



# CENTRA

POINT  
*at the Curve*

UNDER NEW OWNERSHIP  
RENOVATIONS UNDER WAY

FOR LEASE

HOME

SITE PLAN

HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

For more information, please contact:

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## Site Plan



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Centra Point at the Curve is a 383,000 square foot Class A office park located on the southern beltway “curve” in Las Vegas, Nevada. Centra Point offers a strategic location in the booming Southwest Office Submarket between the master planned communities of Summerlin and Green Valley while being just minutes from the world-famous Las Vegas “Strip” and McCarran International Airport. Major renovations will begin immediately and shall include upgraded lobbies and restrooms, landscape renovation, exterior building painting and exterior common area upgrades, spec suites and a new on-site leasing and management office.

## Property Highlights

- Major renovations and upgrades to the project interior and exterior
- New local ownership with reputation for making instant decisions that is capitalized to lease up project
- Onsite Property Management and Building Engineers
- Unparalleled Southern Beltway “Curve” location and freeway visibility
- Corporate Campus setting with immediate access to numerous amenities
- Numerous suite sizes available from full floor space to smaller interior offices



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## Space Available

Click Suite to View Floor plan

Building Number	Suite Number	Square Footage	Notes
8329	1st Floor	22,722	Available January 2018
8395	2nd Floor	19,783	
8337	1st Floor	19,665	
8345	250	13,612	
8311	240	6,679	
8329	200	6,409	
6655	250	6,375	
8311	100	5,764	Spec suite
8337	200	5,368	
8363	150	4,520	Spec suite
8349	100B	3,544	
8337	270	3,445	Spec Suite
8337	310	3,100	Spec suite
8395	110	1,732	
8337	320	1,531	
8345	370	1,474	Spec suite



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HOME

SITE PLAN

HIGHLIGHTS

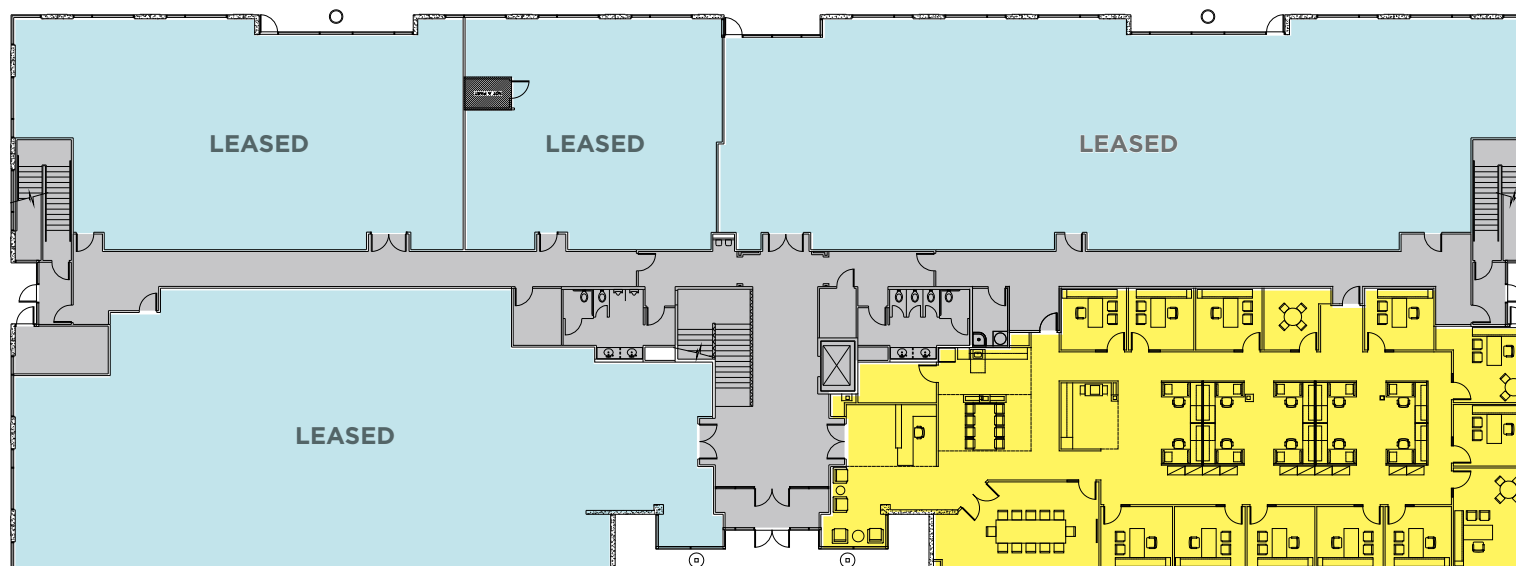
AVAILABLE

AMENITIES

LOCATION

## 8311 / 1st Floor

Click Suite to View Floor plan



**SUITE 100 (Spec)**  
±5,764 RSF

**LEGEND**

- Available
- Leased

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HIGHLIGHTS

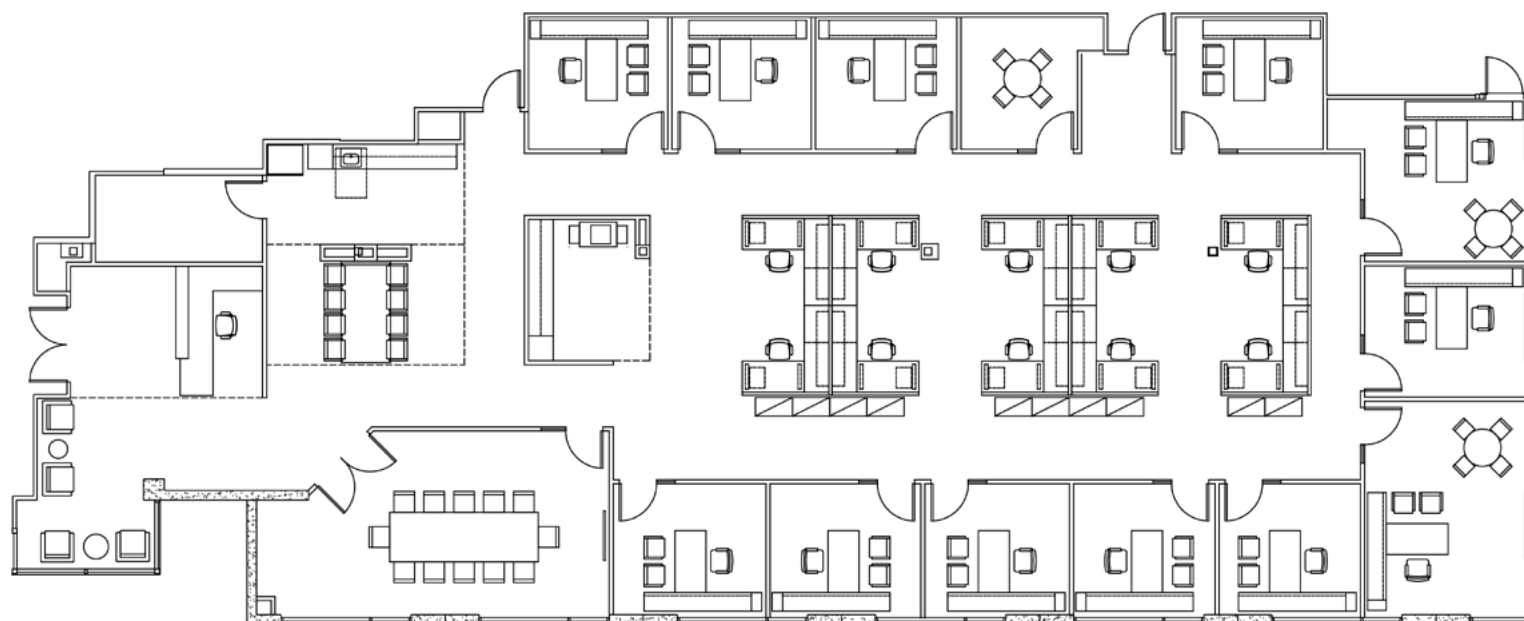
AVAILABLE

AMENITIES

LOCATION

## 8311 / 100 / 5,764 Square Feet

- Spec suite under construction
- Reception/lobby
- 1 conference room
- 13 perimeter offices
- Open office bullpen
- Open break room
- Open work room
- Server room
- Storage



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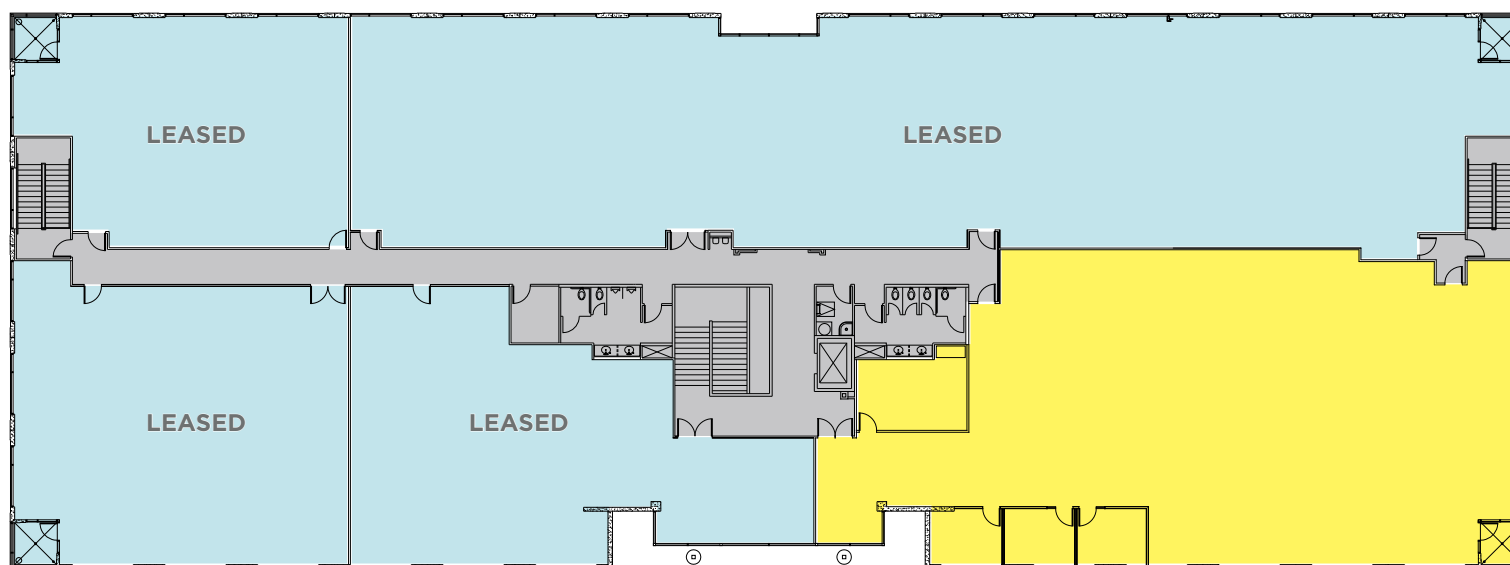
AVAILABLE

