

QUEENSRIDGE MEDICAL CONDOS

10000 Alta Drive, Las Vegas NV 89145

Summerlin adjacent - no medical use restrictions

*Rendering of proposed building

IREPLV
Commercial Real Estate
Brokerage • Development • Property Management



Property Overview

Two-building medical condo project - opportunities for ownership



*Rendering of proposed building

Property	Queensridge Medical Condos
Address	10000 Alta Drive Las Vegas NV 89145
Buildings	Two Buildings
Parcel	138-31-101-004
Zoning	Neighborhood Commercial (C-1)

Building A Size	44,600 SF 27,787 SF Pre-Sold
Building A 1st Floor	5,359 SF Available
Building A 2nd Floor	11,454 SF Available

Building B Size	44,600 SF 14,310 SF Pre-Sold
Building B 1st Floor	7,554 SF Available
Building B 2nd Floor	22,300 SF Available

Project Description

Two-building medical condo project - opportunities for ownership

Queensridge Medical Condos offers buyers the opportunity to purchase a brand new, modern office condo space within a beautiful office park in a top tier west Las Vegas' Summerlin adjacent area.

Summerlin is the premier suburban residential and business submarket in the Las Vegas valley, and this project sits just on the edge in the Queensridge area. This area has some of the highest home values in the region due to the strong executive demand and proximity to upscale lifestyle amenities.

The project includes (2) buildings both are ~ 44,000 square feet.

This is a great opportunity to own a condo space portion of real estate in a premier suburban residential and business submarket.



*Rendering of proposed building

Building A:

~44,600 SF
TOTAL SELLABLE AREA

PRE-SOLD
27,787 SQUARE FEET

AVAILABLE
16,813 SQUARE FEET

PRICE
\$410 / SQUARE FOOT

Building B:

~44,600 SF
TOTAL SELLABLE AREA

PRE-SOLD
14,310 SQUARE FEET

AVAILABLE
29,854 SQUARE FEET

PRICE
\$410 / SQUARE FOOT

Project Highlights

Two-building medical condo project - opportunities for ownership

2026 - 2027 CONSTRUCTION

Modern two-building office condo project.

SUMMERLIN LOCATION

Convenient Queensridge & Summerlin adjacent location with close proximity to amenities, schools, healthcare.

REAL ESTATE OWNERSHIP

Own your office condo and invest in your business.

CONDO EXPERTS

IREPLV are experts in the office condo product. We can help connect you with lenders and contractors.

MEDICAL CLINIC SPACE

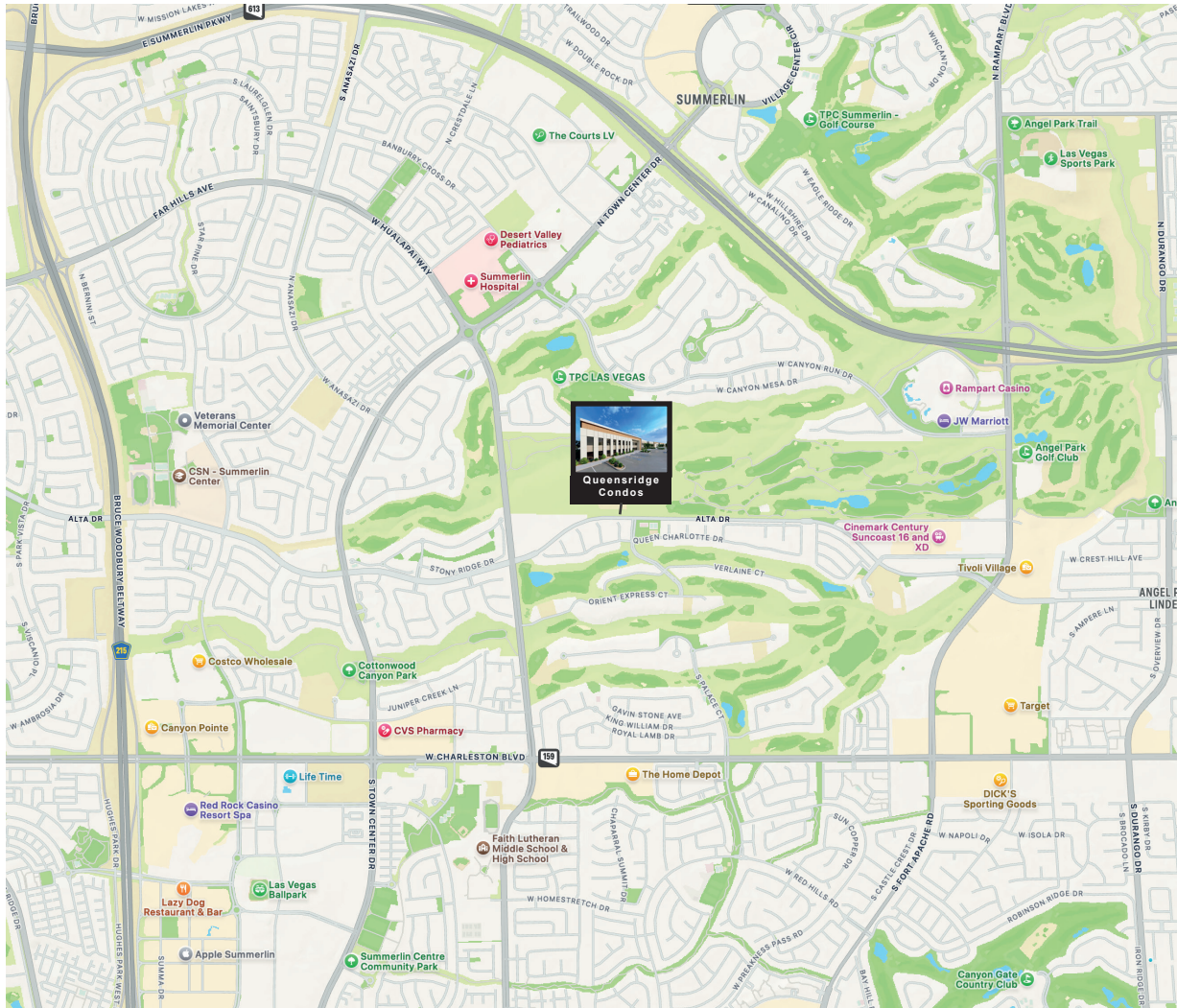
You can take the size space that fits your business needs.

TAX BENEFITS

Build equity and take advantage of tax deductions.

Summerlin Adjacent Location

Convenient west Las Vegas location near major residential, healthcare and employment drivers.

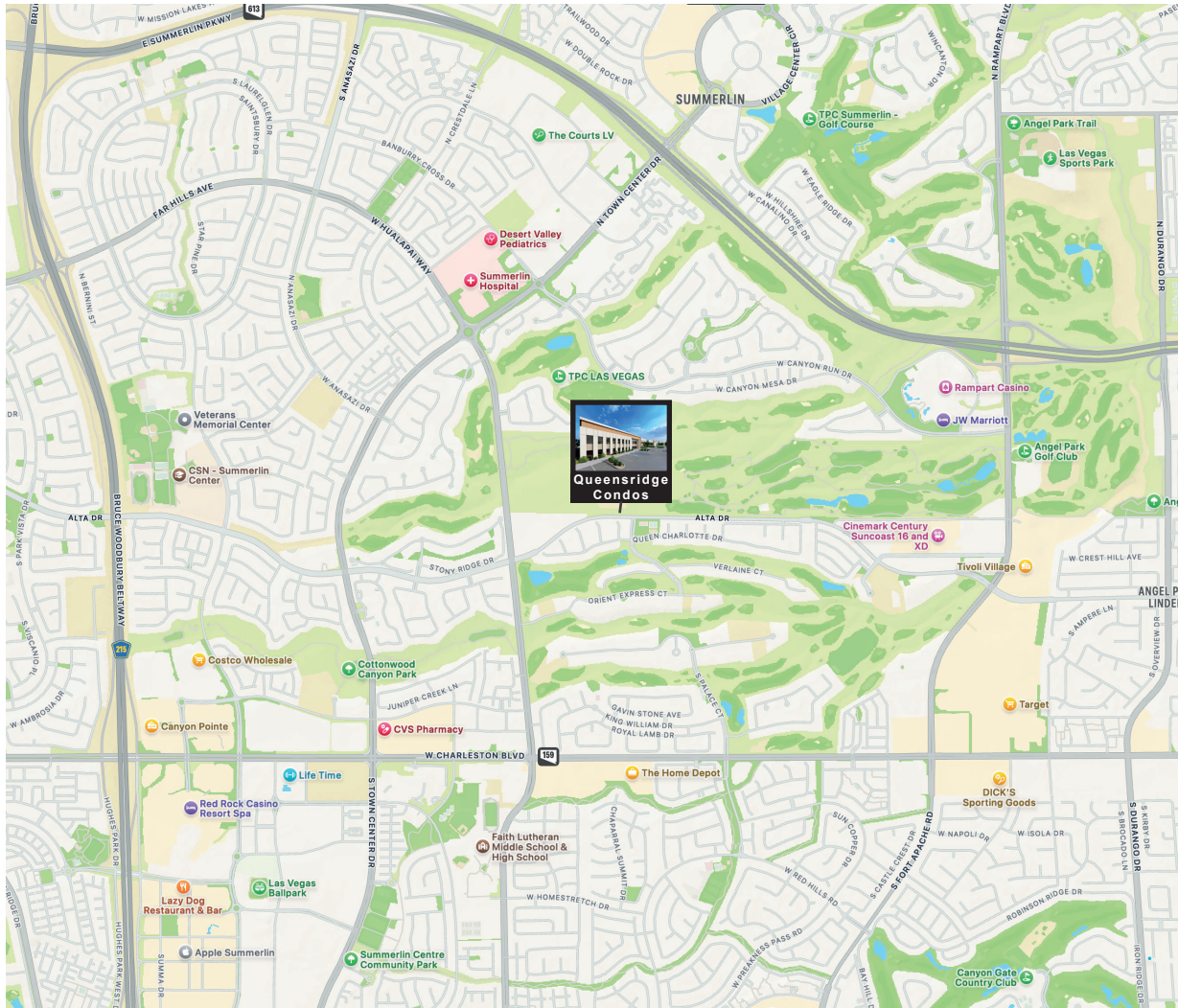


LOCATION DETAIL

- Convenient access to Queensridge & Summerlin residential neighborhoods and west Las Vegas' top tier amenities.
- Nearby hospital and office amenities support medical providers and clinical practices.
- Summerlin is the premier suburban residential and business submarket in the Las Vegas valley this project's location puts buyers in proximity to upscale lifestyle amenities.
- Median home values in Queensridge / Summerlin area are approximately \$730,000.

Access & Area Context

Nearby regional access and visibility within a mature west Las Vegas office/residential node.



REGIONAL ACCESS

SUMMERLIN PARKWAY Nearby corridor access

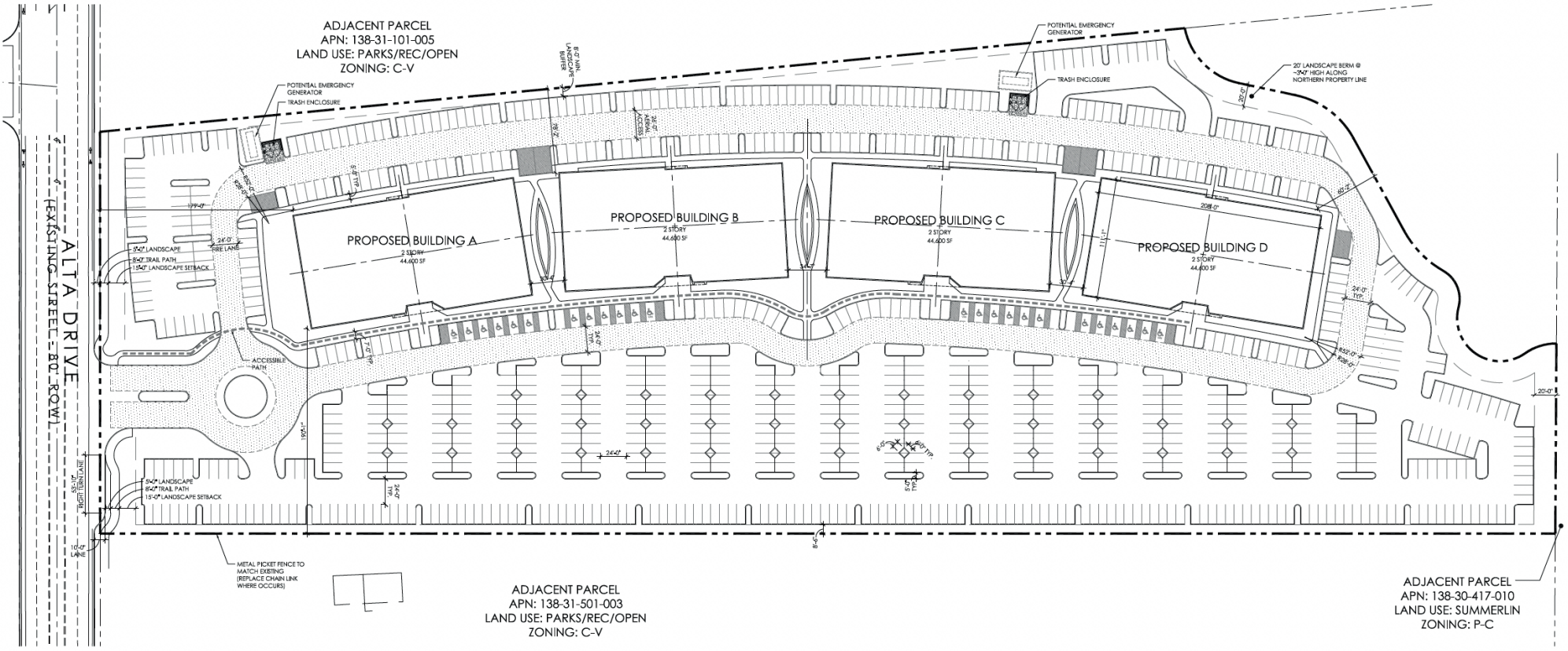
TOWN CENTER DRIVE Major area connector

U.S 95 / I-215 Regional freeway connectivity

DOWNTOWN / STRIP Accessible west valley location

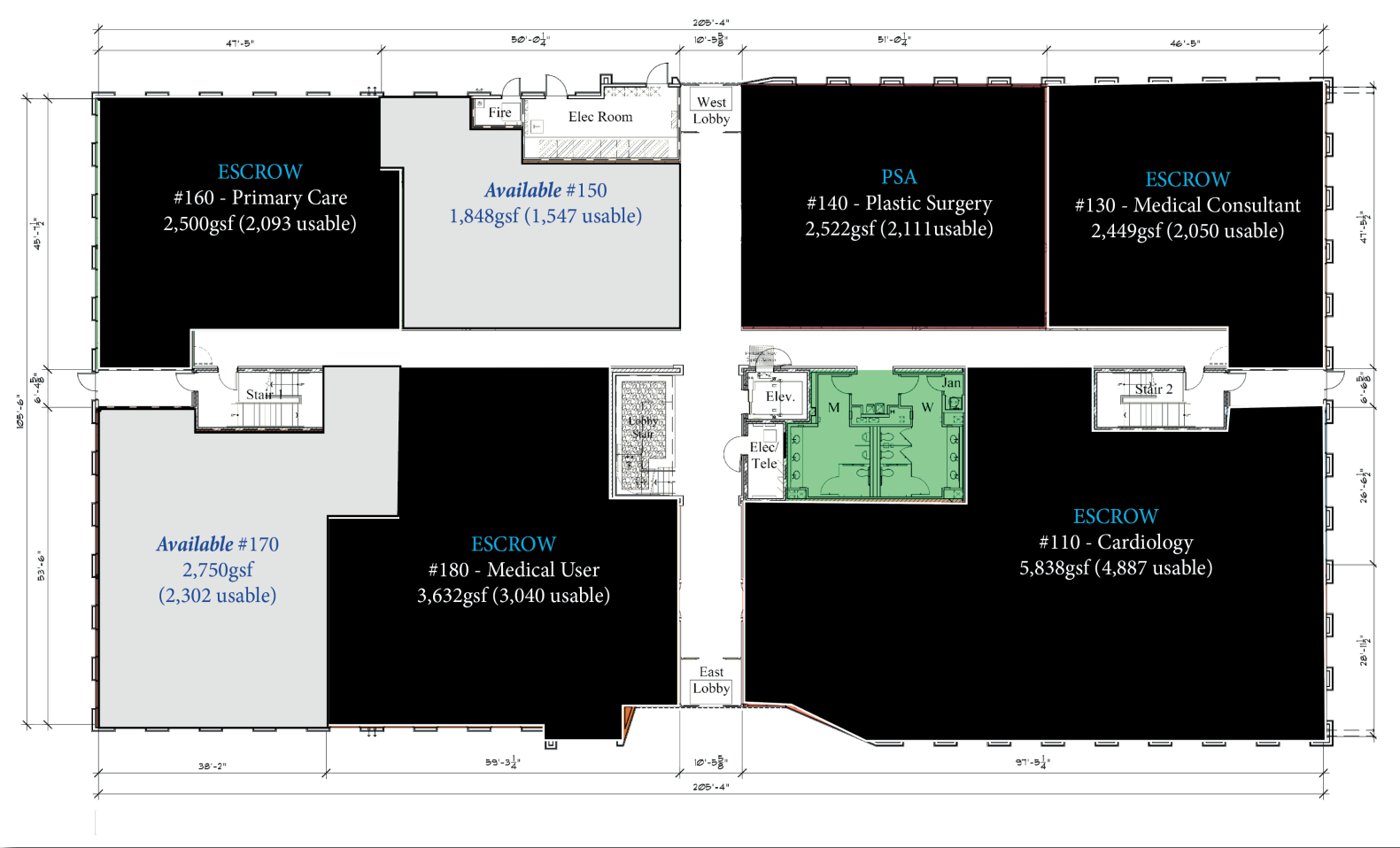
Project Site Plan

Two-building medical condo project - opportunities for ownership



Building A - 1st Floor

Two-building medical condo project - opportunities for ownership



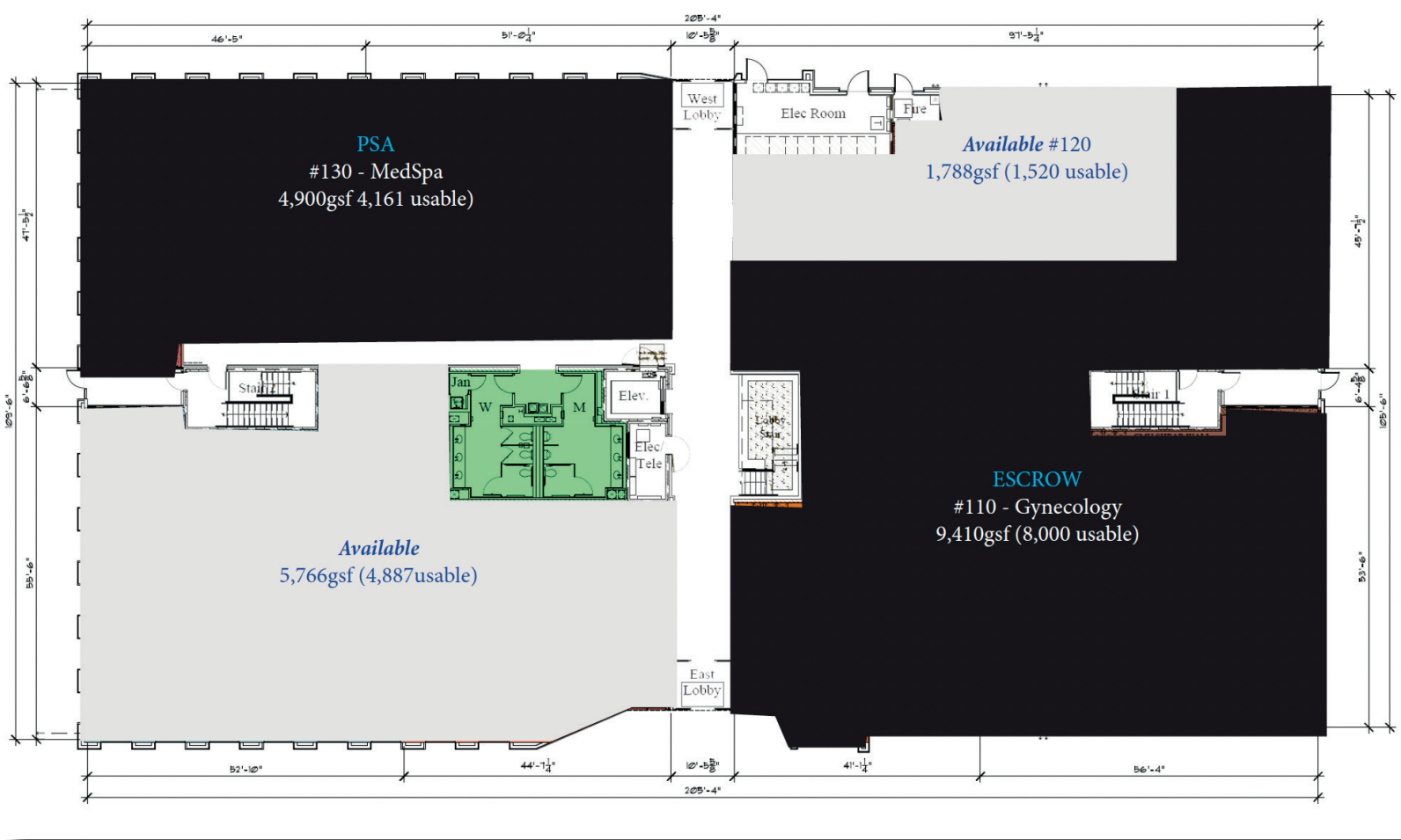
Building A - 2nd Floor

Two-building medical condo project - opportunities for ownership



Building B - 1st Floor

Two-building medical condo project - opportunities for ownership



Building B - 2nd Floor

Two-building medical condo project - opportunities for ownership



Lease vs Own Analysis

Compare leasing a unit to purchasing a unit to see the benefit of ownership

Las Vegas, NV
Gross Rentable Area

3,000 sf



Own

Building Shell Price	\$ 410 psf	\$ 1,230,000
Interior Improvements (estimate)	\$ 100 psf	\$ 300,000
Total Project Cost		\$ 1,530,000

Start-Up Costs

Capital Injection	15%	\$ 229,500
Estimated Bank Fees	0.75%	\$ 9,754
Estimated Appraisal and Environmental		\$ 5,000
Total Cash Required at Closing		\$ 244,254

Monthly Costs

Payment (Monthly/P&I) 5 yr term/25 yr arm	6.00%	\$ 2.79 psf	\$ 8,379
Taxes and Insurance (Estimate)		\$ 0.10 psf	\$ 300
Association Fees		\$ 0.50 psf	\$ 1,500
Total Monthly Payment		\$ 3.39 psf	\$ 10,179

Total Adjusted Monthly Costs

Total Monthly Payment	\$ 3.39 psf	\$ 10,179
Less Depreciation	\$ 1.42 psf	(4,250)
Total Adjusted Monthly Costs	\$ 1.98 psf	\$ 5,929

Monthly Mortgage Payment Savings in 10 Years	\$ 606,103
Estimate Equity after 10 Years	\$ 777,941

Assumptions:

% Depreciation using a straight line method of 30 years. Cash savings estimate based on fixed mortgage payments vs. lease payments
% Terms of own scenario is based on 20 year amortization and interest rate of 5.75% as of 8/6/2026

For more information contact us
Your Commercial Real Estate Finance Expert

Jenny Hernandez

VP, Business Banker
702-726-1689

jenny.hernandez@firstcitizens.com



Lease

Monthly Lease Rate	\$ 3.25 psf	\$ 9,750
Interior Improvements Loans (\$100/SF)	\$ - sf	\$ -
Total Lease (Monthly)		\$ 9,750

Start-Up Costs

Prepaid Lease	3 month rent	\$ 29,250
Security Deposit	1 month rent	\$ 9,750

Total Cash Required (Pre Leasing)	\$ 39,000
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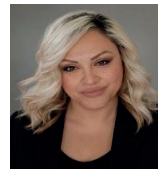
Monthly Costs

Lease Payment (Monthly)	\$ 3.25 psf	\$ 9,750
Operating Expenses/CAM Fees	\$ 0.60 psf	\$ 1,800
Interior Improvement Loans	\$ - psf	\$ -
Total Monthly Payment	\$ 3.85 psf	\$ 11,550

Total Adjusted Monthly Costs

Total Monthly Payment	\$ 3.85 psf	\$ 11,550
Less Depreciation	\$ 0.19 psf	(570)
Total Adjusted Monthly Costs	\$ 3.66 psf	\$ 10,980

Monthly Mortgage Payment Savings in 10 Years	\$0
Estimate Equity after 10 Years	\$0



Developer Introduction



Prospect Street Capital is a private real estate investment and development firm headquartered in Las Vegas, Nevada. Founded in 2017 by Scott Goldstein, the company focuses on acquiring, developing, and managing commercial properties using value-add strategies.

Founded:

Established in 2017 and led by Managing Partner Scott Goldstein.

Portfolio:

Has owned and operated over 1.5 million square feet of commercial real estate properties in the Las Vegas Valley.

Strategy:

Targets off-market or overlooked commercial assets, transitioning retail and office sectors into functional community hubs, including innovative small-scale office condominiums that allow local businesses and medical practices to build equity instead of leasing.

Recent Projects in Las Vegas:

- Deer Springs Commercial Center: A 34,200-square-foot office condominium project in the northwest Las Vegas Valley featuring medical and professional service tenants alongside local retail concepts.
- Queensridge Medical Plaza: A medical-office development project initiated near the Summerlin area on Alta Drive.
- Rainbow Commons: A mixed-use retail and office development project initiated near the SW area along the I-215 and Rainbow Blvd.
- Past Portfolios: Notable prior transactions include the Peccole Professional Park portfolio and various retail/storage commons across the western valley.



QUEENSRIDGE MEDICAL PLAZA



QUEENSRIDGE MEDICAL CONDOS



*Rendering of proposed building



CALL US FOR MORE INFO

Michael Young
Broker B.0146036
702.604.6209
myoung@ireplv.com

Cadee Page
Associate S.0194071
702.978.2370
cpage@ireplv.com

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