



ORAL SURGERY INVESTMENT

10115 W. Twain Avenue Las Vegas, NV 89147

Summerlin Adjacent - Medical Office Investment

IREPLV 
Commercial Real Estate
Brokerage • Development • Property Management

Investment Opportunity

A single-tenant (NNN) medical office investment in a desirable Summerlin adjacent location

5,383 SF

TOTAL RENTABLE AREA

100%

CURRENT OCCUPANCY

10 YRS

WEIGHTED AVERAGE LEASE TERM

\$193,788

NET OPERATING INCOME

\$3.3M

6.0% CAP RATE | \$600 / SF



10115 W. Twain #100 offers investors the opportunity to acquire an office condo totaling 5,383 square feet within a beautiful office park in Las Vegas. Located in a Summerlin adjacent location, which is the premier suburban residential and business submarket in the Las Vegas valley. It routinely commands the highest asking rents and home values in the region due to the strong executive demand and proximity to upscale lifestyle amenities.

IREPLV, LLC
Commercial Real Estate
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The Center for Oral Surgery of Las Vegas occupies suite #100, a tenant with 10 years left on their current term who has an established practice with a board-certified surgeon. The facility is JCAHO accredited, a quality/safety level used for hospitals and rarely achieved by oral surgery practices.

Investment Highlights

A single-tenant (NNN) medical office investment in a desirable Summerlin adjacent location

ESTABLISHED TENANT/ PRACTICE

An established practice with a board-certified surgeon and a facility that is JCAHO accredited.

SUMMERLIN ADJACENT LOCATION

Convenient location within Parkway Crossing and proximate to Summerlin amenities, schools, healthcare.

DURABLE INCOME

100% leased with 10 years left on the term.

CAP RATE VALUE

6.0% CAP RATE [\$3.3M Value ~ \$600/SF]

Property Overview

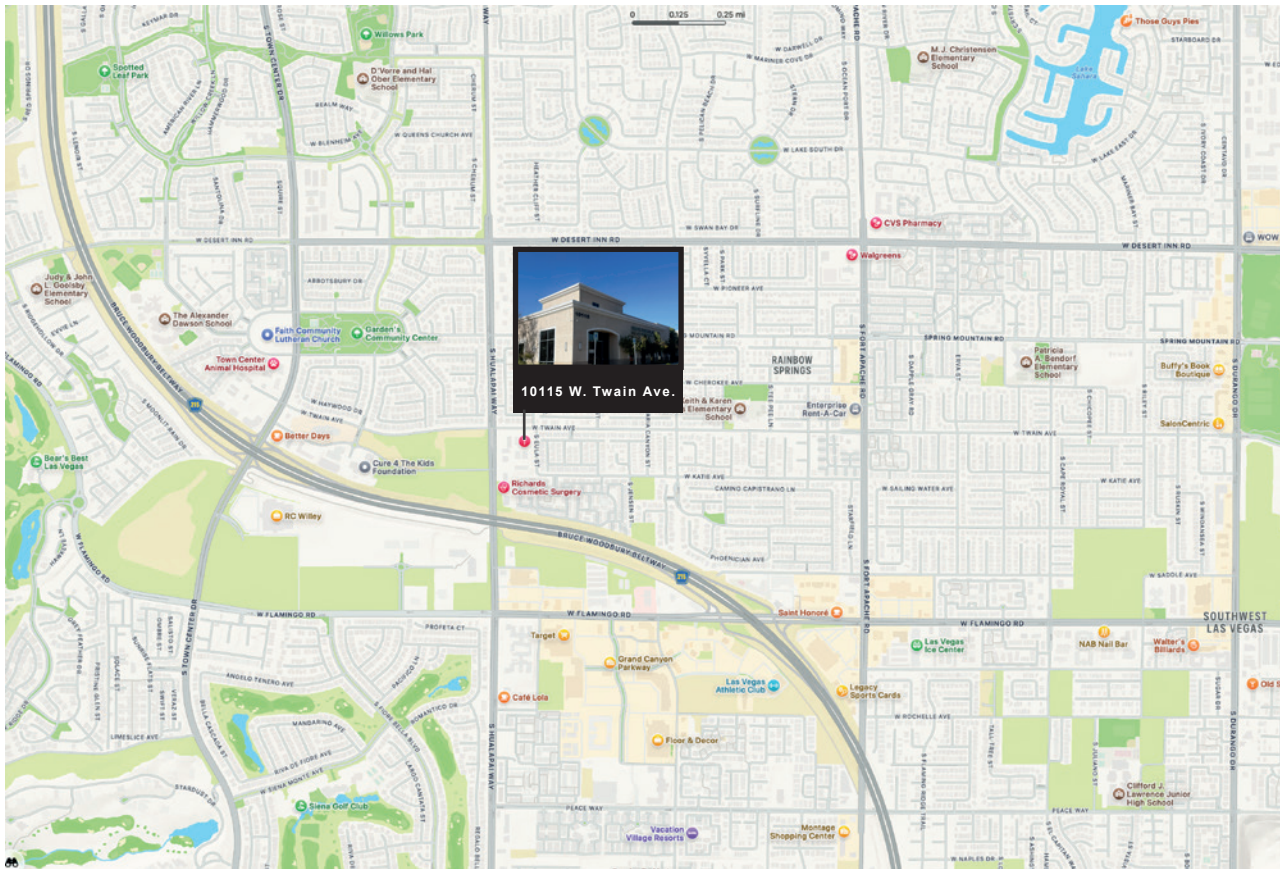
Medical Office Condo Investment - 5,383 SF on 3.53 acres.