AMENITIES

LOCATION

## 8311 / 2nd Floor

Click Suite to View Floor plan



**SUITE 240**  
±6,679 RSF

### LEGEND

- Available
- Leased

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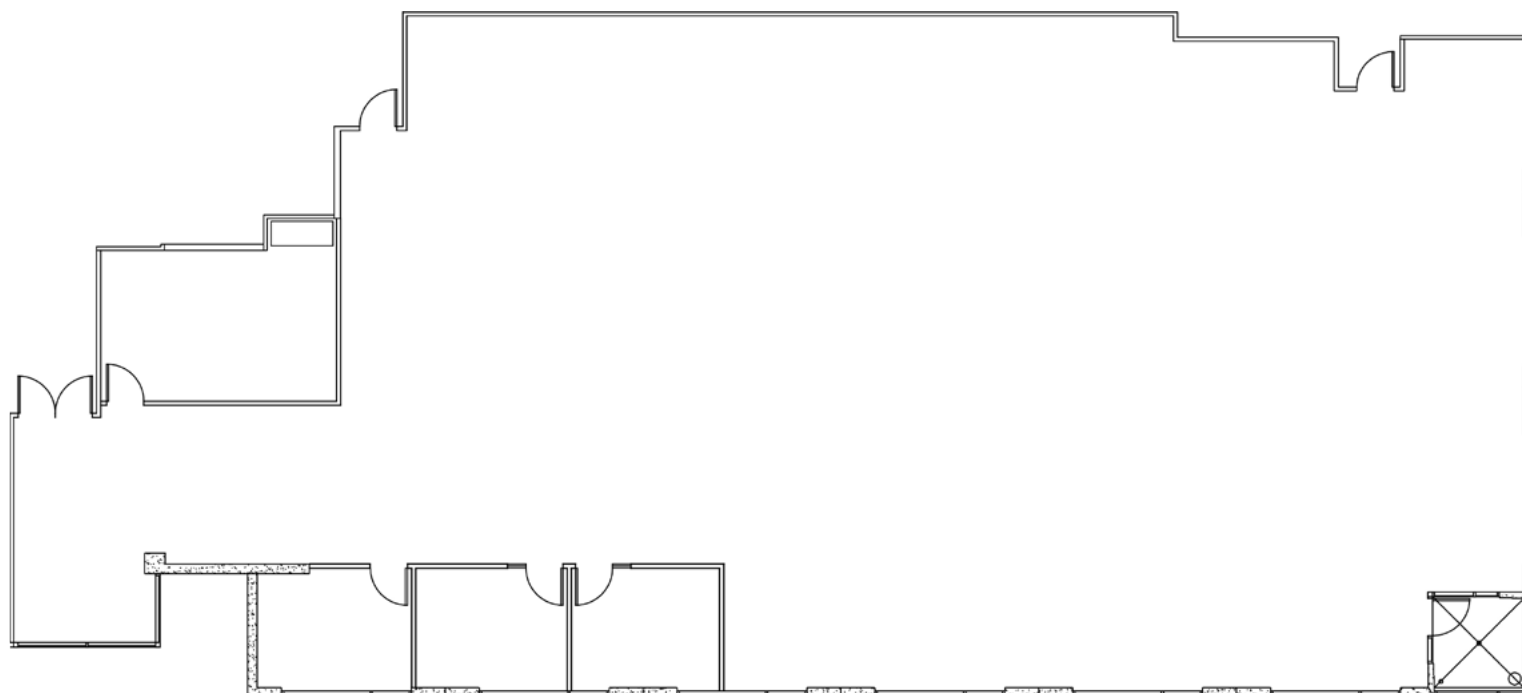
AVAILABLE

AMENITIES

LOCATION

## 8311 / 240 / 6,679 Square Feet

- Reception/lobby
- 1 conference room
- 3 perimeter offices
- Open office bullpen
- Balcony



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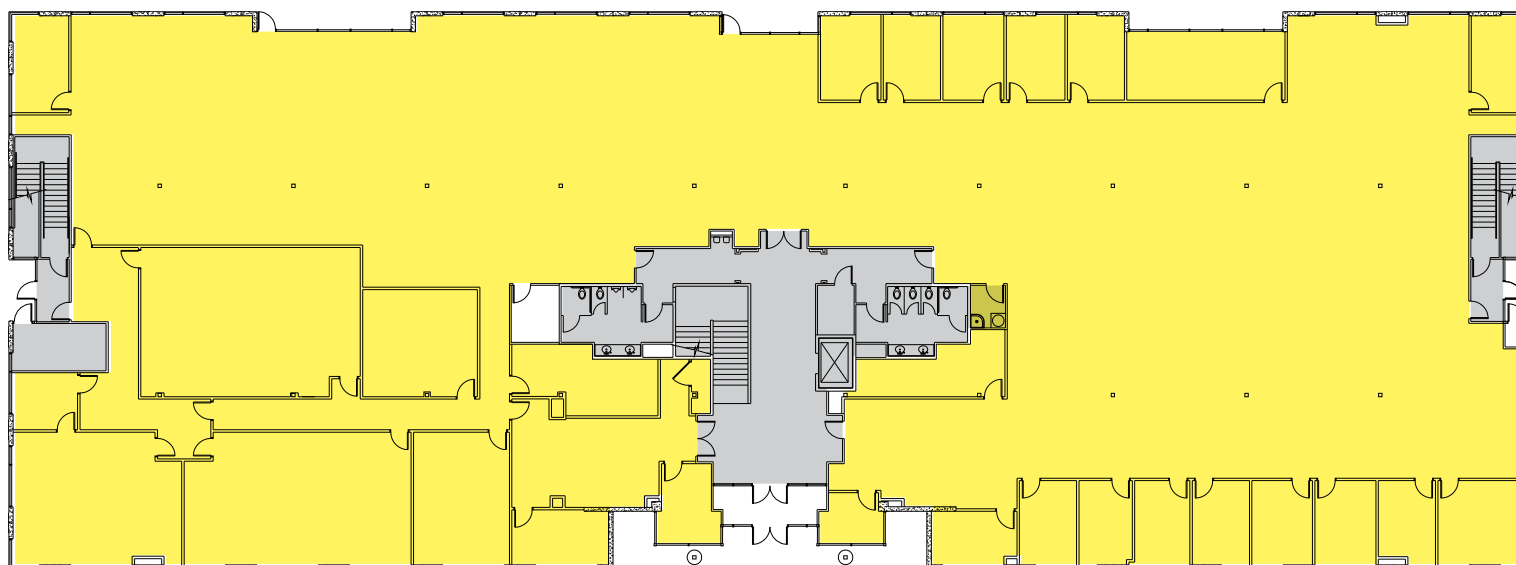
AVAILABLE

AMENITIES

LOCATION

## 8329 / 1st Floor

Click Suite to View Floor plan



**Entire Floor**  
±22,722 RSF

### LEGEND

- Available
- Leased

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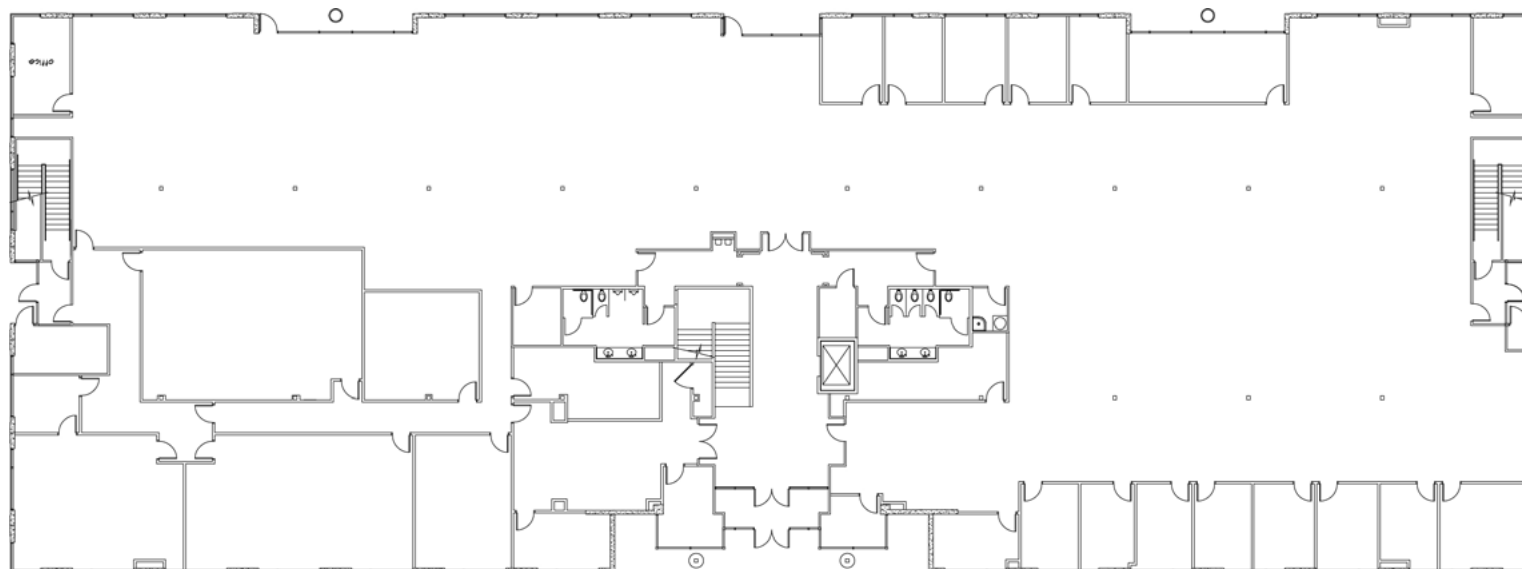
AVAILABLE

AMENITIES

LOCATION

## 8329 / 1st Floor / 22,722 Square Feet

- Available 1/1/2018
- Full floor
- Reception/lobby
- 6 conference rooms
- 18 perimeter offices
- Open office bullpen
- Kitchen
- Storage



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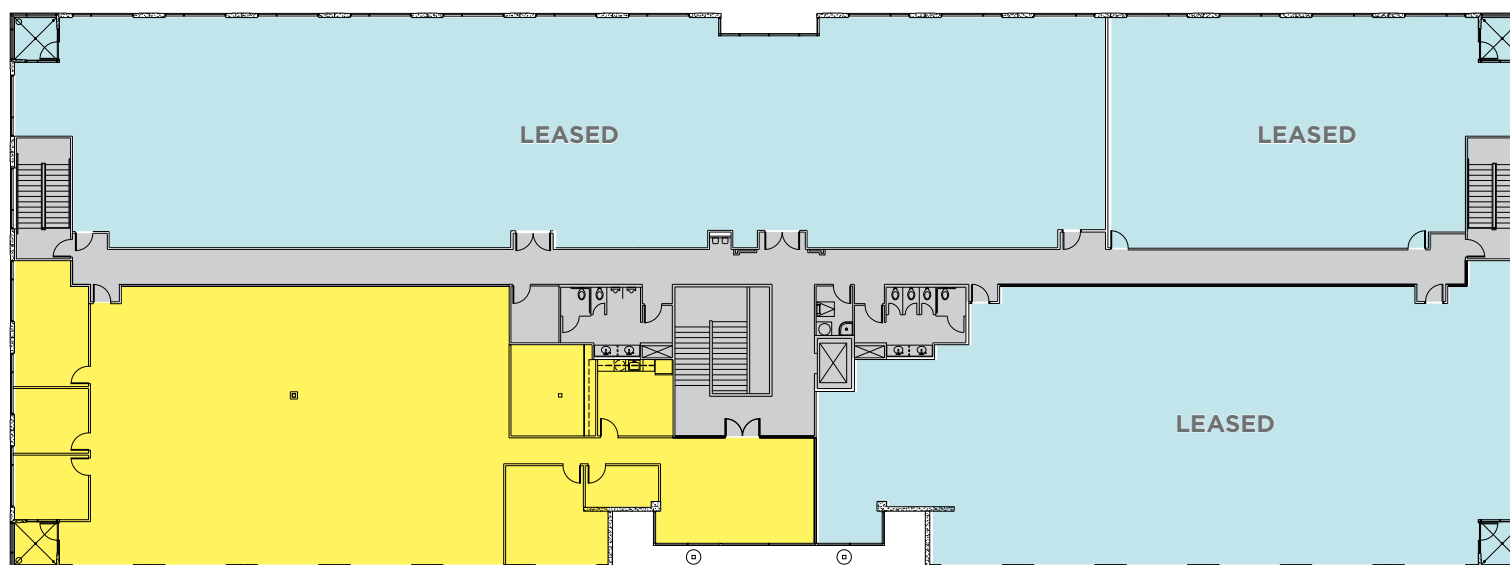
AVAILABLE

