5230 W PATRICK LANE

LAS VEGAS, NV 89118

±9,167 SF to ±18,334 SF Available



FOR SALE OR LEASE

A FREESTANDING HEADQUARTERS OPPORTUNITY IN SOUTHWEST LAS VEGAS

CONTACT US:

GRANT TRAUB, SIOR
+1 702 836 3789
grant.traub@colliers.com
License # NV-S.0039295

CHRIS CONNELL, SIOR
+1 702 524 9431
chris.connell@colliers.com
License # NV-S.0075502

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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5230 W PATRICK LANE

A flexible freestanding office opportunity in the Southwest Las Vegas submarket, offering an established professional image, divisible floor plates, substantial covered parking, and multiple acquisition or occupancy strategies. The property may accommodate a full-building owner-user, a business occupying one floor with supplemental rental income, or a tenant seeking up to ±18,334 square feet in a single-building environment.

Sale Price

$7,300,000 ($398.17/PSF)

Lease Rate

$2.15 PSF NNN



WHY THIS PROPERTY

A FREESTANDING HEADQUARTERS OPPORTUNITY IN SOUTHWEST LAS VEGAS

Designed for businesses seeking a distinctive professional presence, flexible floor configurations, and convenient Southwest Las Vegas access.

FLEXIBLE OCCUPANCY
Occupy one ±9,167 SF floor or the entire ±18,334 SF building, subject to the existing occupancy timeline.

FUNCTIONAL IMPROVEMENTS
Private offices, open work areas, conference rooms, break rooms, storage, IT rooms, restrooms, and elevator access.

COVERED PARKING
The property offers 58 parking spaces, including 32 covered spaces, supporting the needs of employees, executives, and visiting clients.

FREESTANDING IDENTITY
A full-building environment offering enhanced visibility, privacy, operational control, and branding potential.

CONNECTED LOCATION
A highly accessible Southwest Las Vegas location with immediate connectivity to I-215 (3-5 minutes) and I-15 (8-10 minutes). The property is located within approximately 10-15 minutes of Harry Reid International Airport and the Las Vegas Strip, and 15-20 minutes from both Summerlin and Henderson, providing convenient access to the region's major employment centers.

PURCHASE OR LEASE
A dual offering structure gives businesses flexibility to compare long-term ownership with a traditional lease strategy.

Total SF	Available SF	Availability
±18,334 SF	±9,167 SF – ±18,334 SF	February 2027

IDEAL USERS

Well suited for organizations seeking an established office environment, full-building identity, and flexible occupancy options.

1. **CORPORATE & REGIONAL HQ**
   Regional headquarters, executive offices, and established corporate operations.
2. **PROFESSIONAL SERVICES**
   Legal, accounting, consulting, insurance, financial, and engineering firms.
3. **HEALTHCARE ADMINISTRATION**
   Medical administration, billing, training, and non-clinical support services.
4. **EDUCATION & TRAINING**
   Vocational programs, corporate learning, continuing education, and workforce development.
5. **GOVERNMENT & NONPROFIT**
   Administrative agencies, public-sector offices, associations, and nonprofit headquarters.
6. **TECHNOLOGY & SUPPORT**
   Software, managed services, customer support, and back-office operations.
7. **OWNER-USER INVESTORS**
   Organizations evaluating full-building occupancy or a partial occupancy strategy with leased space.

Potential uses are illustrative and subject to zoning, licensing, approvals, and user-specific requirements.

PROPERTY DETAILS

FLEXIBLE OWNER-USER OR LEASING OPPORTUNITY

One-floor or full-building configurations provide flexibility for a range of professional office requirements.

- ±18,334 Total SF
- ±0.95 Acres
- ±9,167 SF – ±18,334 SF Available
- Parking Ratio ±3.16 / 1,000 SF
- Two-Story Building
- APN 163-36-610-004
- 58 Parking Spaces (32 Covered)
- Annual Property Taxes $28,536.30
- Zoning & Jurisdiction: Commercial Professional (CP) Clark County
- Property is 100% occupied through January 31, 2027
- Built-Up Asphalt Roof (BUR)
- Available February 2027

Information is subject to errors, omissions, and change. Prospective purchasers and tenants should independently verify all information, zoning, availability, and permitted uses.

