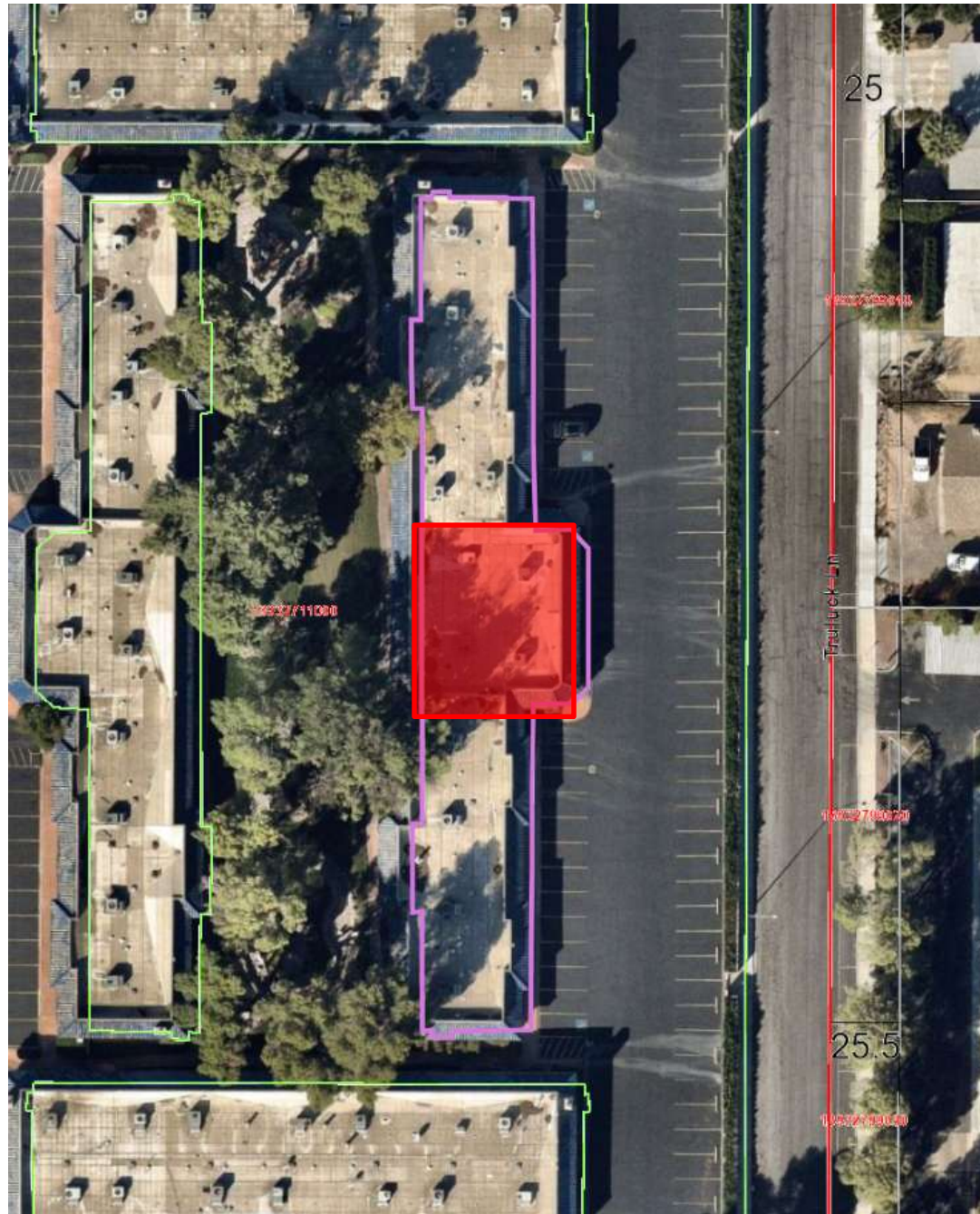
# MAJOR CROSS STREETS



# OFFICE COMPLEX



# LOCATION WITHIN COMPLEX

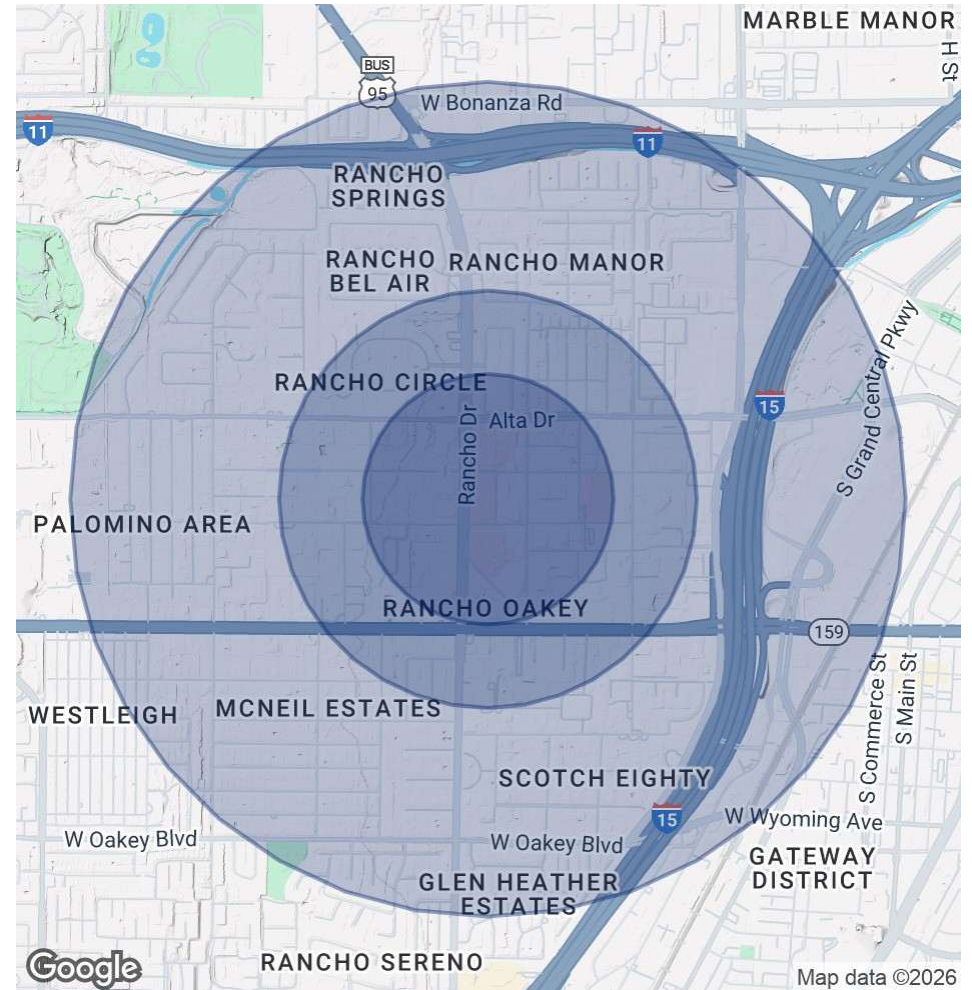




# DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	463	1,821	8,461
Average Age	43	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	42
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	155	686	3,504
# of Persons per HH	3	2.7	2.4
Average HH Income	\$117,784	\$103,631	\$99,148
Average House Value	\$811,471	\$700,701	\$605,727

Demographics data derived from [AlphaMap](#)



