



DEER SPRINGS OFFICE CONDOS

8645 W. Deer Springs Way, Las Vegas NV 89149

Across from Centennial Hills Hospital

*Rendering of proposed building

IREPLV
Commercial Real Estate
Brokerage • Development • Property Management



Property Overview

Office condo project - opportunities for ownership



*Rendering of proposed building

Property	Deer Spring Office Condos
Address	8645 W. Deer Springs Rd Las Vegas NV 89149
Parcel	125-20-710-006
Zoning	Town Center Disctict (T-C)
Building Size	34,200 SF 19,900 SF Pre-Sold
Building - 1st Floor	6,300 SF Available
Building - 2nd Floor	8,000 SF Available

Project Description

Office condo project - opportunities for ownership

Deer Springs Office Condos offers buyers the opportunity to purchase a brand new, modern office condo space within a beautiful office park in a northwest Las Vegas area.

Northwest submarket is appealing to buyers with it's blend of modern suburban affordability, spacious master-planned communities, and close proximity to outdoor recreation. Most buildings, shopping centers, and medical facilities were recently constructed, providing an updated and clean aesthetic compared to older parts of the valley.

The project includes a 34,200 SF two-story building.

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



*Rendering of proposed building

Building Details:

~34,200 SF

TOTAL SELLABLE AREA

PRE-SOLD

19,900 SQUARE FEET

AVAILABLE

14,300 SQUARE FEET

PRICE

\$415 / SQUARE FOOT

Project Highlights

Office condo project - opportunities for ownership

2026 - 2027 CONSTRUCTION

Modern, brand-new office condo project.

NORTHWEST LOCATION

Convenient Northwest 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.

OFFICE / CLINIC SPACE

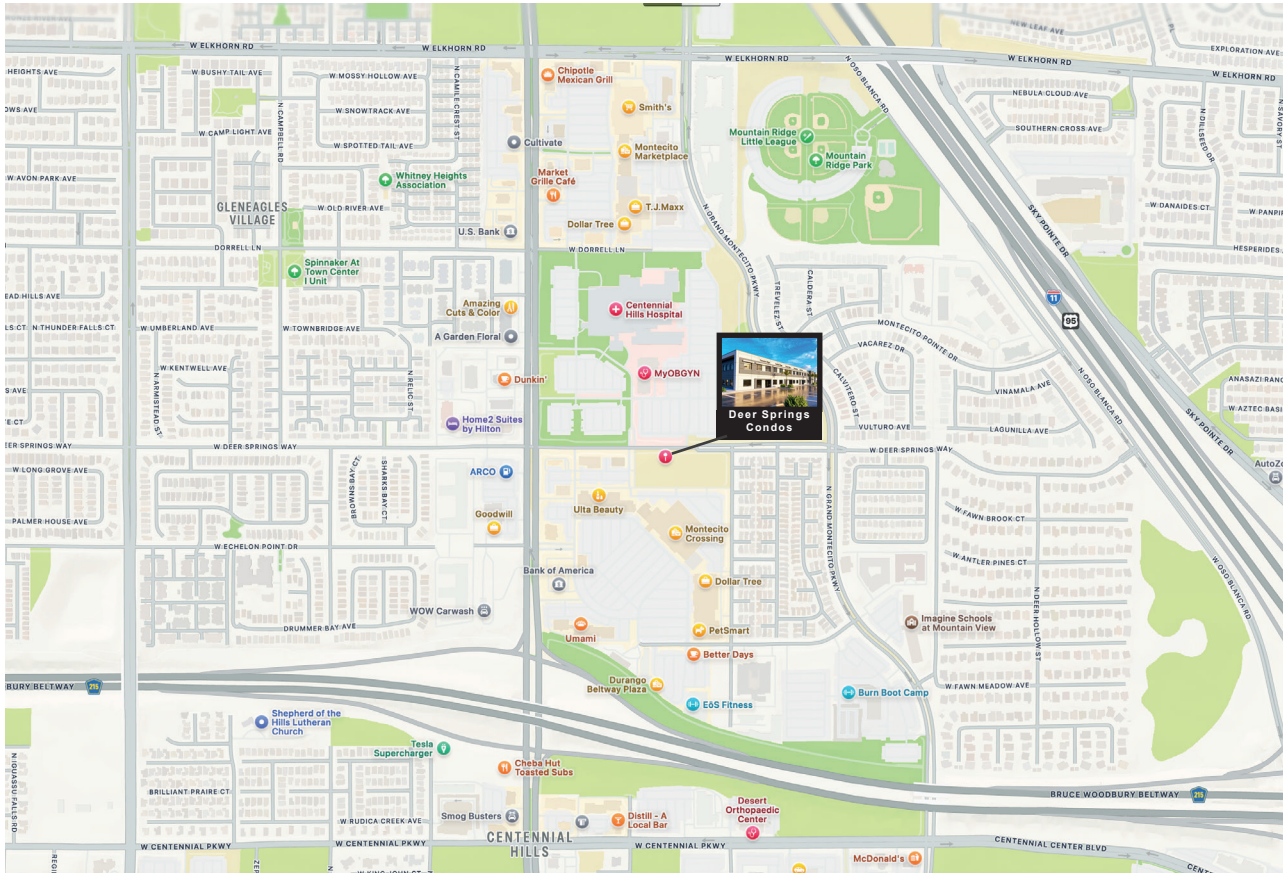
You can take the size space that fits your business needs.