BUILDING FEATURES

EFFICIENCY
Two approximately equal ±9,167 SF floor plates

WORKPLACE MIX
Private offices, open work areas, conference rooms, work rooms, IT rooms, and storage

EMPLOYEE AMENITIES
Break room/kitchen areas and men's and women's restrooms on each floor

ACCESSIBILITY
Elevator service connects both floors, along with an interior staircase located off the lobby

PROFESSIONAL IMAGE
Modern interior finishes featuring natural stone and glass accents

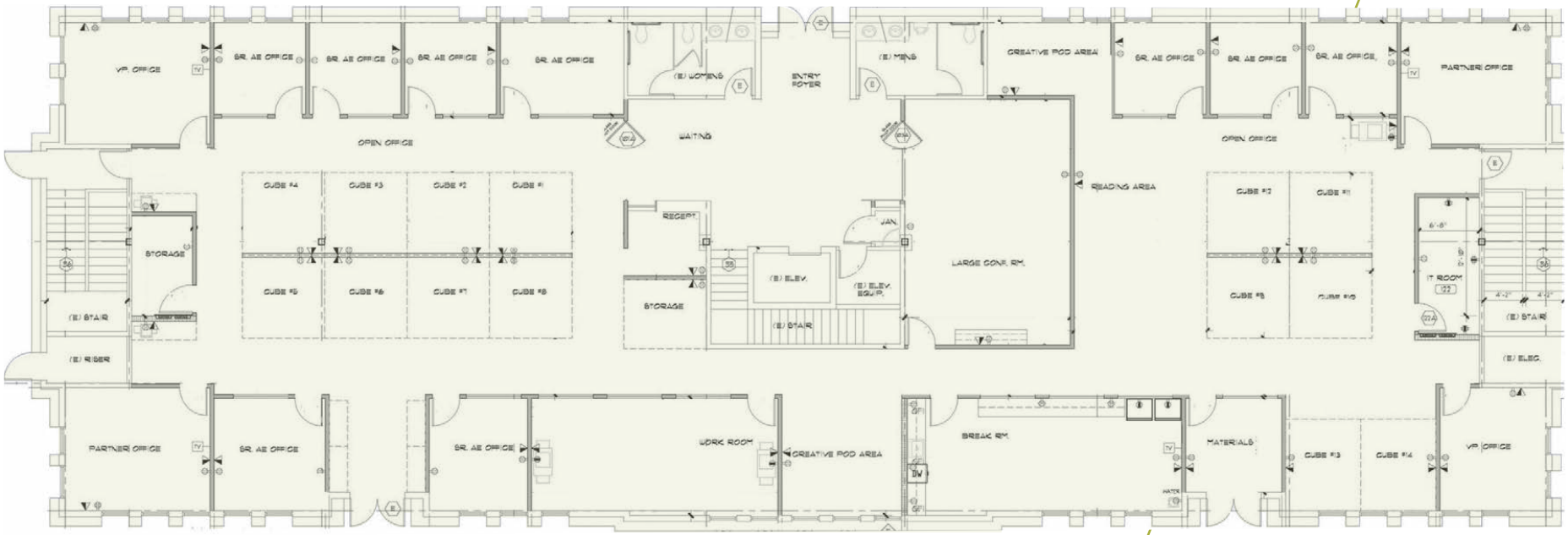
Sale Price

$7,300,000 ($398.17/PSF)

Lease Rate

$2.15 PSF NNN

FIRST FLOOR – ±9,167 SF | OWNER-USER OR LEASE OPPORTUNITY*



- 13 PRIVATE OFFICES
- RECEPTION & CLIENT WAITING AREA
- LARGE CONFERENCE ROOM
- OPEN WORK AREAS
- BREAK ROOM / KITCHEN
- MULTIPLE SUPPORT & STORAGE AREAS
- IDEAL EXECUTIVE OR CLIENT-FACING FLOOR

