

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.

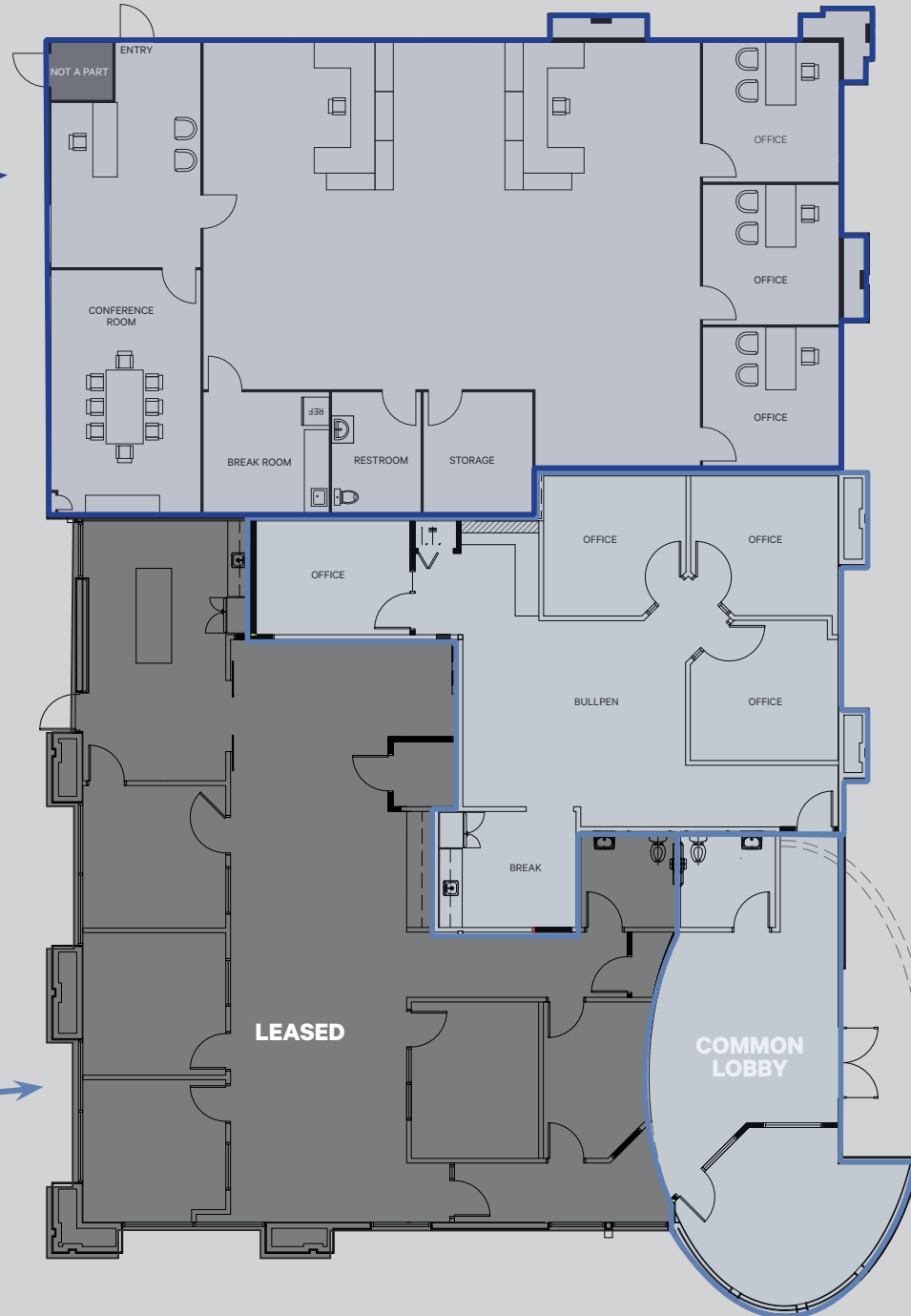


Floor PLANS

Suite 101

Suite 100

Suite 105



Suite 101

HIGHLIGHTS

AVAILABILITY

Fall 2026

SQUARE FOOTAGES

±2,500 RSF, ±2,380 USF

LEASE RATE