TAX BENEFITS

Build equity and take advantage of tax deductions.

Northwest Location

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

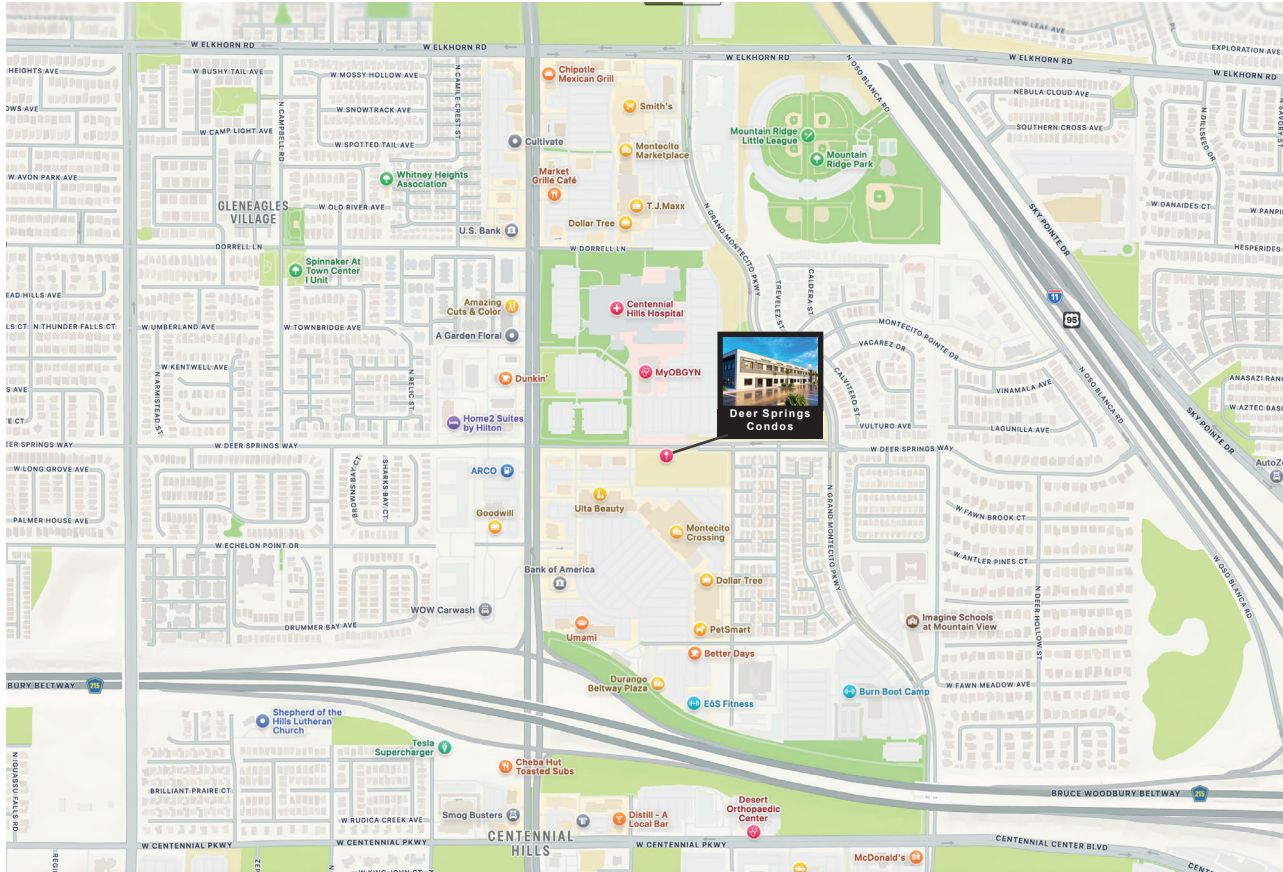


LOCATION DETAIL

- Convenient access to Skye Canyon & Providence master-planned communities / neighborhoods and northwest Las Vegas' top tier amenities.
- Nearby hospital and office amenities support medical providers and clinical practices.
- Newer construction submarket compared to other markets in the area.