AMENITIES

LOCATION

## 8329 / 2nd Floor

Click Suite to View Floor plan



**SUITE 200**  
±6,409 RSF

### LEGEND

- Available
- Leased

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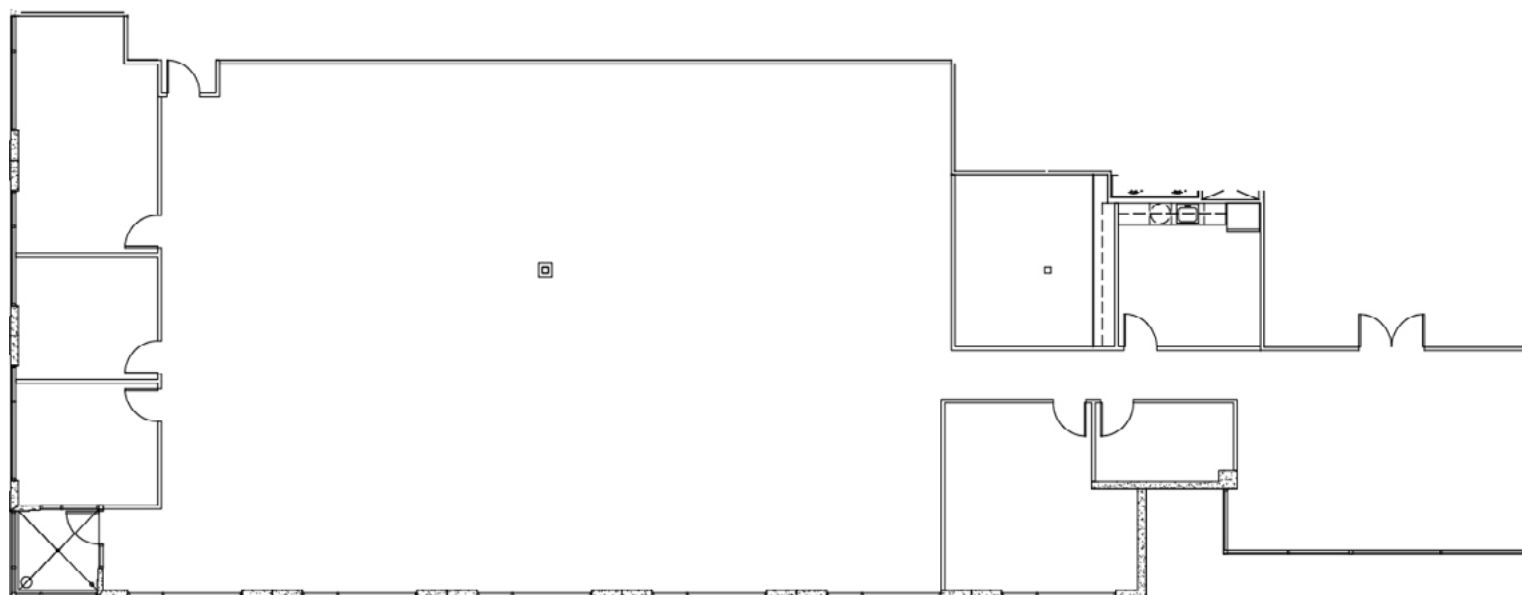
AVAILABLE

AMENITIES

LOCATION

## 8329 / 200 / 6,409 Square Feet

- Reception/lobby
- 1 conference room
- 3 perimeter offices
- Open office bullpen
- Break room
- Work room
- Telephone room
- Balcony



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SITE PLAN

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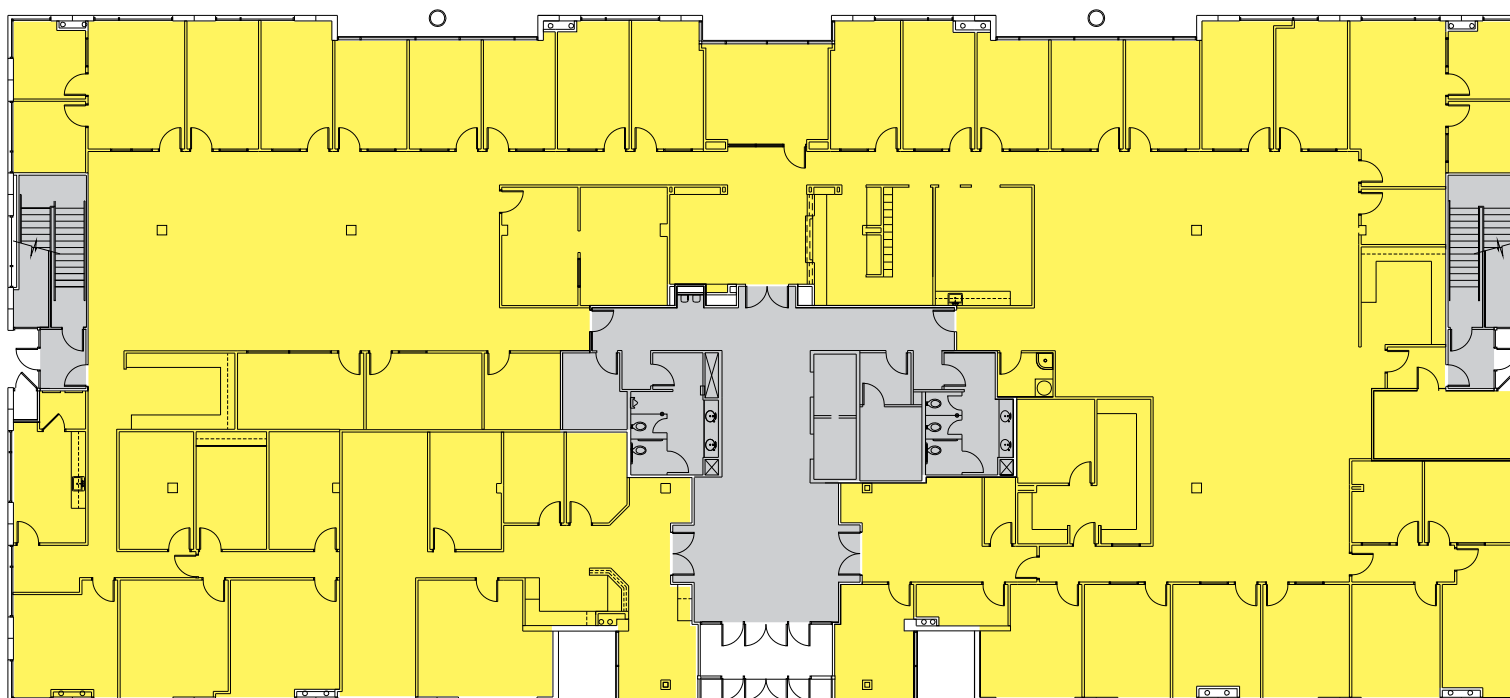
AVAILABLE

AMENITIES

LOCATION

## 8337 / 1st Floor

Click Suite to View Floor plan



**Entire Floor**  
±19,665 RSF

### LEGEND

- Available
- Leased

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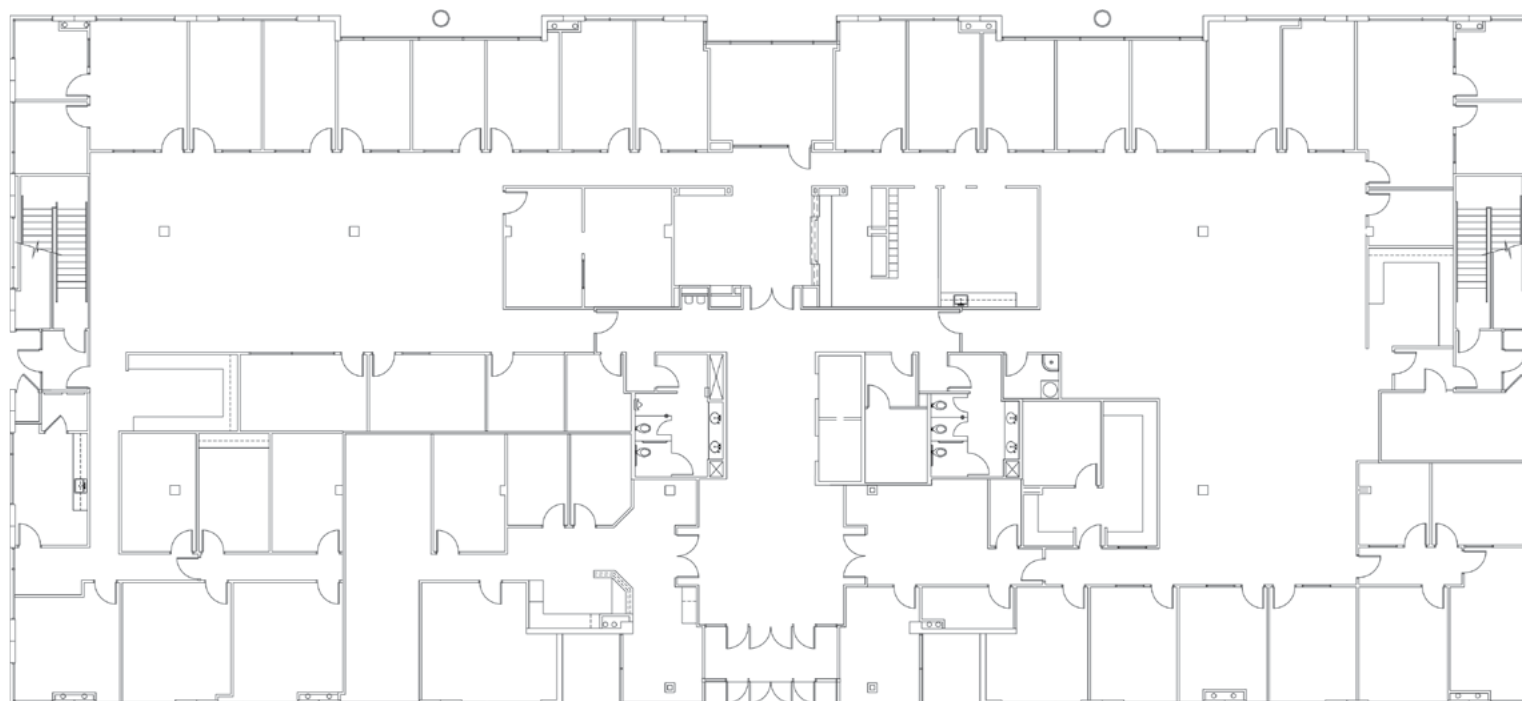
AVAILABLE

AMENITIES

LOCATION

## 8337 / 1st Floor / 19,665 Square Feet

- Full floor
- Reception/lobby
- 2 conference rooms
- 43 perimeter offices
- Open office bullpen
- 2 break rooms
- 3 work rooms
- Server room