Property	Hualapai Pavilion Commons
Address	10115 W. Twain Avenue, Las Vegas NV 89147
Unit	Medical Office Condo Unit #100
Total Rentable Area	5,383 SF
Lot Size	3.53 acres
Parcel	163-18-314-034
Zoning	Commercial General (CG)
Construction Year	2007

Summerlin Location

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

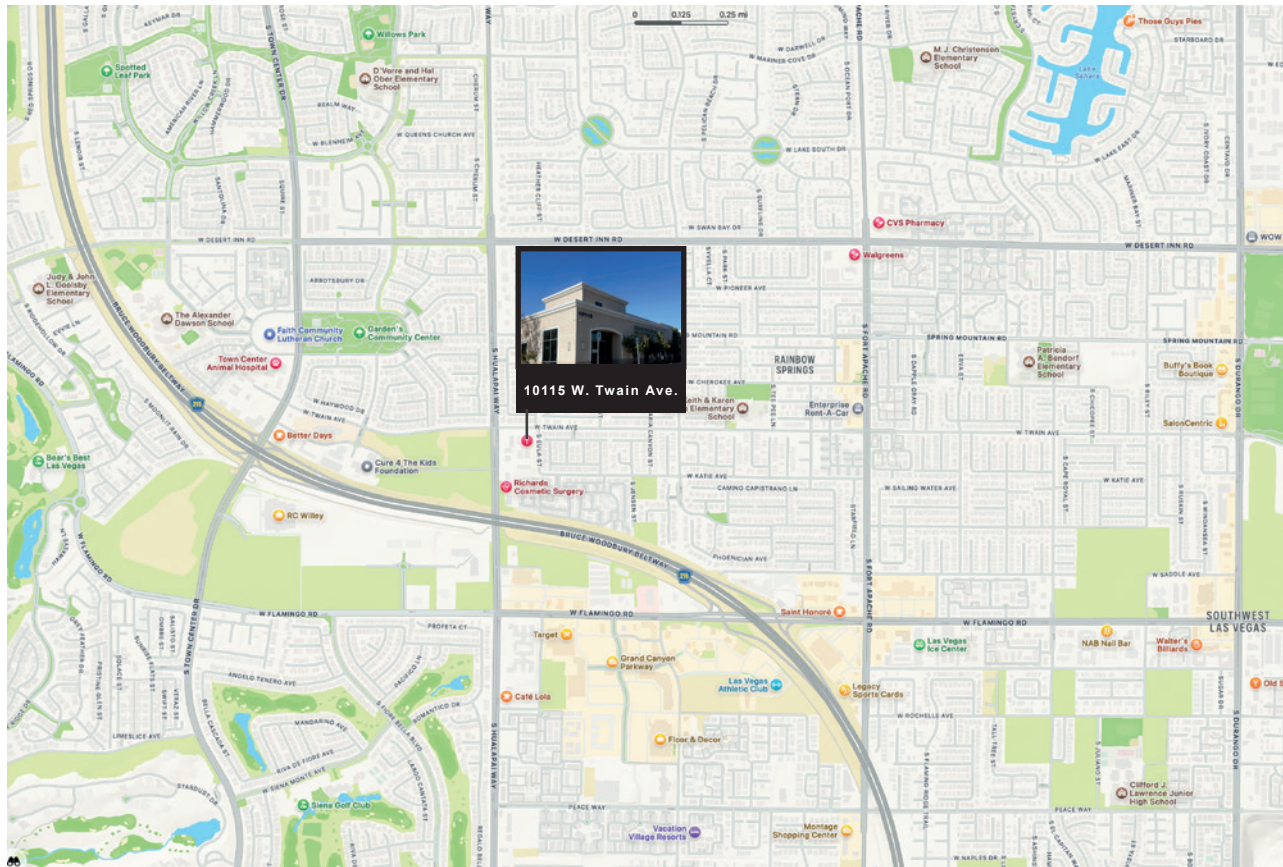


LOCATION THESIS

- Positioned just off the I-215, Twain Avenue & Hualapai Way.
- Convenient access to Summerlin residential neighborhoods and west Las Vegas' top tier amenities.
- Nearby healthcare and office amenities support professional services occupancy.
- Summerlin attracts tenant mix to include corporate headquarters, regional law firms, and financial service firms.
- Summerlin office market routinely commands some of the highest Class A asking rents in the region due to strong executive demand and access to upscale lifestyle amenities.
- Median home values in Summerlin - \$730,000.
- Modern 2024 construction offers a differentiated asset profile in the submarket.

Access & Area Context

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



REGIONAL ACCESS

I-215

Nearby corridor access

TOWN CENTER DRIVE

Major area connector

HUALAPAI WAY

Area connector

