

CHARLESTON VALLEY VIEW OFFICE PARK

381 I/382 I/383 I/384 I W. CHARLESTON BLVD
& I I6I S.VALLEYVIEW | LAS VEGAS, NV 89102

GREAT LOCATION UNDER NEW OWNERSHIP!!

I,138 - 6,423 SF AVAILABLE



**CUSHMAN &
WAKEFIELD®**

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PROPERTY FEATURES

CHARLESTON VALLEY VIEW OFFICE PARK IS LOCATED ON THE SEC OF CHARLESTON AND VALLEY VIEW AND ONLY A MILE FROM I-15 INTER-STATE. ITS CENTRAL LOCATION MAKES IT CONVENIENT TO GET TO ANY LOCATION IN THE LAS VEGAS VALLEY, INCLUDING DOWNTOWN.

- Great central Westside location
- Hard corner of Charleston and Valley View
- On CAT bus line
- Across from the Las Vegas Valley water district
- Abundance of restaurants & shops nearby
- Close to the Meadows Regional Mall
- Close proximity to downtown
- Great access to I-15 and U.S. 93/95 highway
- Ample parking
- Landlord making great deals!!!



For more information, please contact:

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This aerial map of Las Vegas, NV, provides a detailed view of the city's layout. The 'Subject Property' is highlighted with a red callout box at the intersection of Charleston Blvd and Sahara Ave. The map shows major highways including I-15 and I-95, and numerous city streets such as Washington Ave, Bonanza Rd, Alta Dr, Wyoming Ave, and Sahara Ave. Key landmarks and areas are labeled, including 'Downtown' with its various centers and 'The Strip' with its hotels and casinos. A scale bar and a north arrow are located in the bottom left corner.

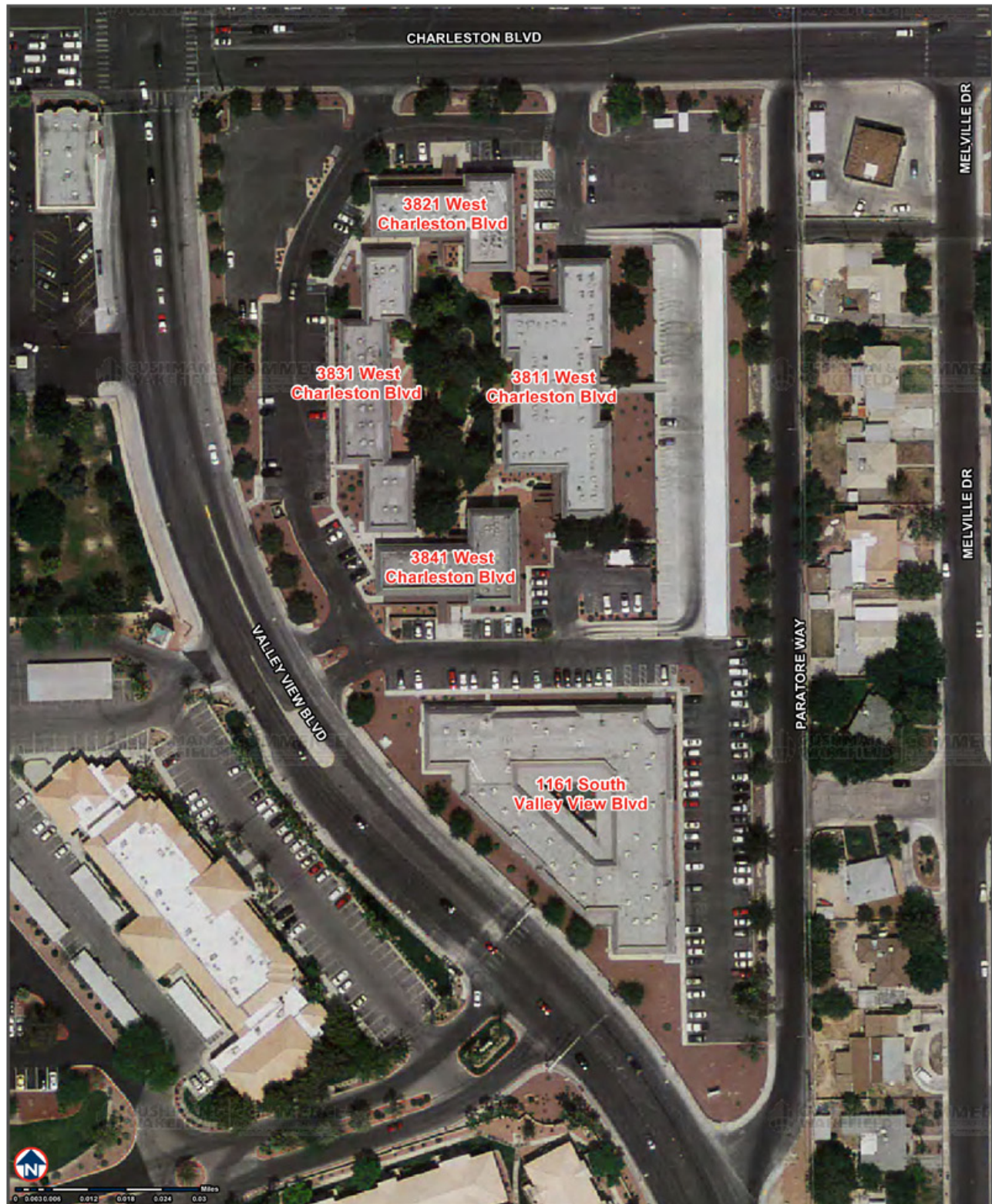
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3811/3821/3831/3841 W. CHARLESTON BLVD & 1161 S. VALLEY VIEW