Access & Area Context

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



REGIONAL ACCESS

INTERSTATE 215

Nearby corridor access

DURANGO DRIVE

Major area connector

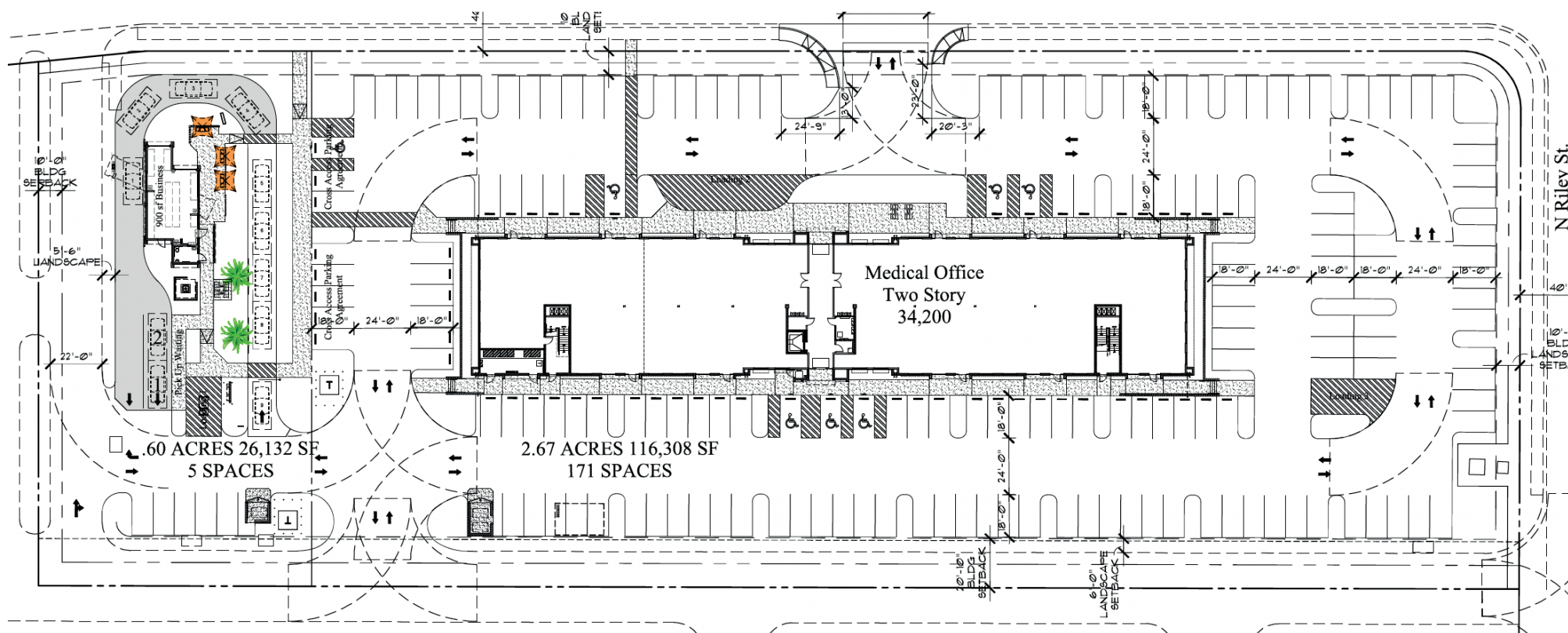
U.S 95 / I-11

Regional freeway connectivity

DOWNTOWN / STRIP

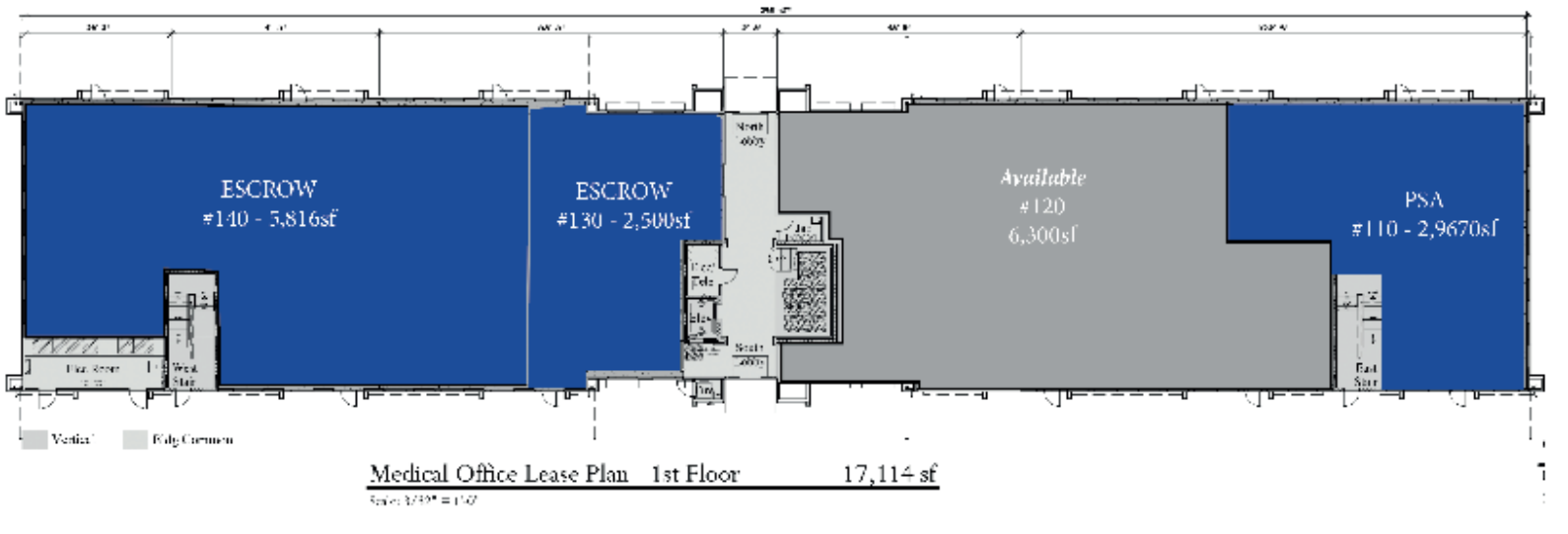
Accessible northwest valley location

Office condo project - opportunities for ownership



Building A - 1st Floor

Office condo project - opportunities for ownership



Building A - 2nd Floor

Office condo project - opportunities for ownership



Lease vs Own Analysis

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

Deer Springs Project Deer Springs Way & Riley St Las Vegas, NV Gross Rentable Area						3,500	sf
 Own							
Building Shell Price	\$	415	psf	\$		1,452,500	
Interior Improvements (estimate)	\$	120	psf	\$		420,000	
Total Project Cost				\$		1,872,500	
Start-Up Costs							
Capital Injection	10%			\$		187,250	
Estimated Bank Fees	0.75%			\$		12,639	
Estimated Appraisal and Environmental				\$		5,000	
Total Cash Required at Closing				\$		204,889	
Monthly Costs							
Mortgage Payment (Monthly/P&I)	\$	3.38	psf	\$		11,831	
Taxes and Insurance (Estimate)	\$	0.29	psf	\$		1,000	
Association Fees	\$	0.36	psf	\$		1,260	
Total Monthly Payment	\$	4.03	psf	\$		14,091	
Total Adjusted Monthly Costs							
Total Monthly Payment (Principal & Interest)	\$	4.03	psf	\$		14,091	