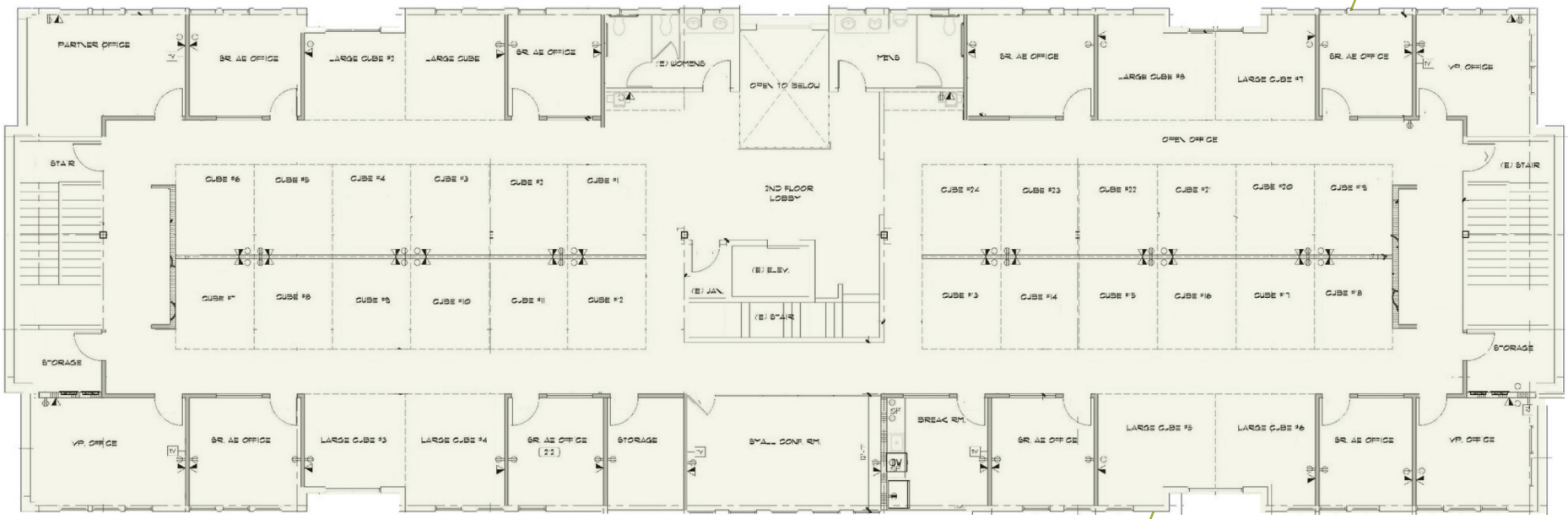
OCCUPANCY STRATEGIES

- Occupy One Floor
- Lease One Floor
- Full Building Headquarters
- Owner-User with Supplemental Rental Income

*Can be leased independently or combined with the second floor for ±18,334 SF

Not To Scale. For Illustration Purposes Only.

SECOND FLOOR – ±9,167 SF | FLEXIBLE OFFICE ENVIRONMENT



- 12 PRIVATE OFFICES
- LARGE OPEN WORKSPACE
- CONFERENCE ROOM
- ELEVATOR ACCESS
- BREAK ROOM
- IT & STORAGE AREAS
- IDEAL ADMINISTRATIVE OR OPERATIONAL FLOOR

OCCUPANCY STRATEGIES

- Occupy One Floor
- Lease One Floor
- Full Building Headquarters
- Owner-User with Supplemental Rental Income

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LOCATION MAP

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CONNECTED TO LAS VEGAS' PRIMARY BUSINESS AND EMPLOYMENT CORRIDORS

Centrally positioned in the Southwest submarket with access to major freeways, the airport, the Strip, and established residential communities.

DESTINATION	APPROX. DRIVE TIME
I-215 Beltway	3-5 Minutes
I-15	8-10 Minutes
Harry Reid International Airport	10-15 Minutes
Las Vegas Strip	10-15 Minutes
Summerlin	15-20 Minutes
Henderson	15-20 Minutes



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

SITE AERIAL

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EXTERIOR PROPERTY PHOTOS



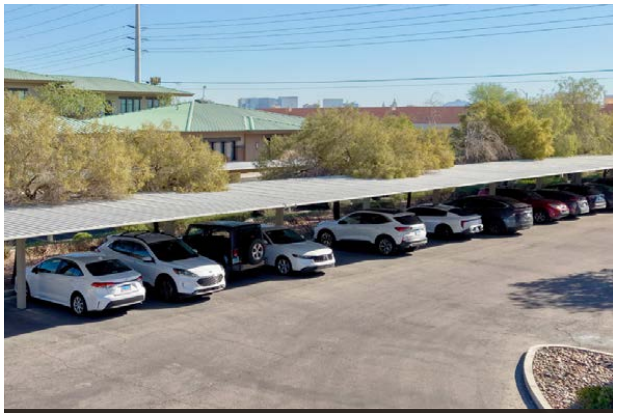
±18,334 Freestanding Office Building | Southwest Las Vegas



