



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Charleston Valley View Office Park

3841 W Charleston Blvd., Suite 203
Las Vegas, NV 89102

MOVE-IN READY



PROPERTY HIGHLIGHTS

Charleston Valley View office park is located on the SEC of Charleston and Valley View and only a mile from I-15 freeway. 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!!!
- Lease rate: \$1.40 Modified Gross
- Move-in ready space!
- Newly renovated!



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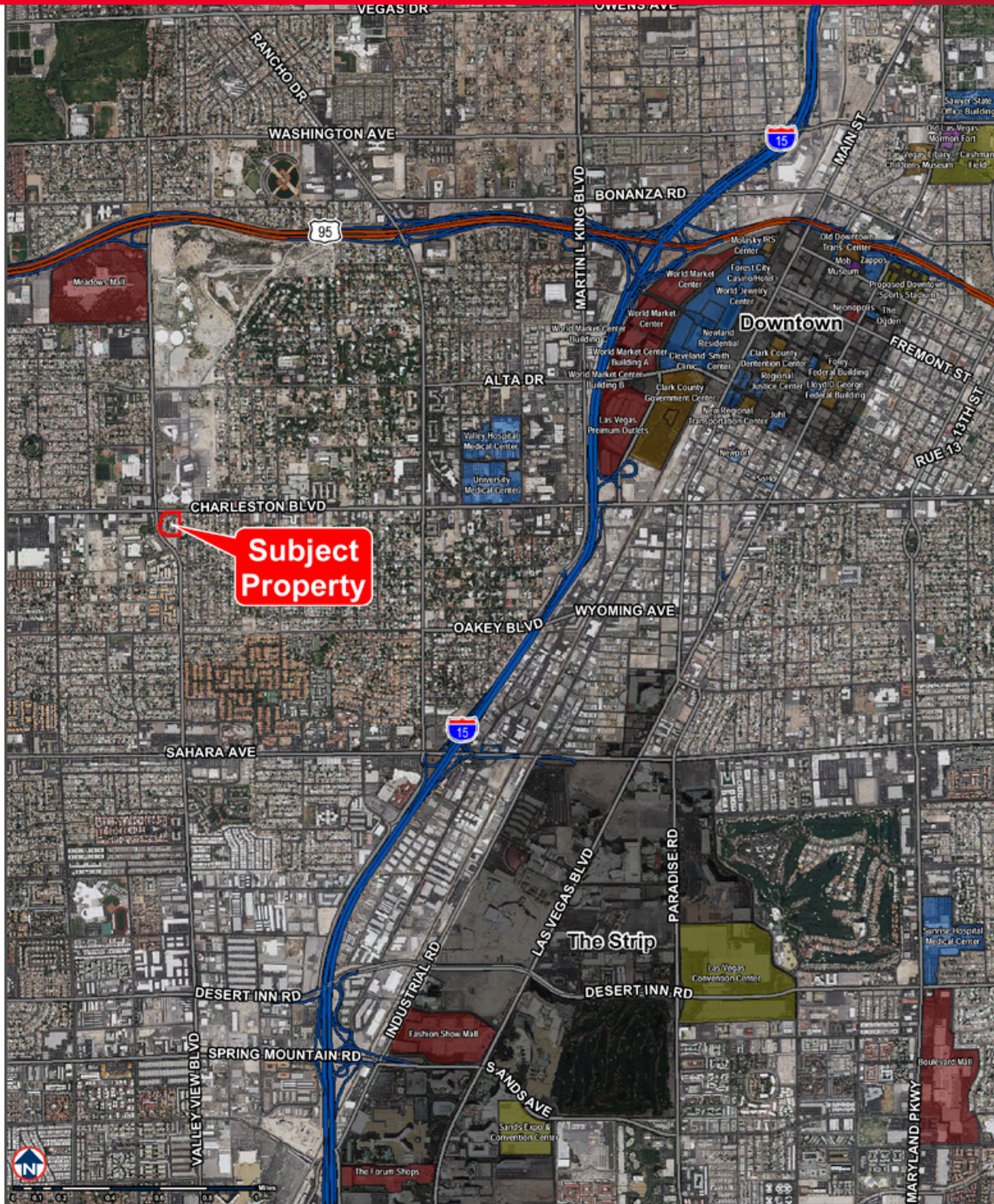