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SITE PLAN

HIGHLIGHTS

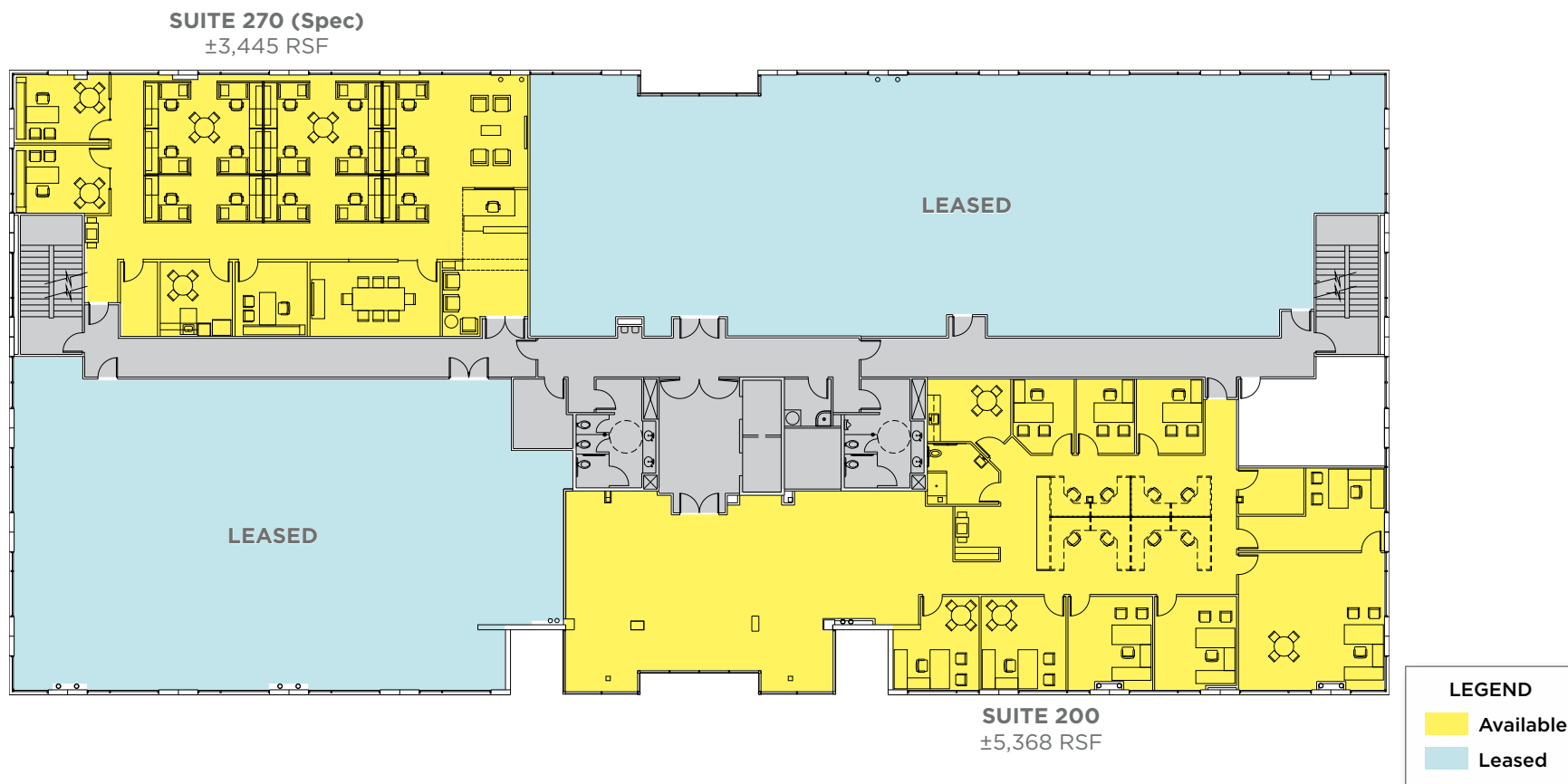
AVAILABLE

AMENITIES

LOCATION

## 8337 / 2nd Floor

Click Suite to View Floor plan



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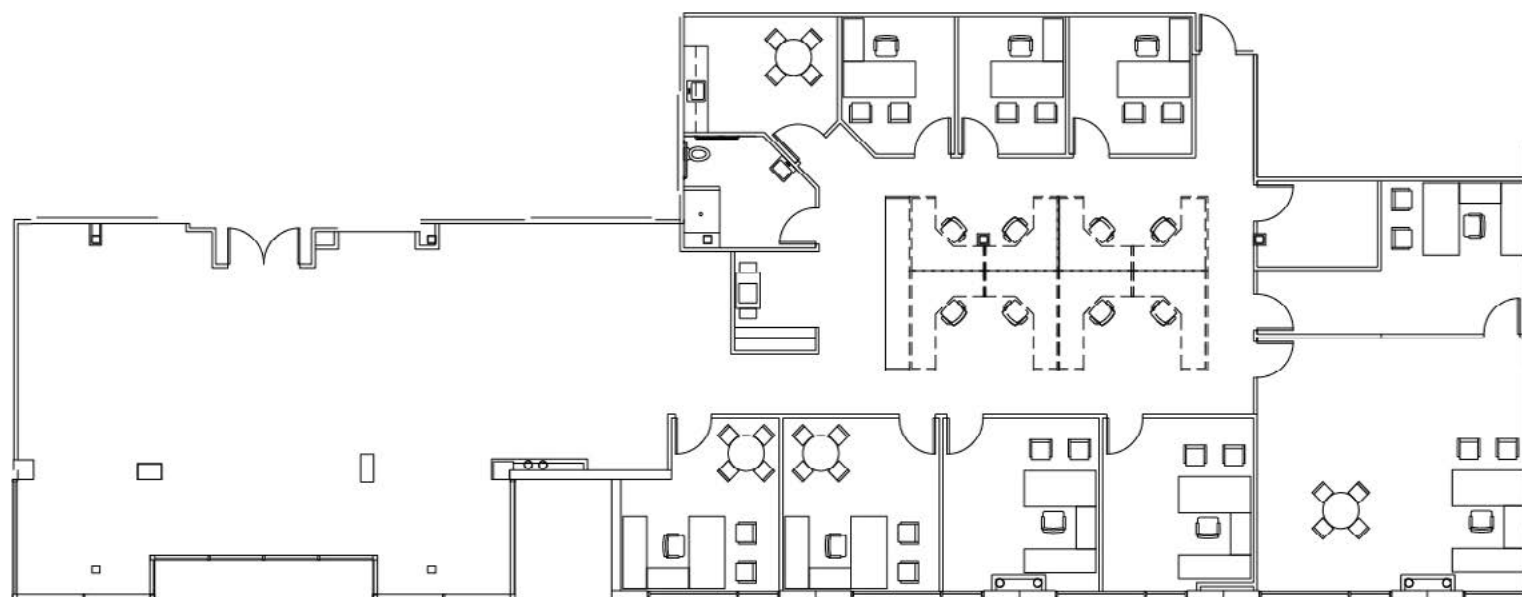
AVAILABLE

AMENITIES

LOCATION

## 8337 / 200 / 5,368 Square Feet

- Reception/lobby
- 9 perimeter offices
- Open office bullpen
- Break room
- 1 restroom



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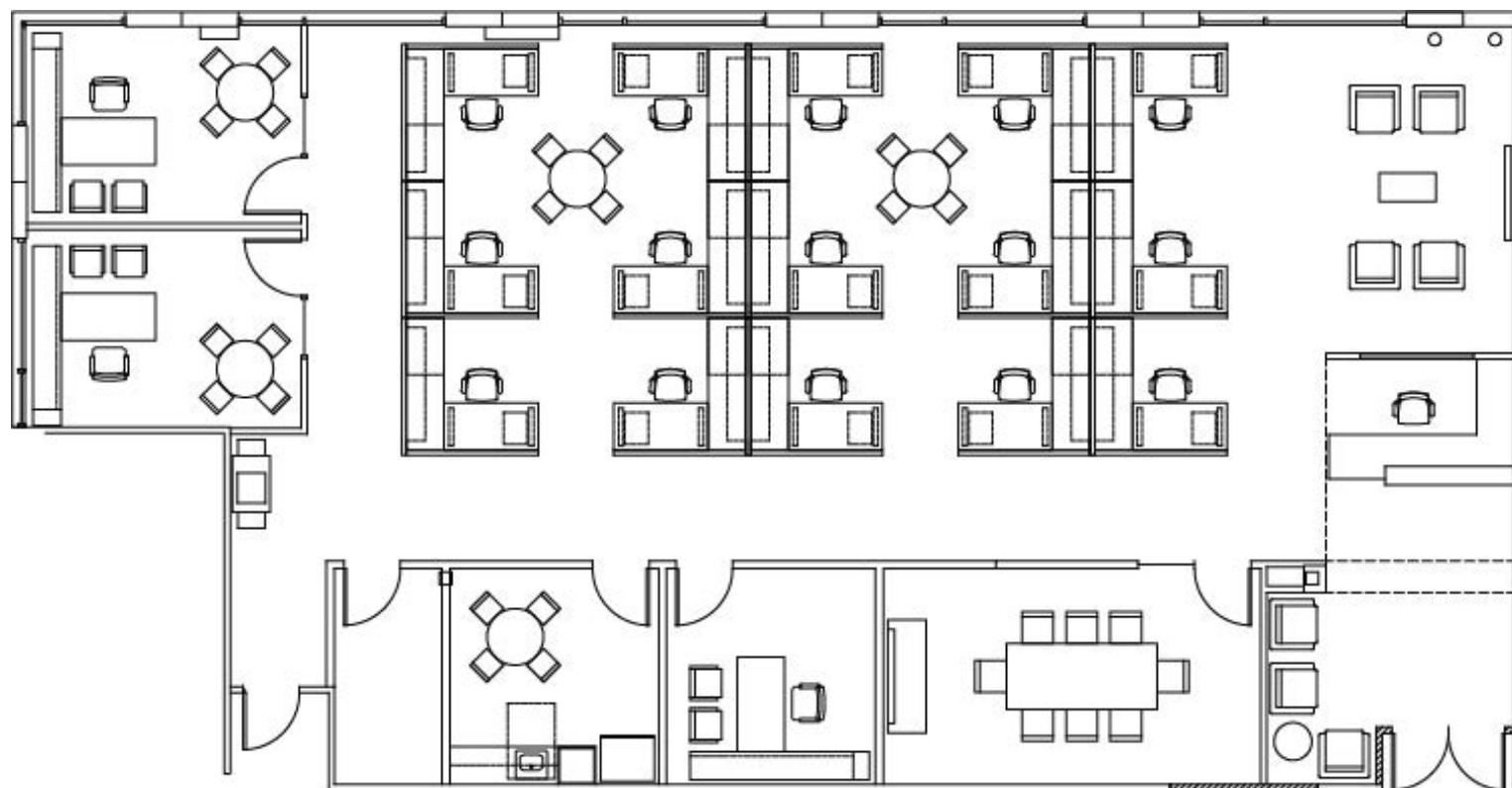
AVAILABLE

AMENITIES

LOCATION

## 8337 / 270 / 3,445 Square Feet

- Spec suite under construction
- Reception/lobby
- 1 conference room
- 3 perimeter offices
- Open office bullpen
- Break room



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SITE PLAN

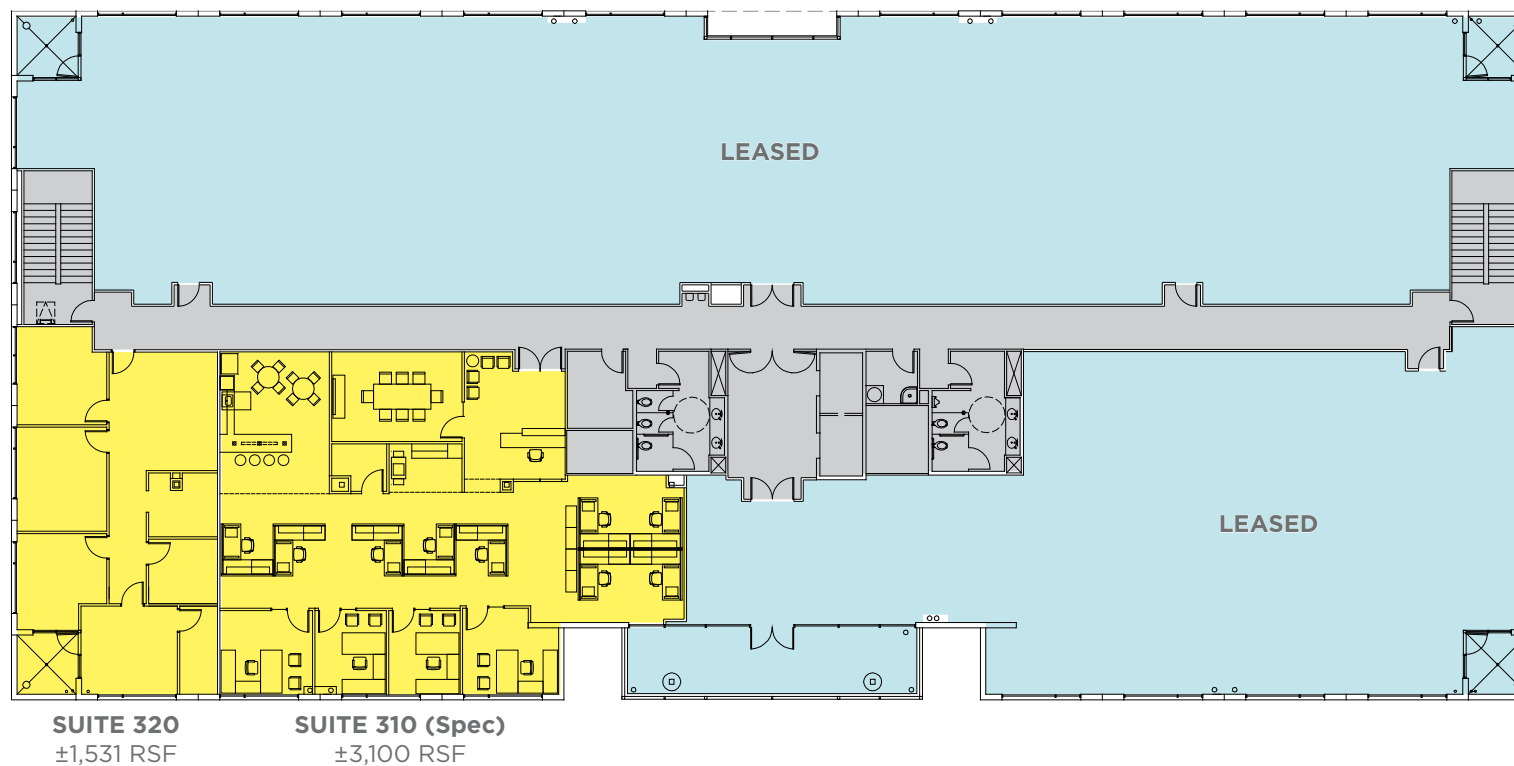
HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

## 8337 / 3rd Floor



### LEGEND

- Available
- Leased

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SITE PLAN

HIGHLIGHTS

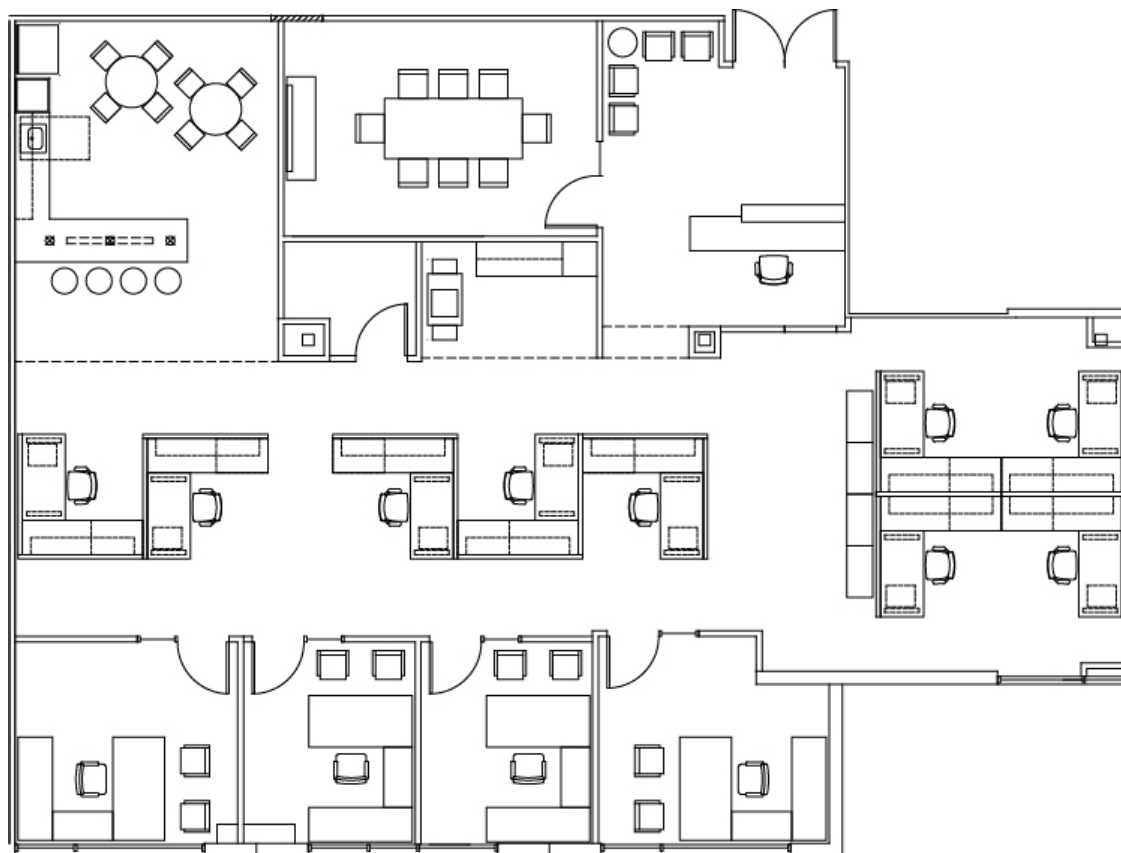
AVAILABLE

AMENITIES

LOCATION

## 8337 / Suite 310 / 3,100 Square Feet

- Spec suite under construction
- Reception/lobby
- 1 conference room
- 4 perimeter offices
- Open office bullpen
- 2 break rooms
- Work room



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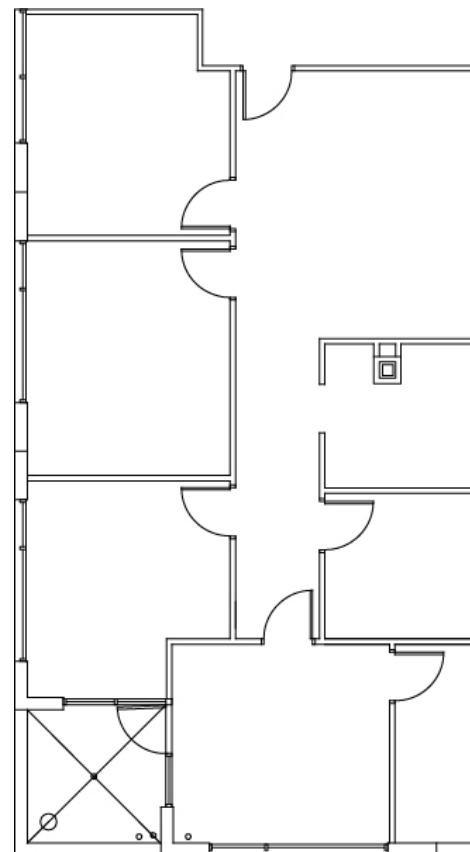
AVAILABLE

AMENITIES

LOCATION

## 8337 / Suite 320 / 1,531 Square Feet

- 5 perimeter offices
- Open office bullpen
- Storage room
- Balcony



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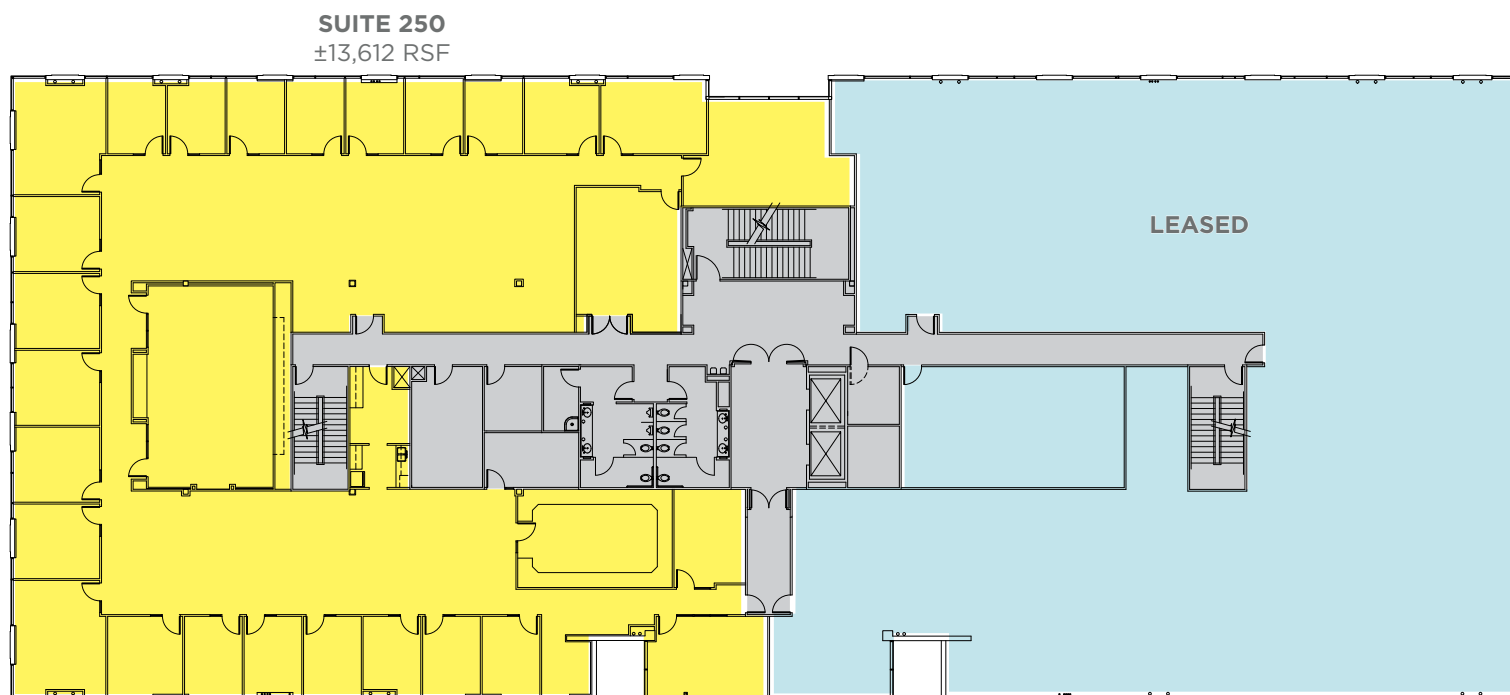
AVAILABLE

AMENITIES

LOCATION

## 8345 / 2nd Floor

Click Suite to View Floor plan



### LEGEND

- Available
- Leased

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SITE PLAN

HIGHLIGHTS

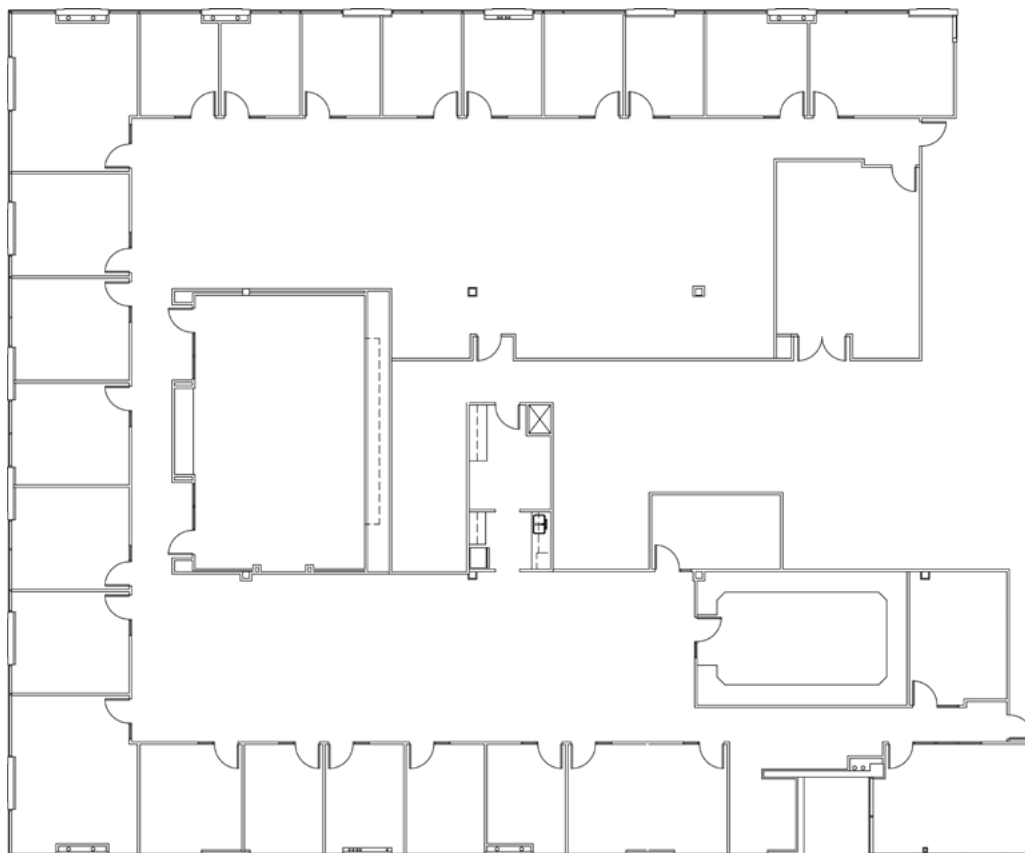
AVAILABLE

AMENITIES

LOCATION

## 8345 / 250 / 13,612 Square Feet

- Reception/lobby
- 3 conference rooms
- 25 perimeter offices
- Open office bullpen
- Break room
- Work room
- Server room