Aerial Site Perspective



Rear Building Elevation



58 Parking Spaces (32 Covered)

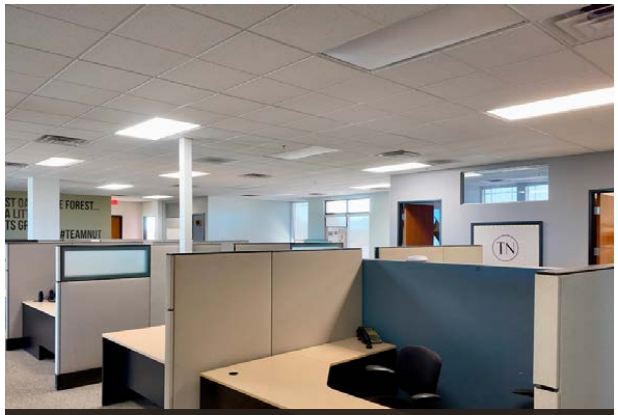
INTERIOR PROPERTY PHOTOS



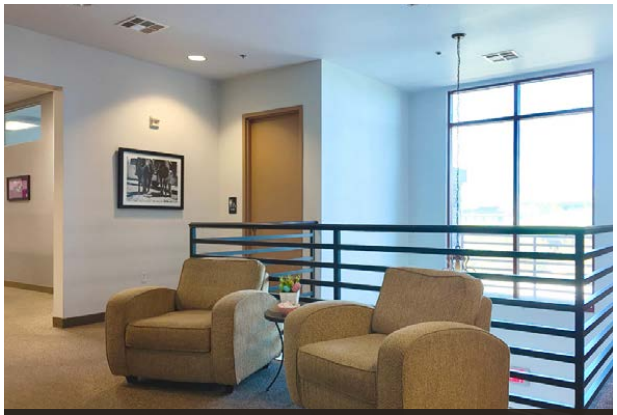
Executive Conference & Collaboration Space



Elevator Access & Refined Common Areas



Flexible Open Work Environment



Second Floor Lounge & Collaboration Area

25 Private Offices Across Both Floors | Elevator-Served Two Story Building

DEMOGRAPHIC REPORT

Population Summary

	1 MILE	3 MILES	5 MILES
2026 Total Population	4,568	114,518	363,785
2031 Total Population	4,979	120,282	387,454
2026 to 2031 Population Change	9.0%	5.0%	6.5%

Household Summary

	1 MILE	3 MILES	5 MILES
2026 Households	1,849	46,136	149,690
2031 Households	2,047	48,790	160,820
2026 to 2031 Household Change	10.7%	5.8%	7.4%

2026 Income

	1 MILE	3 MILES	5 MILES
Average Household Income	$127,006	$106,586	$106,862
Median Household Income	$74,094	$76,158	$76,105

2026 Business Summary

	1 MILE	3 MILES	5 MILES
Total Businesses	869	9,264	22,359
Total Employees	13,083	134,281	344,383

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

Located in the Heart of the Southwest Las Vegas, what is considered to be the premier submarket in Southern Nevada.



5230 W PATRICK LANE

MARKET OVERVIEW

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.

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OVERALL LAS VEGAS OFFICE MARKET STATS

45.5M SF
Total Office Inventory
(Q3 2026)

10.6%
Total Vacancy
(Q3 2026)

Top 3
Metros in the U.S.
for Job Creation
(Bloomberg, 2022)

158K SF
Net Absorption
(Q3 2026)

$2.77/SF
Overall Asking Rent
(Q3 2026)

#1
Convention & Trade
Show Venue in the U.S.

MARKET OVERVIEW

2.4M
Metro Population

4.9M
Average Monthly
Harry Reid International
Airport Passengers

$60B
Annual Tourism Revenue

$517K
New Home Median Price

32nd
Most Populous
State in the U.S.

75%
Nevada Residents
Live In Las Vegas

FORMULA ONE
GRAND PRIX
Races thru 2037

FUTURE HOME OF THE
LV ATHLETICS
Major League Baseball

TOP TICKET SALES
LV RAIDERS
NFL Revenue Ranks

HOME OF THE
WNBA ALL STAR GAME
2023

HOME OF THE
WRANGLER NFR
Professional Rodeo

THE TOP
BOXING CAPITAL
OF THE WORLD

HOME OF THE
UFC HEADQUARTERS
Las Vegas, NV

2022, 2023, & 2025 WNBA
WORLD CHAMPS
Las Vegas Aces

Home of the
GOLDEN KNIGHTS
Top 5 NHL Price & Demand

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