DOWNTOWN / STRIP

Accessible west valley location

Tenant & Lease Profile

Triple-net, single-tenant. 10-year lease

Seller/Tenant	RSF	% of Total	Start	End	Lease Type	Rent % Increase	\$/SF/Month	Monthly NNN Rent	Annualized
Center for Oral Surgery Las Vegas	5,383	100.00%	COE	COE + 12 Years	NNN	3.00%	\$3.00	\$16,149.00	\$193,788.00
Occupied	5,383	100.00%						\$16,149.00	\$193,788.00
Vacant	0	0.00%							
Total	5,383	100.00%							
								Actual Rental Income:	\$193,788.00
								CAM Reimbursements	\$0.00
								Gross Income:	\$193,788.00
									\$0.00
								Actual Net Operating Inc	\$193,788.00

CAP Rate	Value	Price/SF
Value @ 6.0% CAP	\$3,229,800	\$600

Property										
Cap Rate	6.00%									
Price	\$3,229,800									
SF	5,383									
Rent Growth	3.00%									
Expenses PSF										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income	\$193,788	\$199,602	\$205,590	\$211,757	\$218,110	\$224,653	\$231,393	\$238,335	\$245,485	\$252,849
Net Operating Income	\$193,788	\$199,602	\$205,590	\$211,757	\$218,110	\$224,653	\$231,393	\$238,335	\$245,485	\$252,849
Cap Rate	6.00%	6.18%	6.37%	6.56%	6.75%	6.96%	7.16%	7.38%	7.60%	7.83%

Financial Performance

Current income profile based on rent-roll and underwriting.

Actual Rental Income	\$193,788
CAM Reimbursements	\$32,298
Gross Income	\$226,086
Less: Operating Expenses	(\$32,298)
Actual Net Operating Income	\$193,788

\$3.3M

6.0% CAP RATE | \$600/ SF

Office Investment Sale Comparables

1 10195 W Twain Ave - Ambulatory Surgery Center Las Vegas, NV 89147 (Clark County) - Southwest Las Vegas Submarket

★★★★☆
Health Care

Sold	9/29/2025	Land Area	1.30 AC/56,626 SF
Sale Price	\$7,098,888 (\$597.95/SF)	Actual Cap Rate	6.24%
GBA	11,872 SF	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7360989
Built	2007	Parcel Numbers	163-18-314-011



2 6950 S Cimarron Rd Las Vegas, NV 89113 (Clark County) - Southwest Las Vegas Submarket

★★★★☆
Office

Sold	4/28/2026	Land Area	0.28 AC/12,197 SF
Sale Price	\$12,125,000 (\$572.39/SF)	Actual Cap Rate	6.18%
RBA (% Leased)	21,183 SF (86.2%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7624035
Built	2018	Parcel Numbers	176-04-711-025



3 7189 Advanced Way - San Martin Medical Campus (Part of a 2-Prope... Las Vegas, NV 89113 (Clark County) - Southwest Las Vegas Submarket

★★★★☆
Office

Sold	9/18/2025	Land Area	0.93 AC/40,511 SF
Sale Price	\$6,420,587 (\$629.16/SF)	Sale Comp Status	Research Complete
RBA	10,205 SF	Sale Comp ID	7353159
Price Status	Allocated	Parcel Numbers	176-04-412-013
Built/Renovated	2008/2020		



4 6970 S Cimarron Rd - Cimarron Courtyard Las Vegas, NV 89113 (Clark County) - Southwest Las Vegas Submarket

★★★★☆
Office/Medical Condo

Condo Unit	100, 1st Floor	Actual Cap Rate	6.47%
Sold	8/6/2025	Sale Comp Status	Research Complete
Condo Size	10,569 SF	Sale Comp ID	7286657
Built	2017	Parcel Numbers	176-04-711-027
Sale Price	\$4,800,000 (\$454.16/SF)	Sale Conditions	1031 Exchange
Price Status	Confirmed		



Office Investment Lease Comparables

1 6,181 SF Direct Lease • \$34.20/SF FS Asking Rent Plaza East • 1645 Village Center Cir, Las Vegas, NV 89134

Office Space

Size Leased (% of Building)	6,181 SF (12.5%)	Lease Type	Direct, New Lease
Signed	December 3, 2025	Commencement	February 1, 2026
Asking Rent (Annual)	\$34.20/SF/Year (\$211,390)	Floor/Suite	1, 150
Services	Full Service	Landlord	Kingsbarn Realty Capital, Jacob O'Sullivan



2 10,394 SF Direct Lease • \$35.40/SF MG Asking Rent 9911 Covington Cross Dr, Las Vegas, NV 89144

Office Space

Size Leased (% of Building)	10,394 SF (45.5%)	Commencement	January 18, 2026
Signed	October 20, 2025	Tenant	Chamberlain University College of Nursing
Asking Rent (Annual)	\$35.40/SF/Year (\$367,948)	Floor/Suite	1
Services	Modified Gross	Landlord	Dekel Capital, Moonwater Capital Management
Lease Type	Direct, New Lease		



3 5,081 SF Direct Lease • \$25.80/SF NNN Starting Rent Parkway Pointe • 9555 Hillwood Dr, Las Vegas, NV 89134

Office Space

Size Leased (% of Building)	5,081 SF (9.7%)	Escalation	3.00% Annual
Signed	September 15, 2025	Lease Type	Direct, New Lease
Starting Rent (Annual)	\$25.80/SF/Year (\$131,090)	Term	5 Years
Asking Rent (Annual)	\$25.80/SF/Year (\$131,090)	Commencement	November 1, 2025
CAM (Annual)	\$9.24/SF/Year (\$46,948)	Floor/Suite	1, 110
Services	Triple Net	Tenant Representative	Marcus & Millichap
Yearly Service Charges	\$46,948	Landlord	Margel/Parkway Pointe, LLC
Net Expenses	\$9.24/SF/Year		



4 4,863 SF Direct Lease • \$30.00/SF NNN Asking Rent 1480 Center Crossing Rd, Las Vegas, NV 89144