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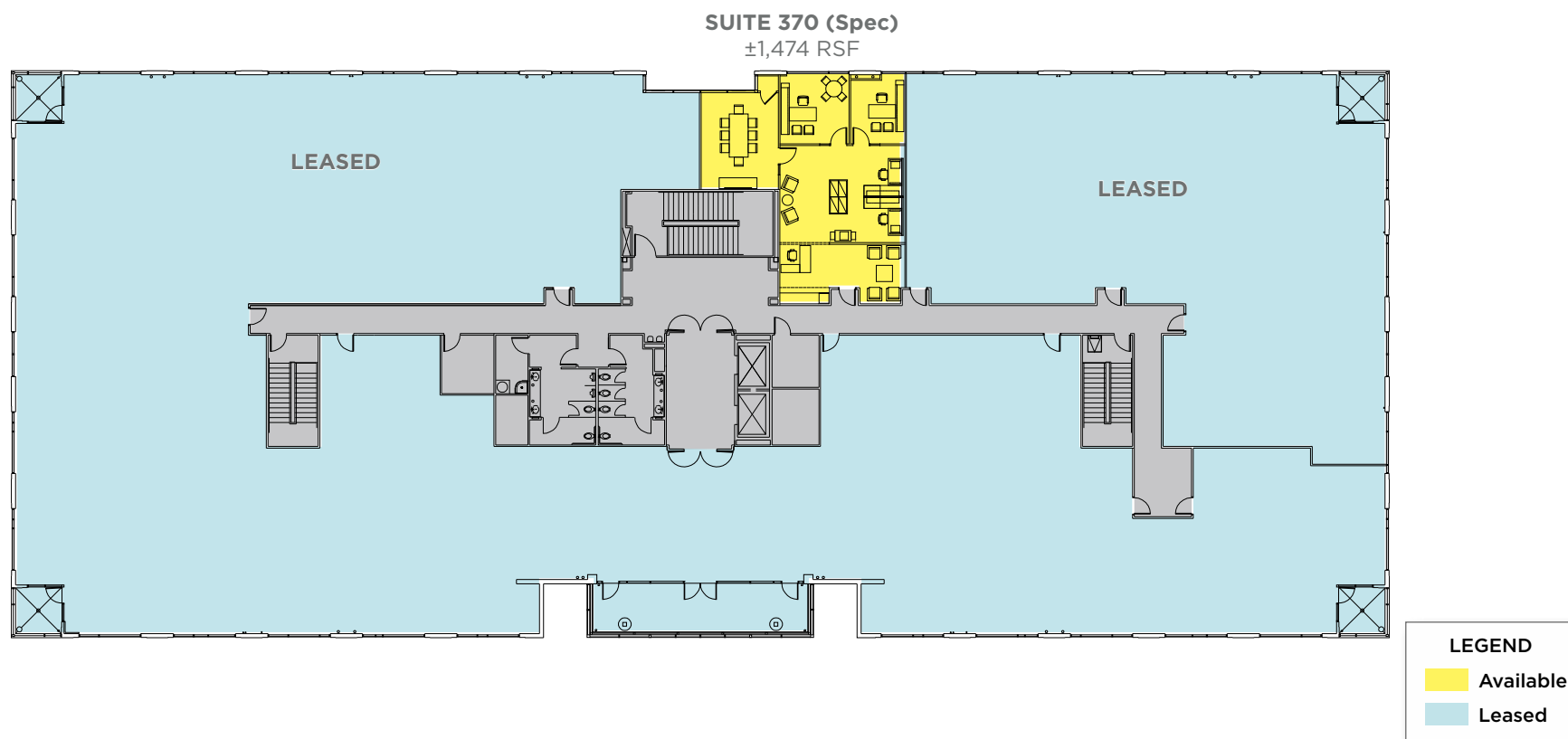
HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

## 8345 / 3rd Floor



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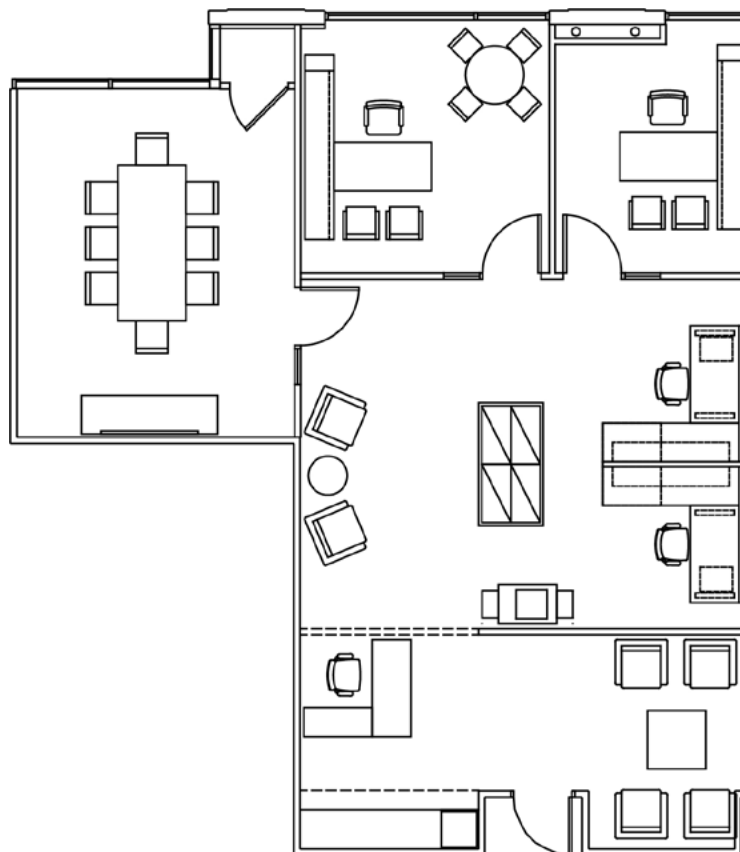
AVAILABLE

AMENITIES

LOCATION

## 8345 / Suite 370 / 1,474 Square Feet

- Spec suite under construction
- Reception/lobby
- 1 conference room
- 2 perimeter offices
- Open office bullpen



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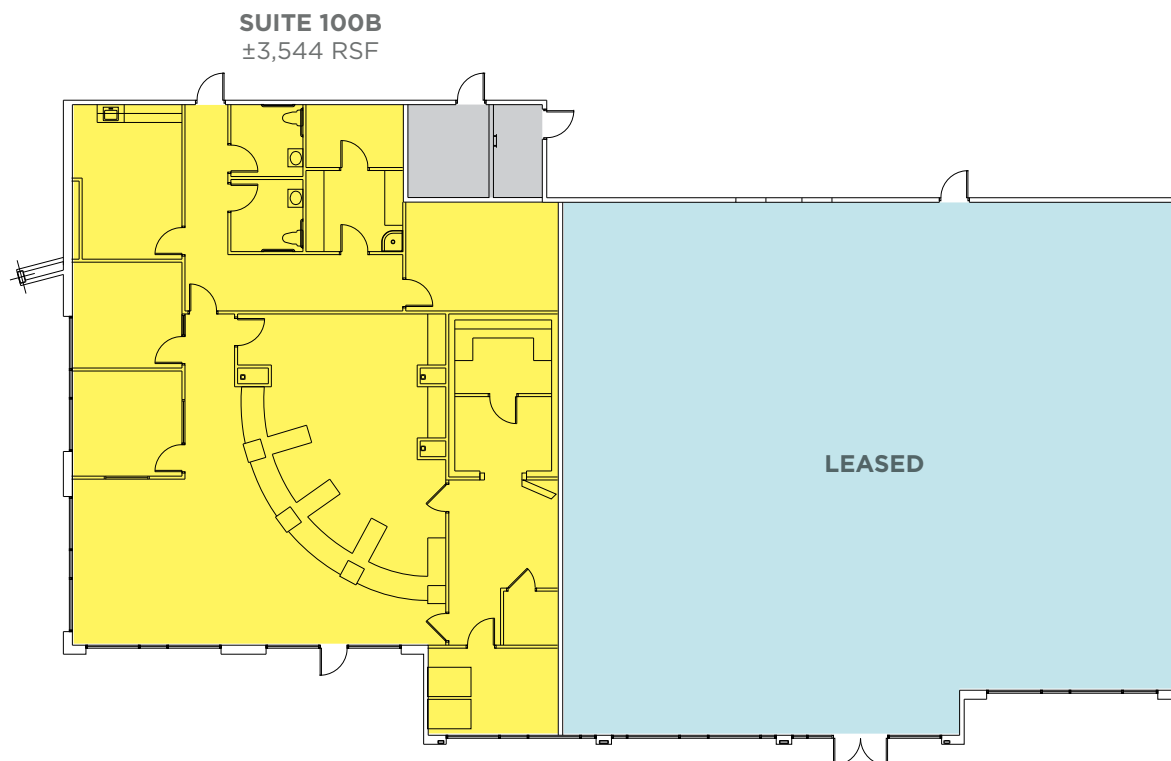
HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

8349



**LEGEND**

Available  
Leased

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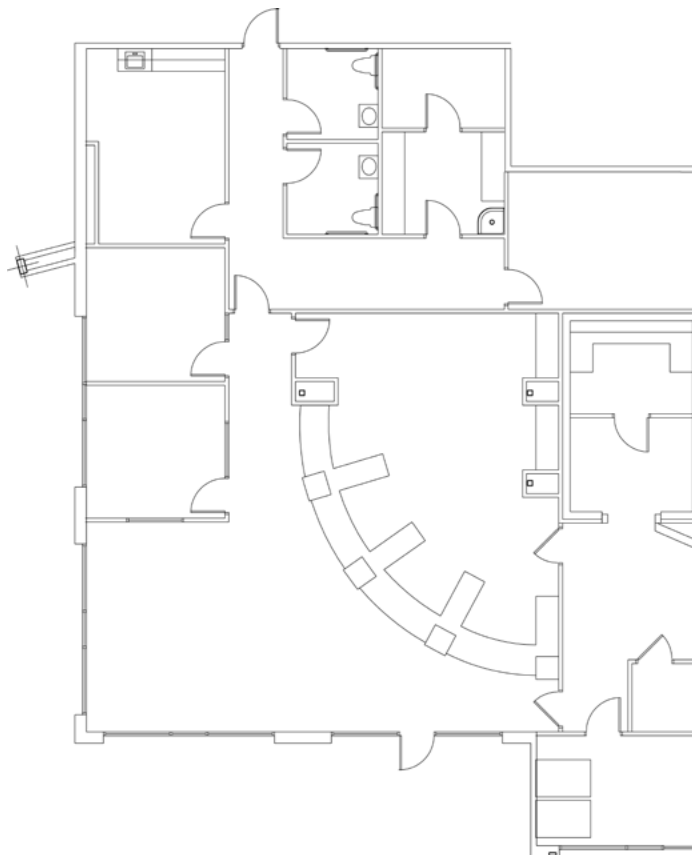
AVAILABLE

AMENITIES

LOCATION

## 8349 / Suite 100B / 3,544 Square Feet

- Former bank branch
- Reception/lobby
- 1 conference room
- 3 perimeter offices
- Open office bullpen
- Break room
- 2 restrooms
- Server room
- Storage



