# 3215 W Charleston Las Vegas, NV 89102

444





### **PROPERTY OVERVIEW**

3215 W. Charleston Blvd. is a three-building project located on W. Charleston Blvd. between S. Valley View Blvd. and Rancho Dr. The property enjoys expedient access to the I-15 freeway and the US-95 freeway and is minutes away from Downtown Las Vegas and the Las Vegas Strip.

3215 W. Charleston Blvd. is surrounded by amenities such as Smith's Food and Drug Store, Starbucks, Roberto's Taco Shop, Omelet House, CVS, Poppy's Donuts, Del Taco, Wendy's, McDonalds, and UMC Medical Center.

## **HIGHLIGHTS**



Building SF: 10,248 SF



Year Built: 1999



Submarket: West



Rate: \$1.60 Modified Gross

Parking Ratio: 4:1000



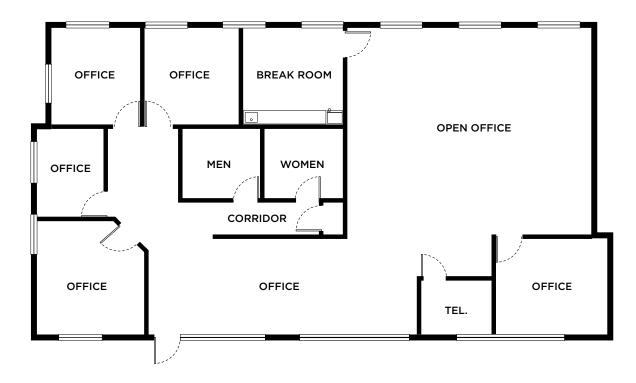
Suite Ready for Immediate Occupancy



Suites ranging from ±2,449-±5,361 SF

### **SUITE 110**

2,912 SF



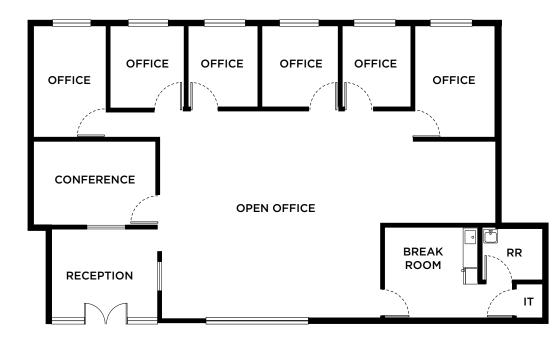
### **SUITE 104 DESCRIPTION:**

- Reception Area
- 5 Private Offices
- Open Bull Pen
- Break Room

- IT Room
- Mens/Womens Restroom
- Storage Closet



2,449 SF

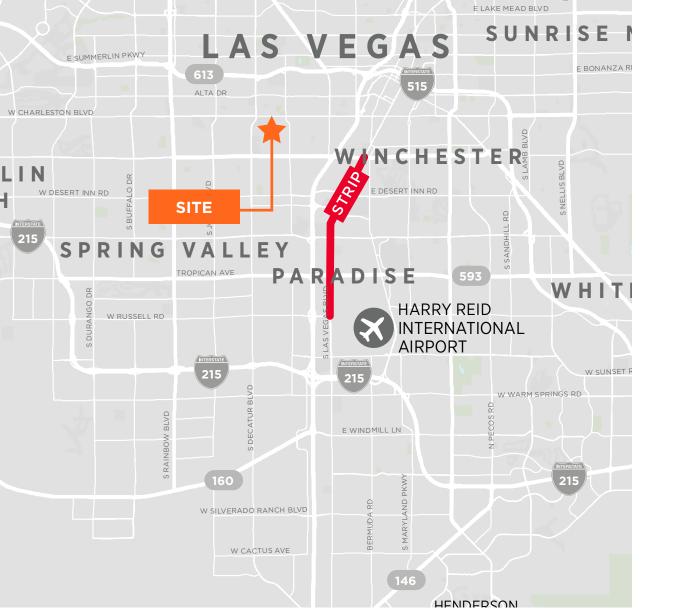


#### **SUITE 104 DESCRIPTION:**

- Reception Area
- Conference Room
- 6 Private Offices
- Open Bull Pen

- Break Room
- IT Room
- Restroom

### **AREA AMENITIES**





#### **FOOD & BEVERAGE**

Mins. away from many food & beverage options



#### DRIVING EFFICIENCY

Expedient access to the I-15 and US-95 freeways



#### HARRY REID INTL AIRPORT

Located approx. 13 mins away



LAS VEGAS STRIP Located approx. 9 mins away



**NEARBY AMENITIES** Banks and convenient shopping nearby

## CONTACT

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