Office Space

Size Leased (% of Building)	4,863 SF (22.1%)	Net Expenses	\$0.50/SF/Year
Signed	September 15, 2025	Lease Type	Direct, New Lease
Asking Rent (Annual)	\$30.00/SF/Year (\$145,890)	Term	5 Years
CAM (Annual)	\$0.50/SF/Year (\$2,432)	Commencement	January 31, 2026
Services	Triple Net	Floor/Suite	2, 205
Yearly Service Charges	\$2,432	Landlord	Sidhu Family 2012 Trust



5 6,707 SF Direct Lease • \$35.04/SF FS Effective Rent Canyons Center at Summerlin • 1160 N Town Center Dr, Las Vegas, NV 89144

Office Space

Size Leased (% of Building)	6,707 SF (6.2%)	Lease Type	Direct, New Lease
Signed	May 6, 2025	Term	5 Years 3 Months
Effective Rent (Annual)	\$35.04/SF/Year (\$235,158)	Commencement	July 5, 2025
Starting Rent (Annual)	\$34.80/SF/Year (\$233,404)	Tenant	Claggett & Sykes Law Firm
Asking Rent (Annual)	\$34.80/SF/Year (\$233,404)	Floor/Suite	2, 200
Services	Full Service	Tenant Representative	Clearwater Real Estate Investment Services
Free Rent	3 Months At Start	Landlord	CFT NV Developments
Escalation	3.00% Annual		



6 8,825 SF Direct Lease • \$34.20/SF FS Asking Rent 1120 N Town Center Dr, Las Vegas, NV 89144

Office Space

Size Leased (% of Building)	8,825 SF (16.4%)	Lease Type	Direct, New Lease
Signed	January 7, 2025	Commencement	March 8, 2025
Asking Rent (Annual)	\$34.20/SF/Year (\$301,815)	Floor/Suite	2, 240
Services	Full Service	Landlord	CFT NV Developments



7 9,724 SF Direct Lease • \$33.60/SF FS Asking Rent The Plazas at Summerlin • 1635 Village Center Cir, Las Vegas, NV 89134

Office Space

Size Leased (% of Building)	9,724 SF (25.2%)	Escalation	3.00% Annual
Signed	December 19, 2024	Lease Type	Direct, New Lease
Asking Rent (Annual)	\$33.60/SF/Year (\$326,726)	Term	5 Years
CAM (Annual)	\$2.80/SF/Year (\$27,227)	Commencement	March 19, 2025
Services	Full Service	Tenant	Jimmerson Law Firm
Improvement Allowance	\$10.00/SF	Floor/Suite	2, 200-260
Free Rent	2 Months At Start	Tenant Representative	First Real Estate Companies
Yearly Service Charges	\$27,227	Landlord	Kingsbarn Realty Capital, Jacob O'Sullivan
Net Expenses	\$2.80/SF/Year		



8 4,597 SF Direct Lease • \$35.40/SF FS Asking Rent 1180 N Town Center Dr, Las Vegas, NV 89144

Office Space

Size Leased (% of Building)	4,597 SF (4.3%)	Commencement	November 11, 2024
Signed	November 6, 2024	Tenant	BBSI
Asking Rent (Annual)	\$35.40/SF/Year (\$162,734)	Floor/Suite	2, 250
Services	Full Service	Tenant Representative	Colliers
Lease Type	Direct, New Lease	Landlord	CFT NV Developments
Term	5 Years 2 Months		



Property Photos - Center for Oral Surgery of Las Vegas

Clean common areas and professional office environment.



Investment Underwriting

Income, duration and modern construction.

5,383 SF

TOTAL RENTABLE AREA

100%

CURRENT OCCUPANCY

10 YRS

WEIGHTED AVERAGE LEASE TERM

\$194K

ANNUAL NOI

2007

CONSTRUCTION YEAR

6.0%

CAP RATE

\$3.3M

6.0% CAP RATE VALUE

\$600

PRICE PER SQUARE FOOT

BUYER THESIS

Established oral surgery practice + Summerlin adjacent location + contractual 3.0% annual rent growth



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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