Google

Map data ©2026

# RELATIONSHIP TO KEY DISTRICTS



North Resort Corridor

UNLV Dental School



UMC Healthy Living Institute

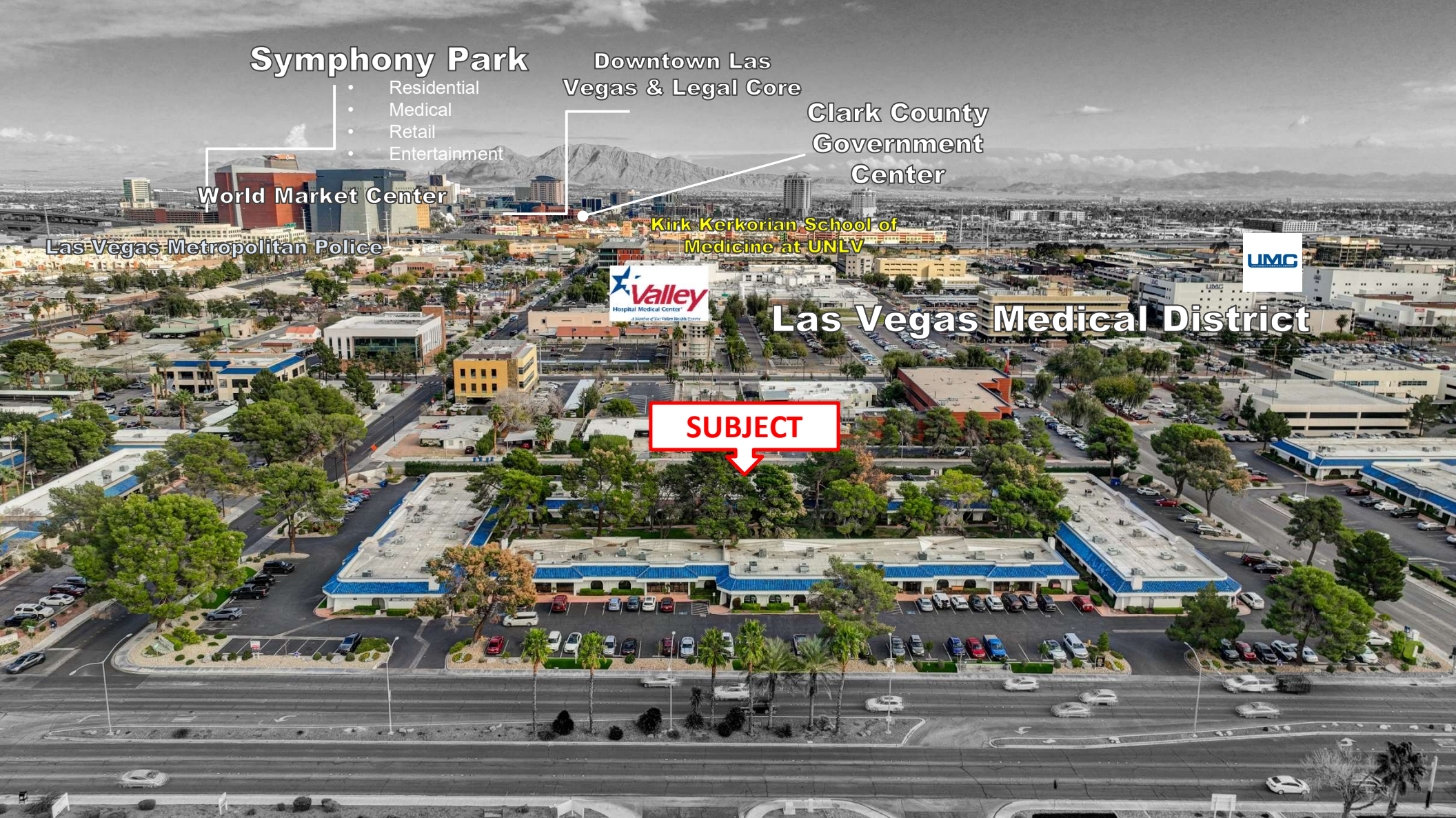
Las Vegas Medical District

**SUBJECT**

Quail Park II

RANCHO DR

# RELATIONSHIP TO KEY DISTRICTS



## Symphony Park

- Residential
- Medical
- Retail
- Entertainment

## Downtown Las Vegas & Legal Core

## Clark County Government Center

## World Market Center

## Las Vegas Metropolitan Police

## Kirk Kerkorian School of Medicine at UNLV



## Las Vegas Medical District

**SUBJECT**