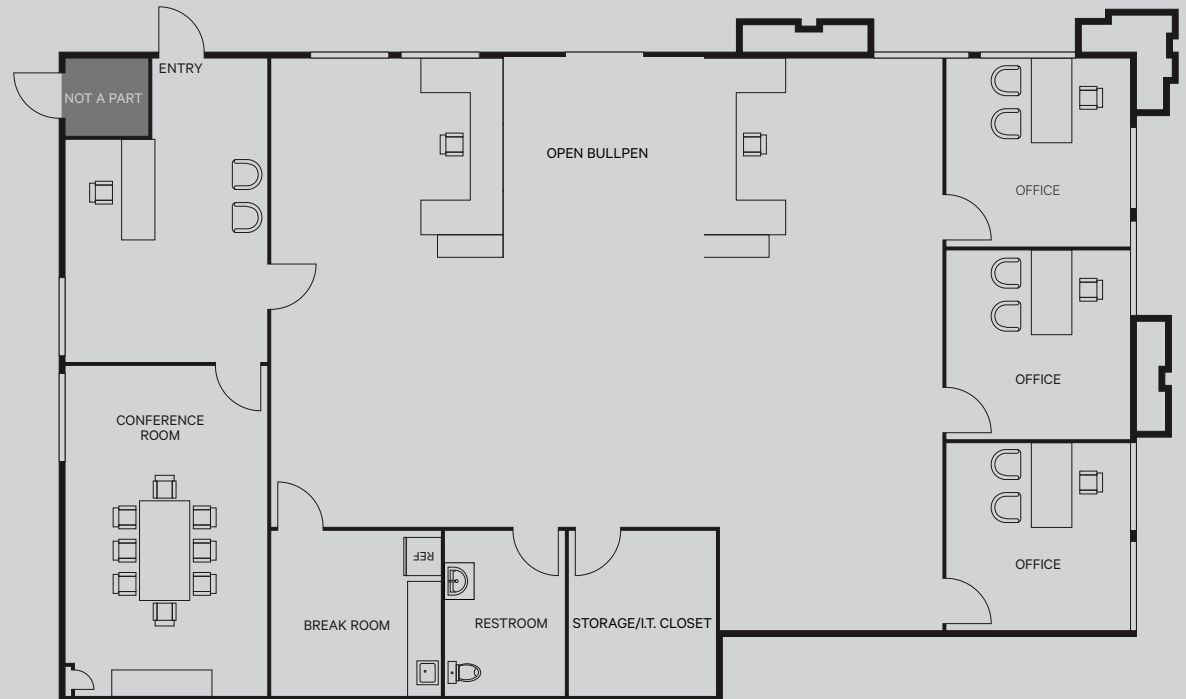
\$2.80/SF, NNN

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

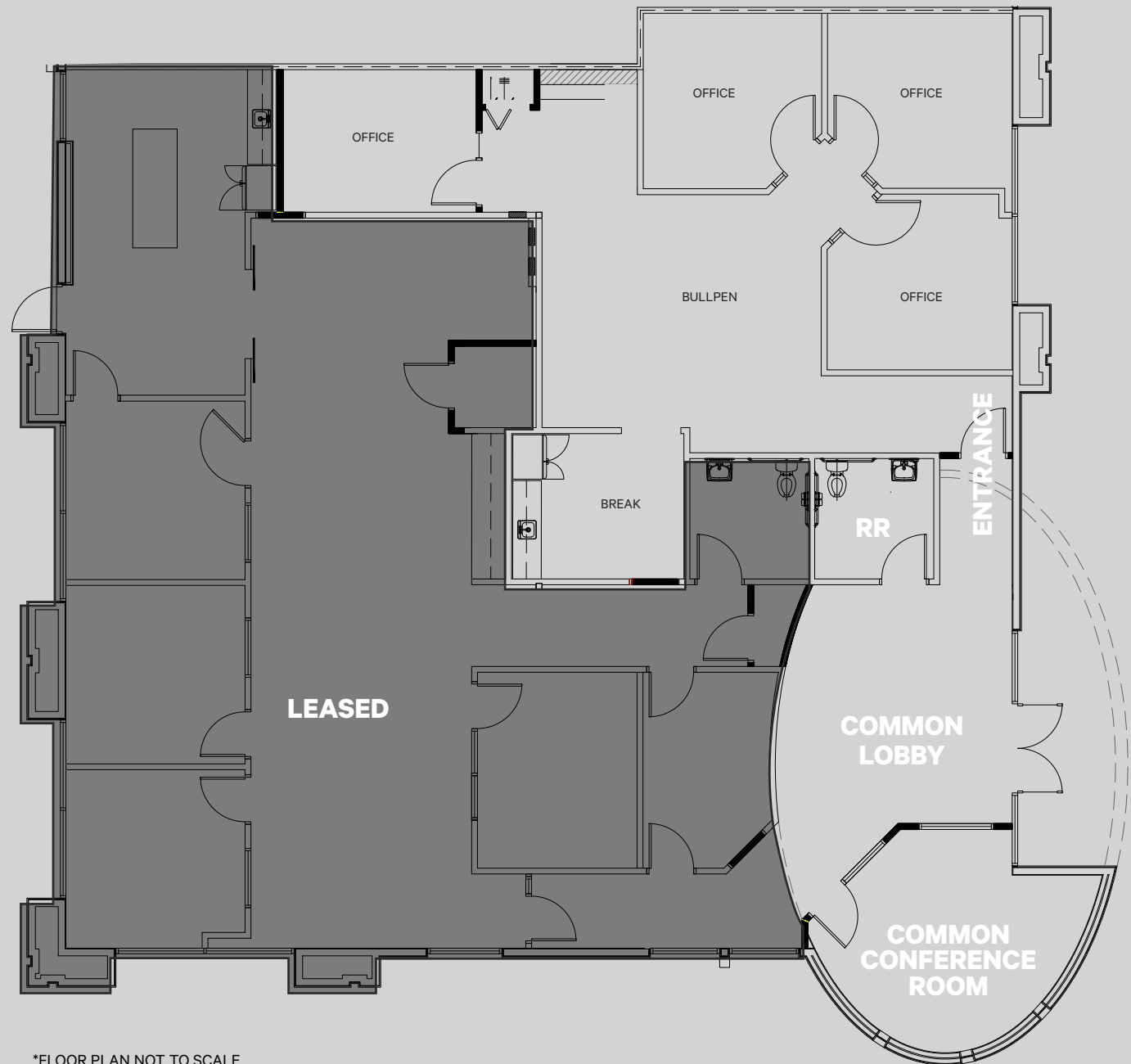
\$3.85/SF, NNN

ESTIMATED CAM

\$0.50/SF

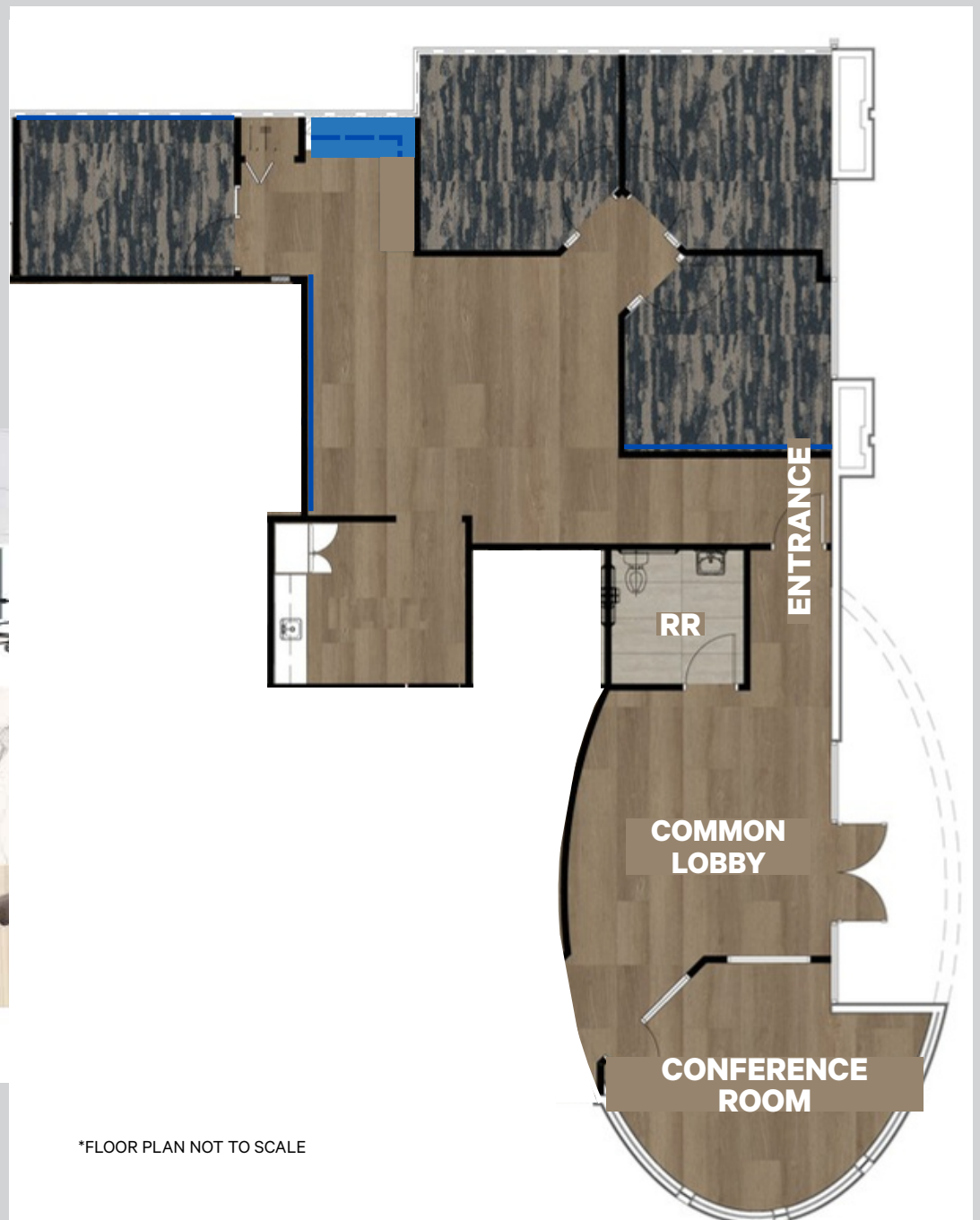
DESCRIPTION

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**



LINDA GONZALES

Vice President

+1 702 369 4924

linda.gonzales@cbre.com

Lic. BS.49667

8990 SPANISH RIDGE AVE, LAS VEGAS, NV 89148

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE