

3215 W Charleston

Las Vegas, NV 89102





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



Rate: \$1.60 Modified Gross



Suite Ready for Immediate Occupancy



Year Built: 1999



Parking Ratio: 4:1000



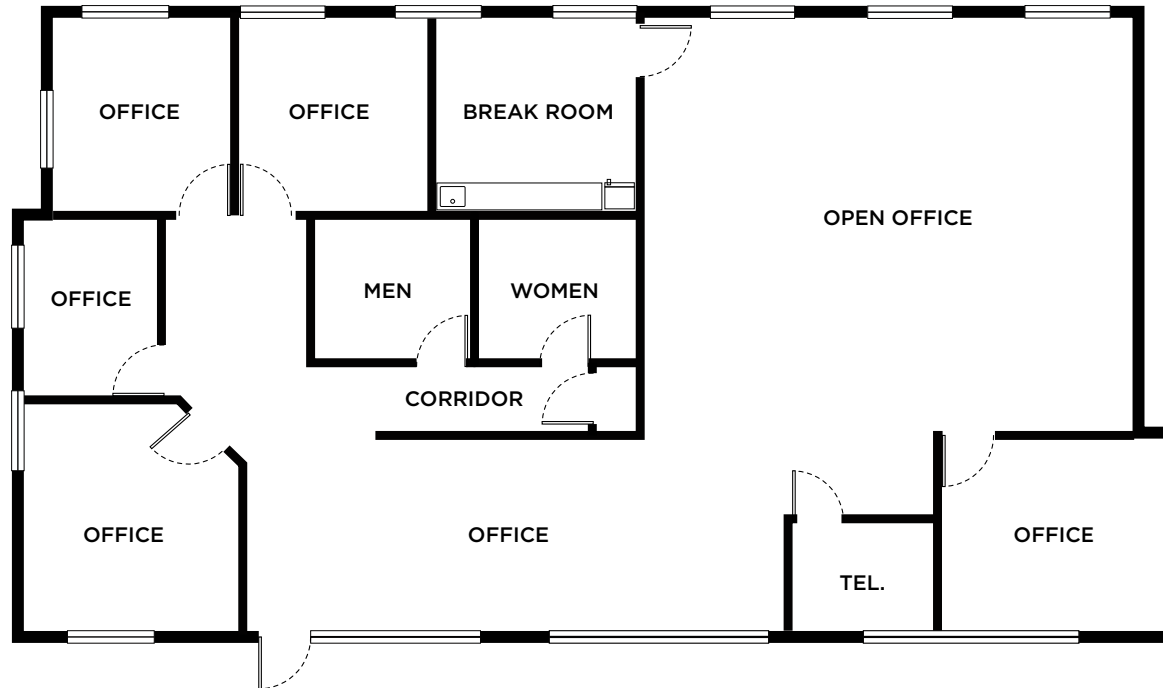
Suites ranging from ±2,449-±5,361 SF



Submarket: West

SUITE 110

2,912 SF

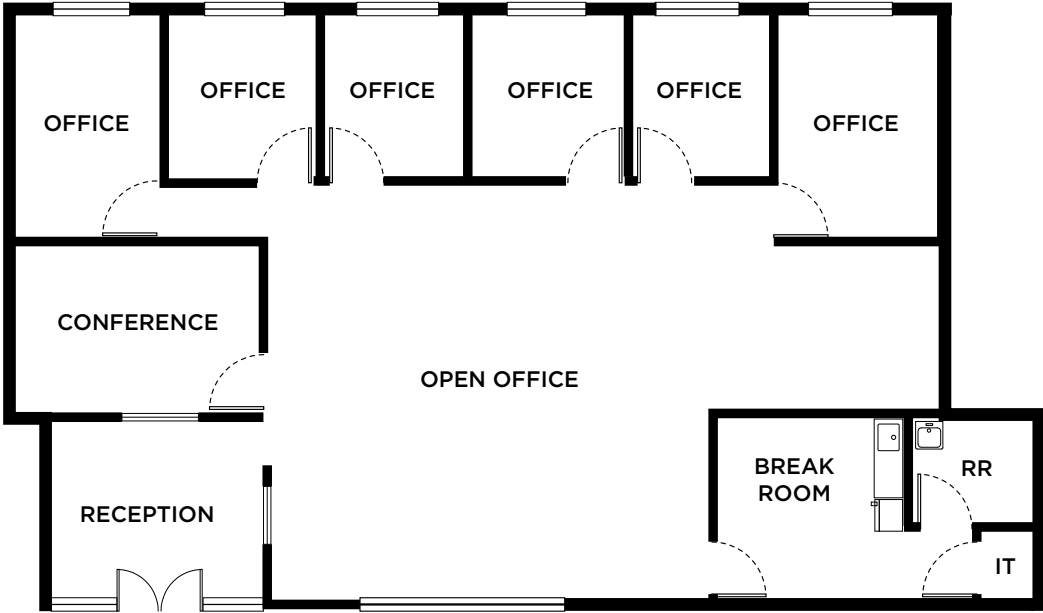


SUITE 104 DESCRIPTION:

- Reception Area
- 5 Private Offices
- Open Bull Pen
- Break Room
- IT Room
- Mens/Womens Restroom
- Storage Closet

SUITE 120

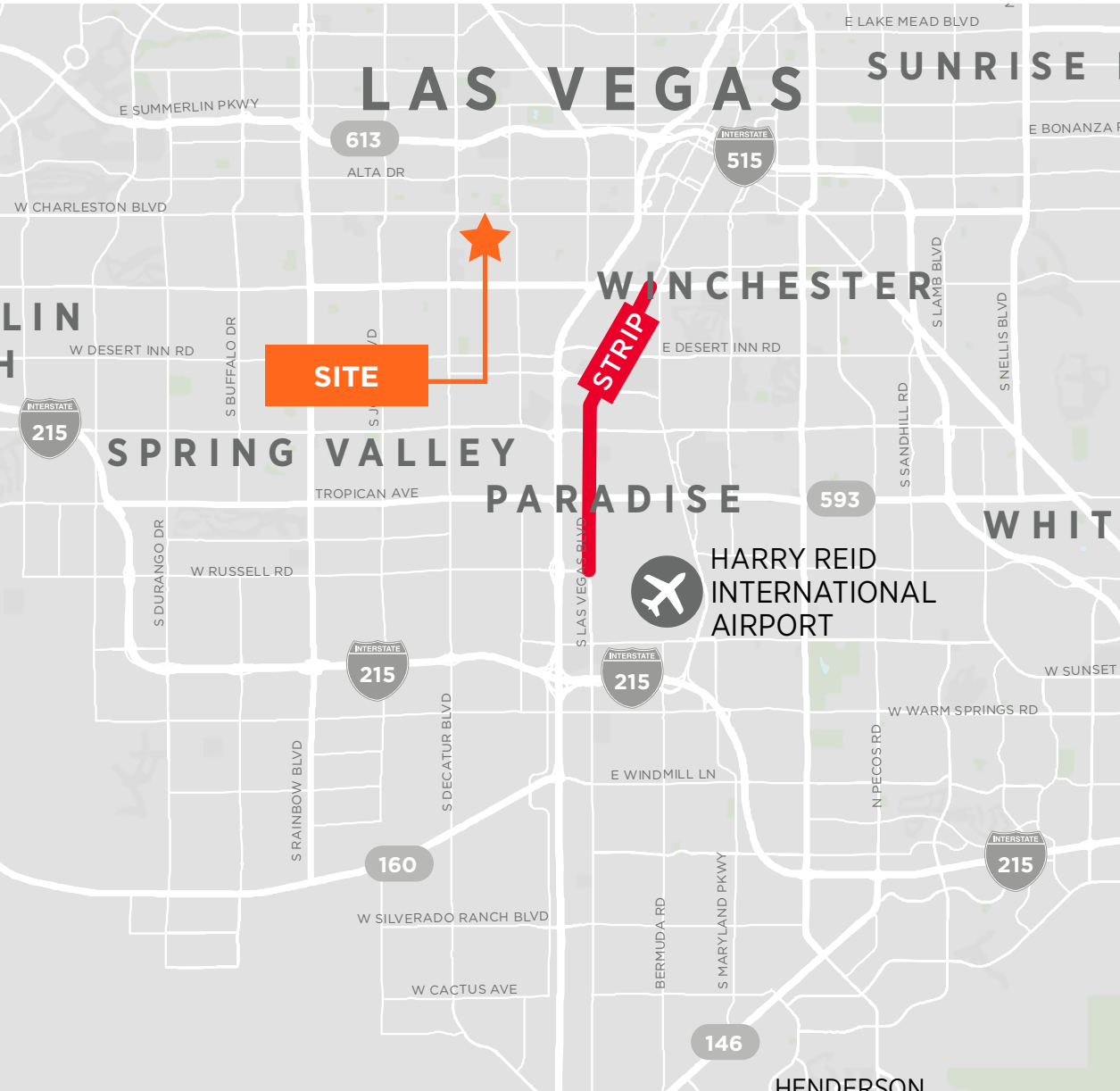
2,449 SF



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



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