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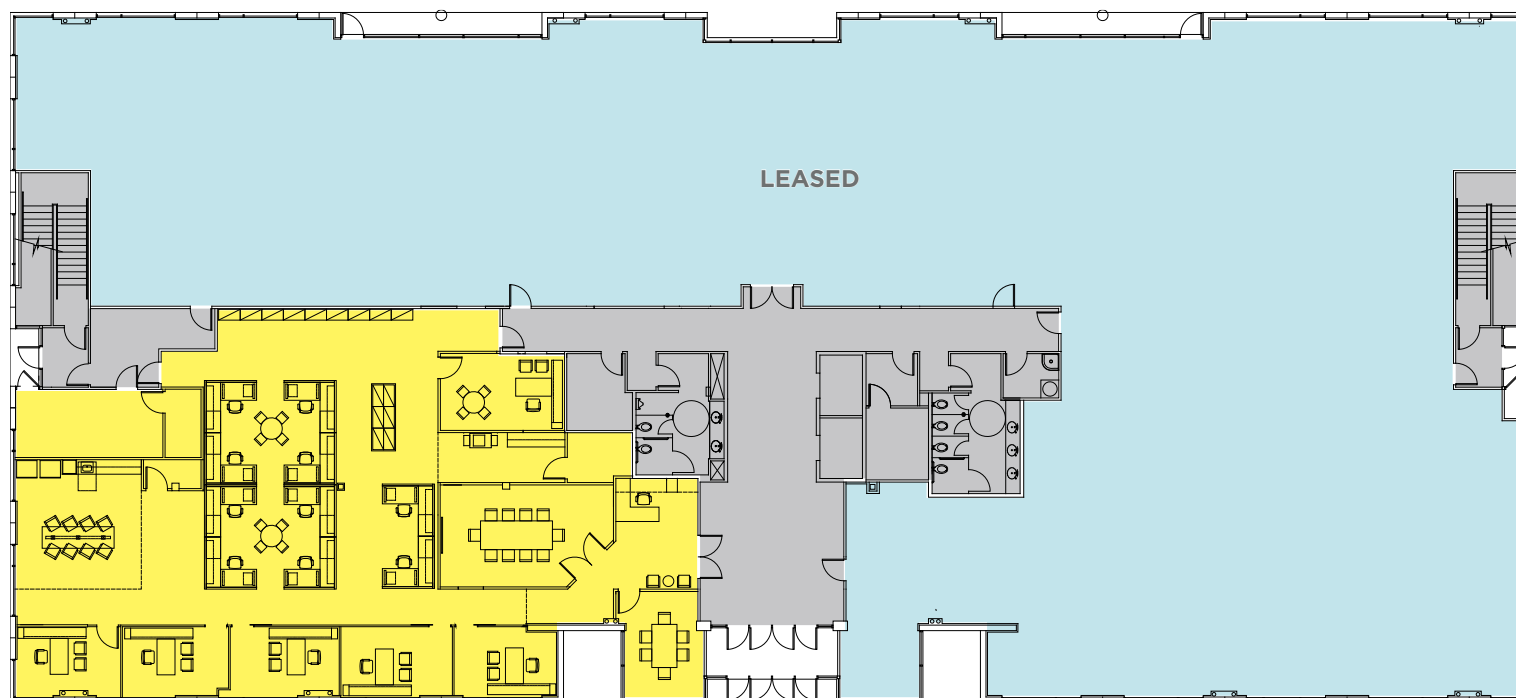
AVAILABLE

AMENITIES

LOCATION

## 8363 / 1st Floor

Click Suite to View Floor plan



**SUITE 150 (spec)**  
±4,520 RSF

**LEGEND**

- Available
- Leased

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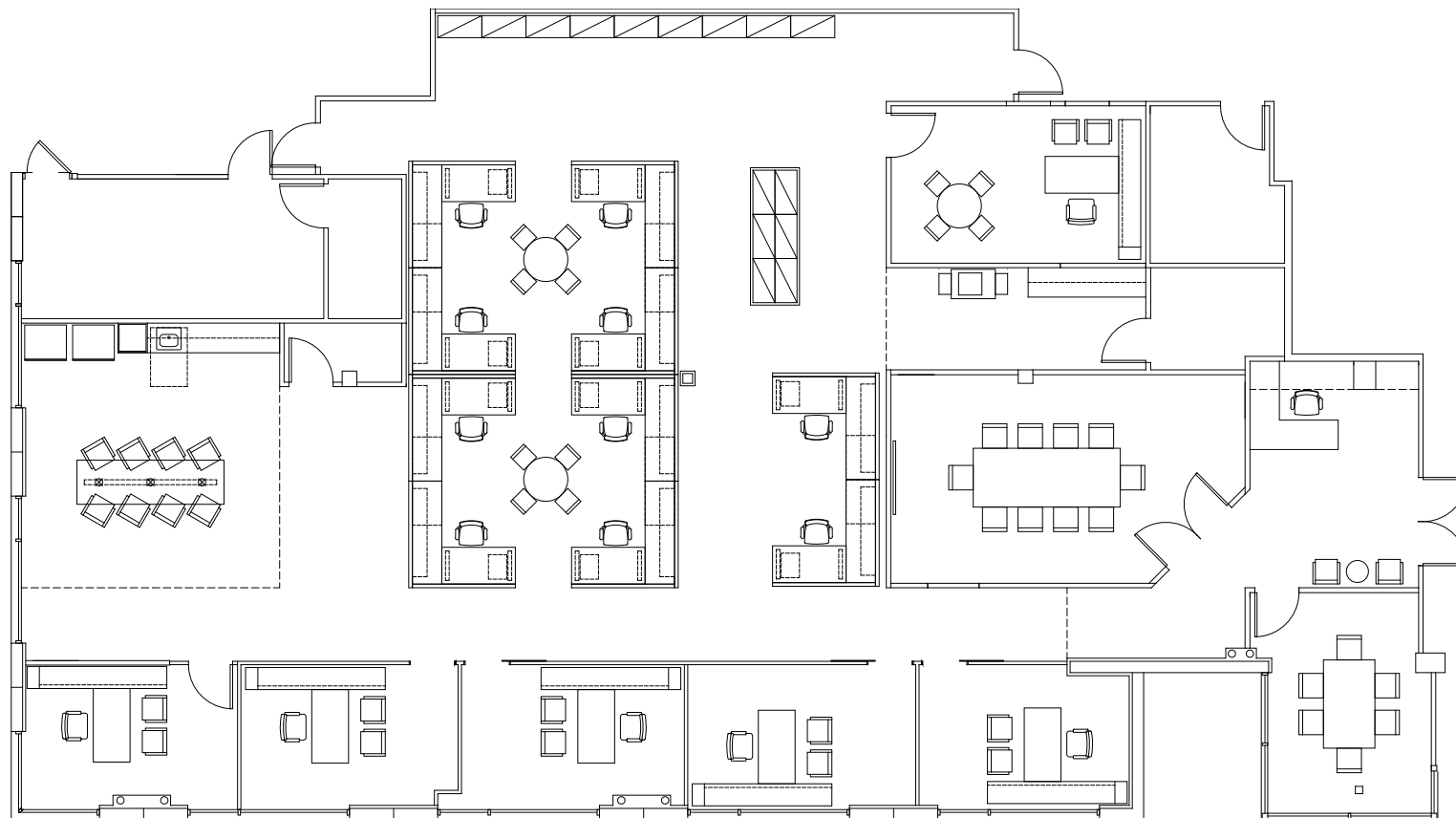
AVAILABLE

AMENITIES

LOCATION

## 8363 / Suite 150 / 4,520 Square Feet

- Spec suite under construction
- Reception/lobby
- 2 conference rooms
- 5 perimeter offices
- Open office bullpen
- Break room



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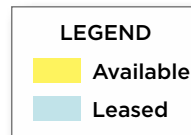
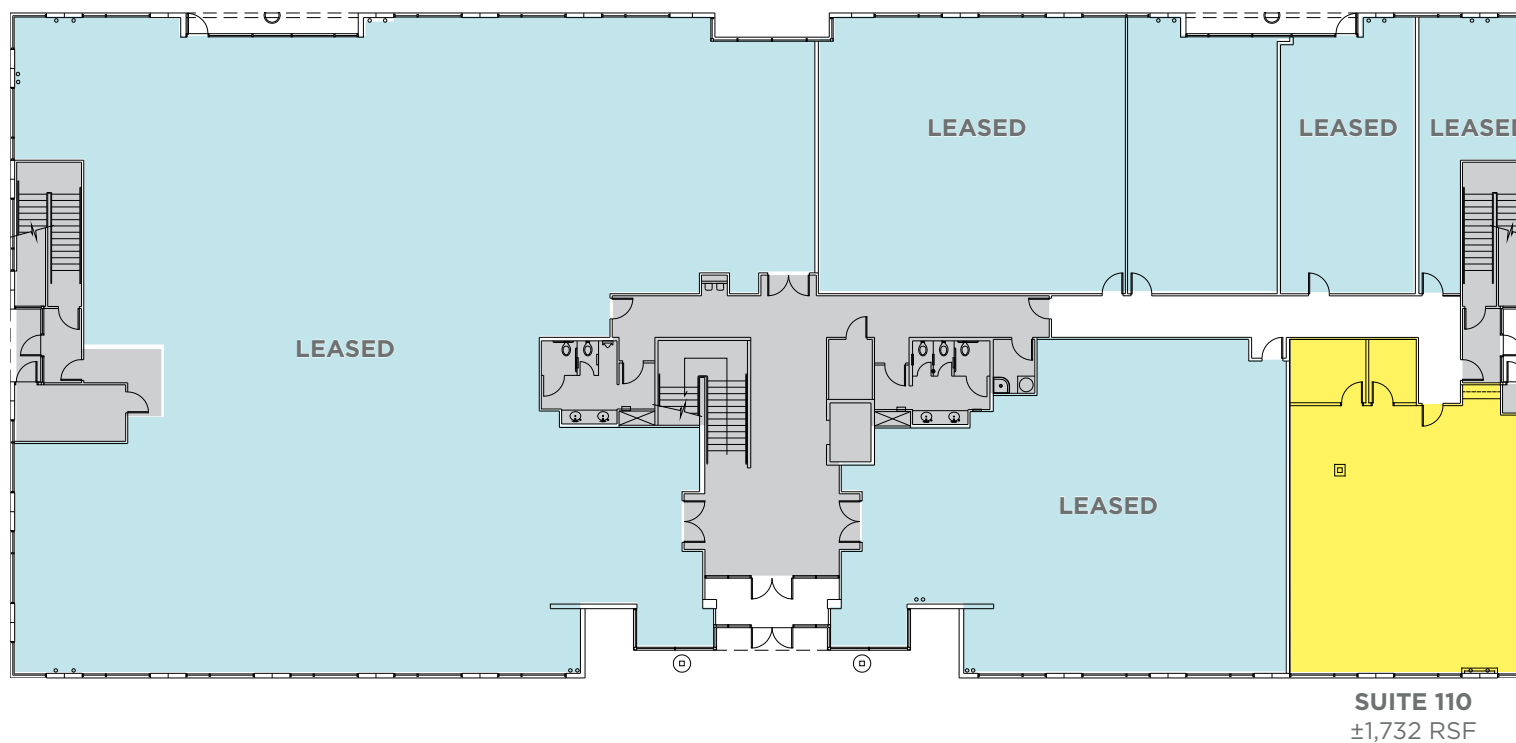
HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