Less Depreciation	\$	(1.49)	psf	\$		(5,201)	
Total Adjusted Monthly Costs	\$	2.54	psf	\$		8,890	
Monthly Mortgage Payment Savings in 10 Years				\$		341,207	
Estimate Equity after 10 Years				\$		510,983	

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 5.60% as of 04/13/2026 using our Owner User Conventional Loan Program

% Terms of lease scenario on improvement loan is based on 10 year amortization and interest rate of 7.5% as of 04/13/2026, if applicable

For more information contact us Your Commercial Real Estate Finance Expert Matthew Wong SVP, Manager of Commercial Banking 702.982.9115 (Mobile) matt.wong@firstcitizens.com					
					

 Lease							
Monthly Lease Rate	\$	2.50	psf	\$		8,750	
Interior Improvements Loan	\$	0.46	psf	\$		1,610	
Total Lease (Monthly)				\$		10,360	
Start-Up Costs							
Prepaid Lease	3	month rent		\$		26,250	
Security Deposit	1	month rent		\$		8,750	
Total Cash Required (Pre Leasing)				\$		35,000	
Monthly Costs							
Lease Payment (Monthly)	\$	2.50	psf	\$		8,750	
Operating Expenses/CAM Fees	\$	0.50	psf	\$		1,750	
Interior Improvement Loan	\$	0.46	psf	\$		1,610	
Total Monthly Payment	\$	3.46	psf	\$		12,110	
Total Adjusted Monthly Costs							
Total Monthly Payment	\$	3.46	psf	\$		12,110	
Less Depreciation	\$	0.11	psf	\$		(377)	
Total Adjusted Monthly Costs	\$	3.57	psf	\$		11,733	
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

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