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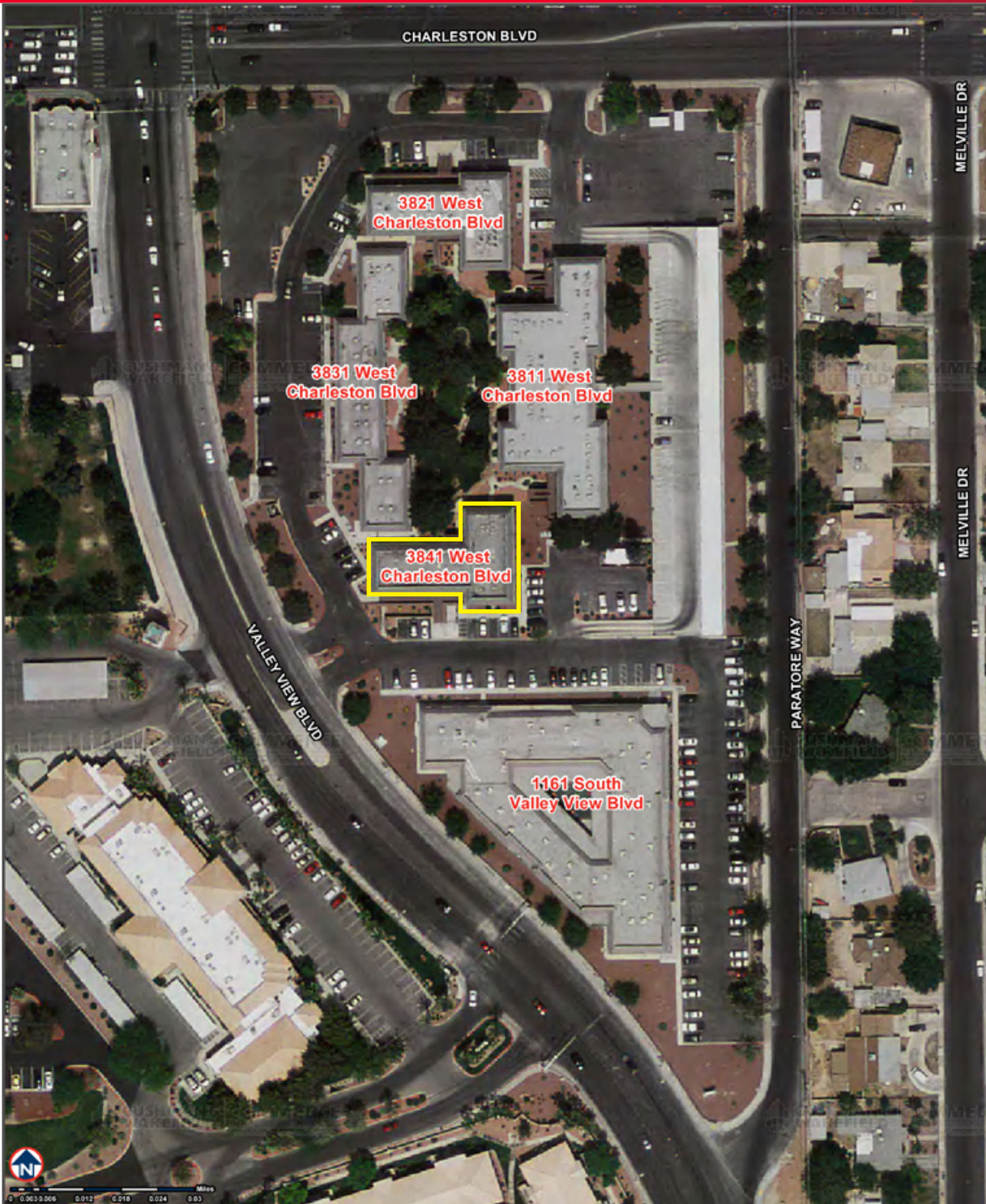