Las Vegas, NV 89102

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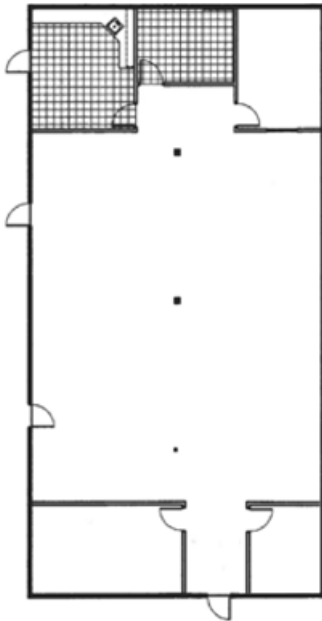
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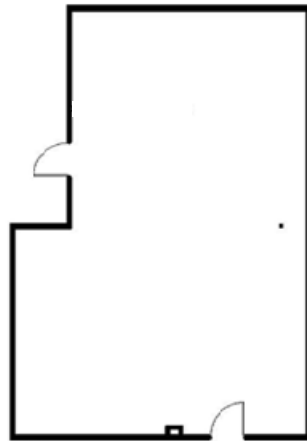
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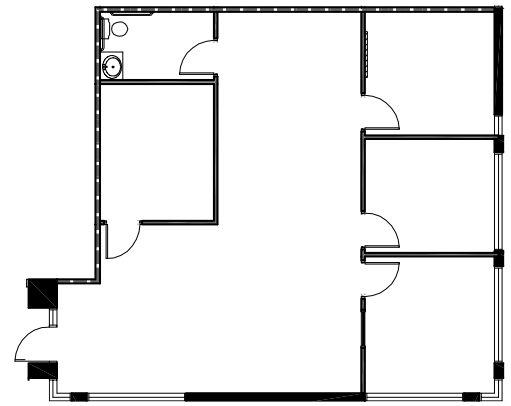
FLOORPLANS



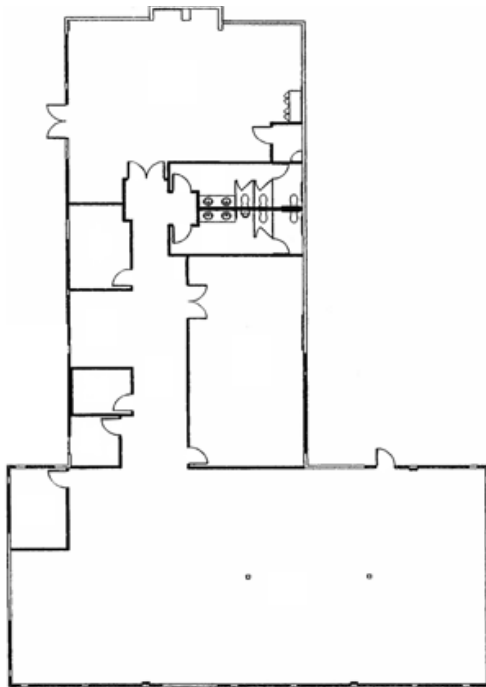
BUILDING 3811, SUITE 104
3,661 RSF



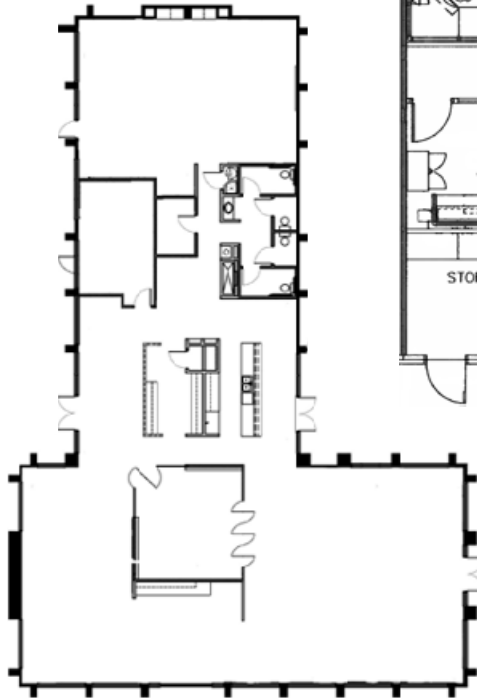
BUILDING 3811, SUITE 111
1,138 RSF



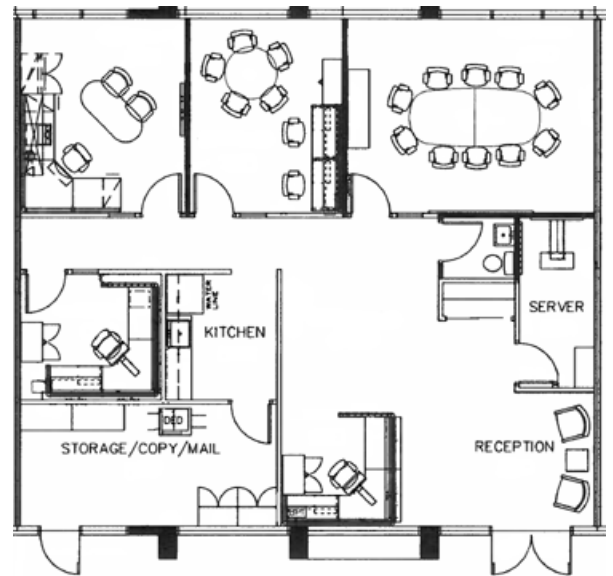
BUILDING 3841, SUITE 202
1,276 RSF



BUILDING 3821, SUITE 101
6,423 RSF



BUILDING 3841, SUITE 100
6,400 RSF



BUILDING 3841, SUITE 203
1,770 RSF

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