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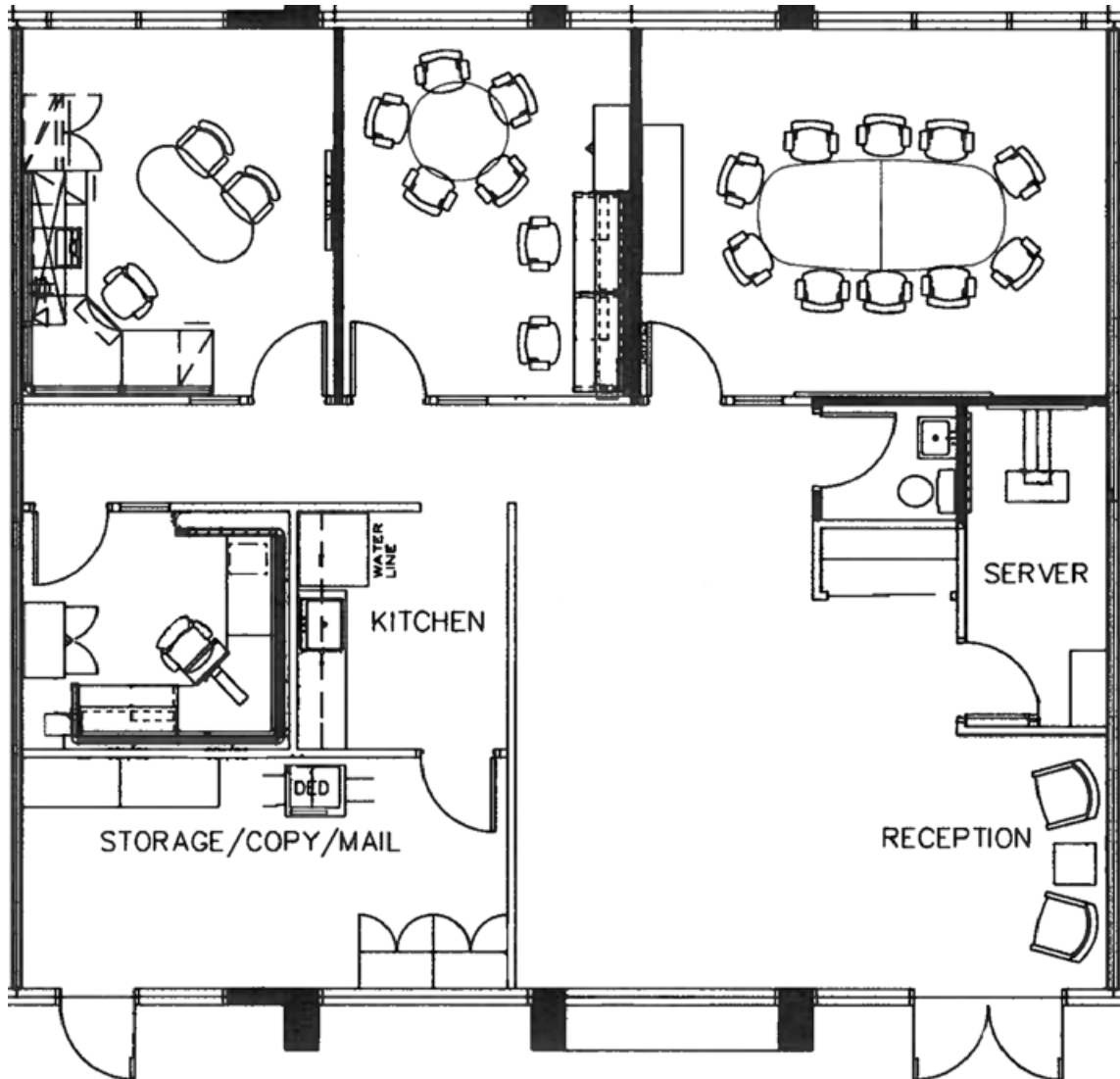
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FLOORPLAN



BUILDING 3841,
SUITE 203
1,770 RSF

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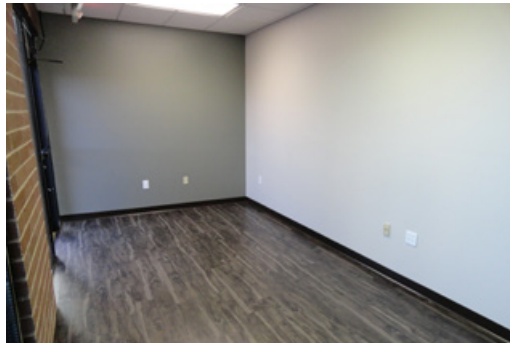
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