## 8395 / 1st Floor



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SITE PLAN

HIGHLIGHTS

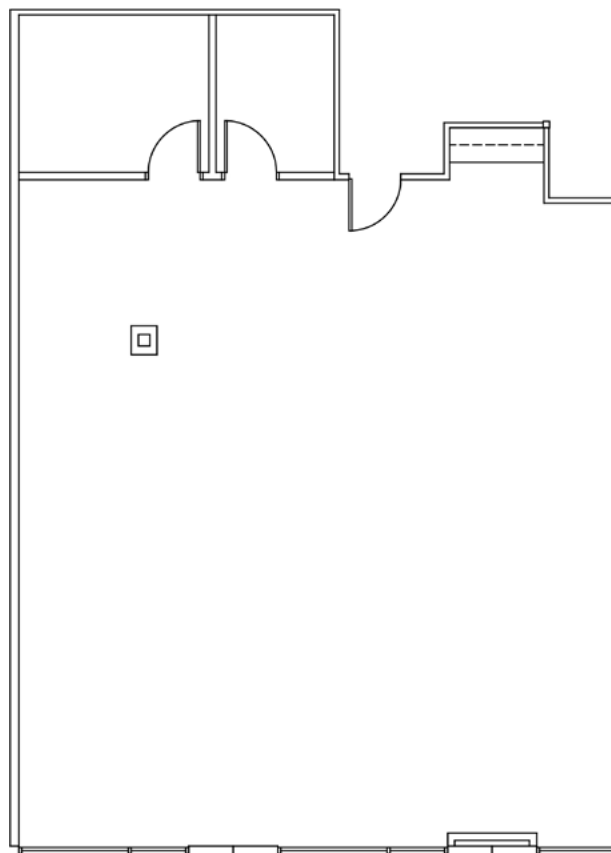
AVAILABLE

AMENITIES

LOCATION

## 8395 / Suite 110 / 1,732 Square Feet

- 2 perimeter offices
- Open office bullpen



For more information, please contact:

**Nicholas Barber**  
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+1 702 688 6937  
nbarber@comre.com

**Bob Hawkins**  
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plea@comre.com

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HOME

SITE PLAN

HIGHLIGHTS

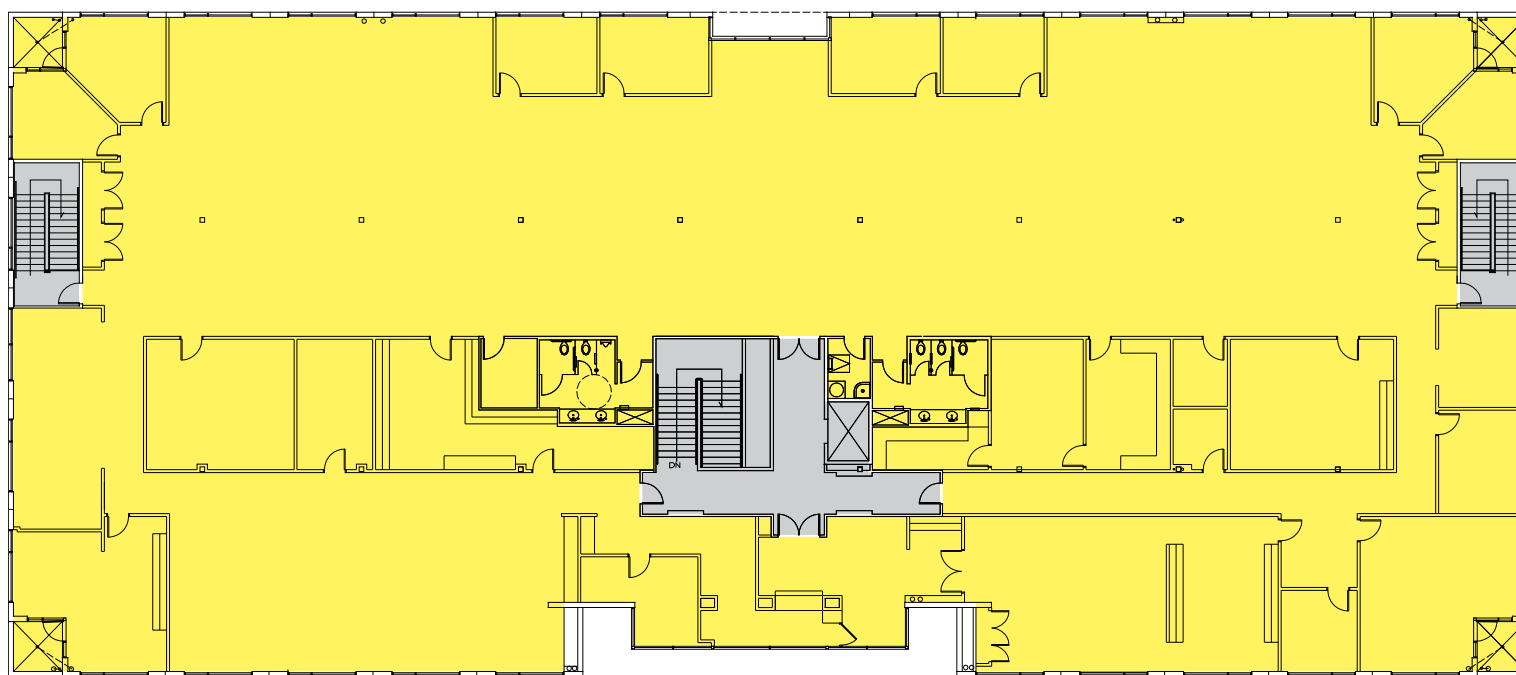
AVAILABLE

AMENITIES

LOCATION

## 8395 / 2nd Floor

Click Suite to View Floor plan



**Entire Floor**  
±19,783 RSF

**LEGEND**

Available  
Leased

For more information, please contact:

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HOME

SITE PLAN

HIGHLIGHTS

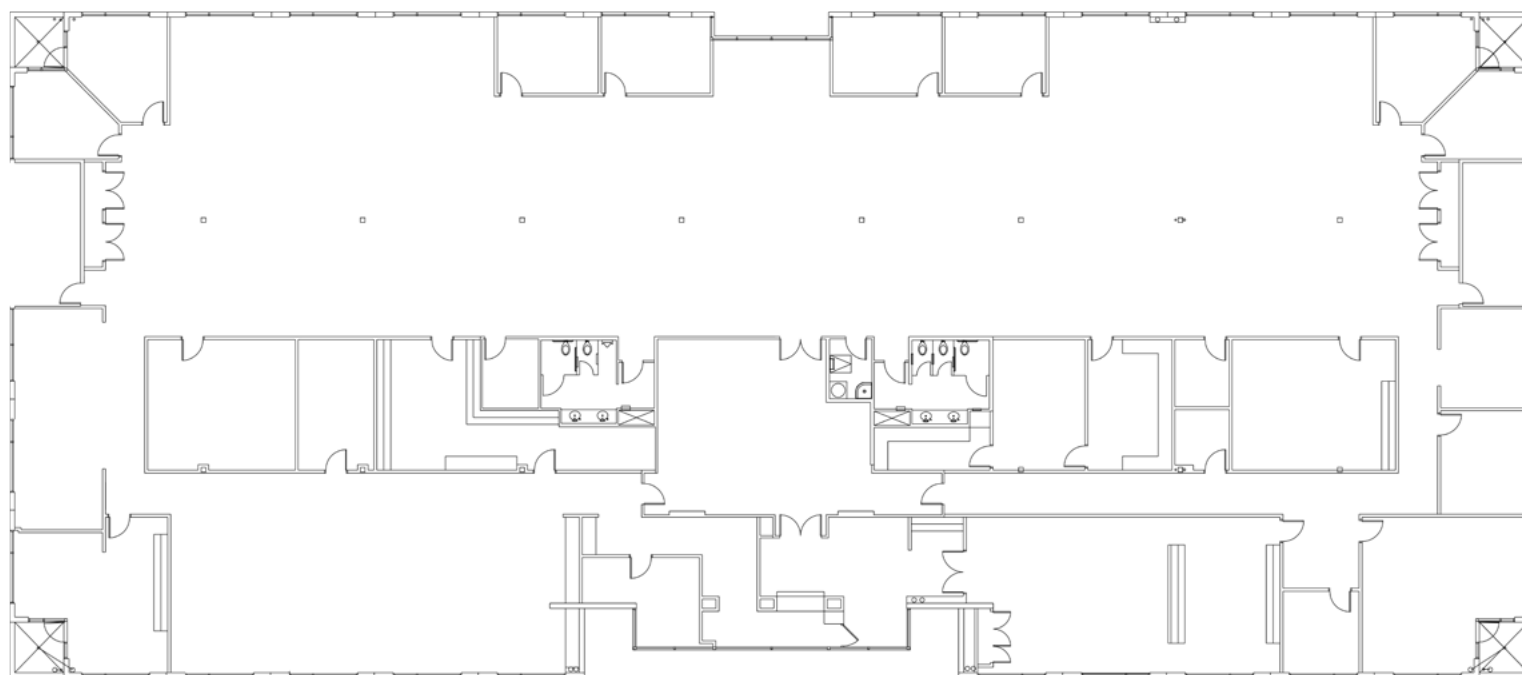
AVAILABLE

AMENITIES

LOCATION

## 8395 / 2nd Floor / 19,783 Square Feet

- Full floor
- Reception/lobby
- 3 conference rooms
- 14 perimeter offices
- Open office bullpen
- Break room
- 2 work rooms
- 1 restroom
- Server room
- Storage



For more information, please contact:

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HOME

SITE PLAN

HIGHLIGHTS

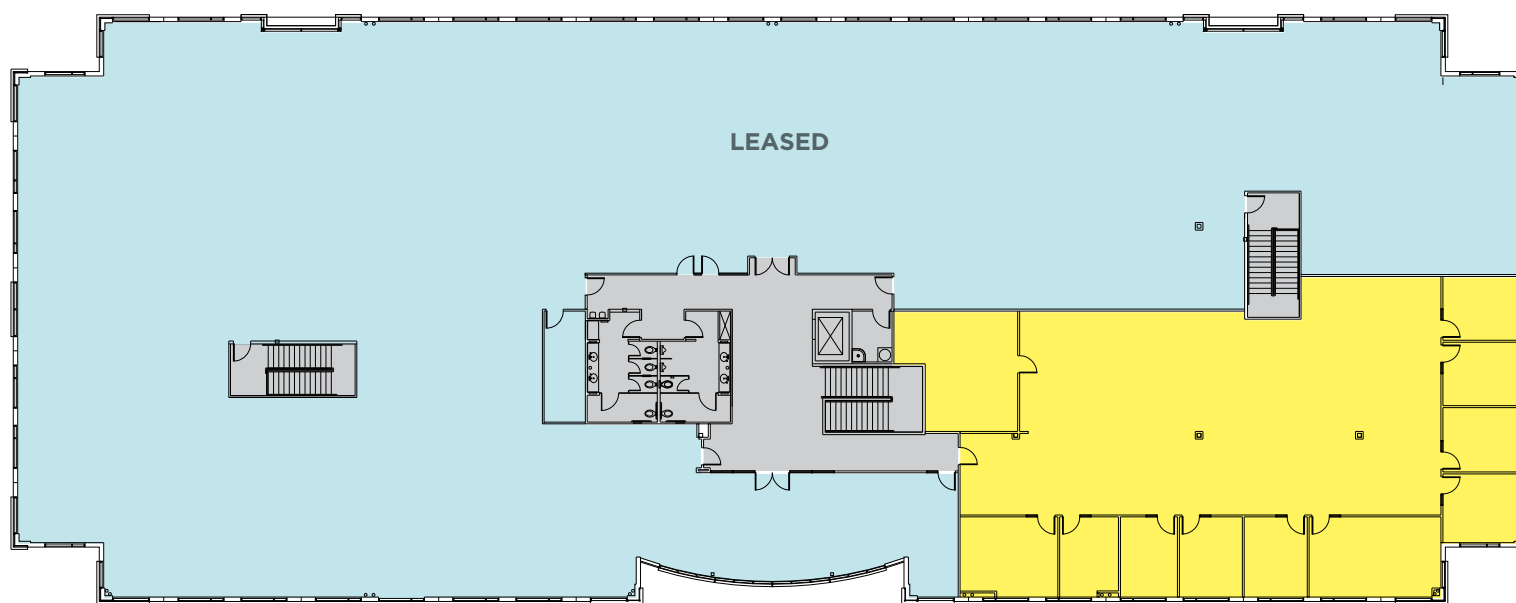
AVAILABLE

AMENITIES

LOCATION

## 6655 / 2nd Floor

Click Suite to View Floor plan



**SUITE 250**  
±5,931 RSF

**LEGEND**

Available  
Leased

For more information, please contact:

**Nicholas Barber**  
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HOME

SITE PLAN

HIGHLIGHTS

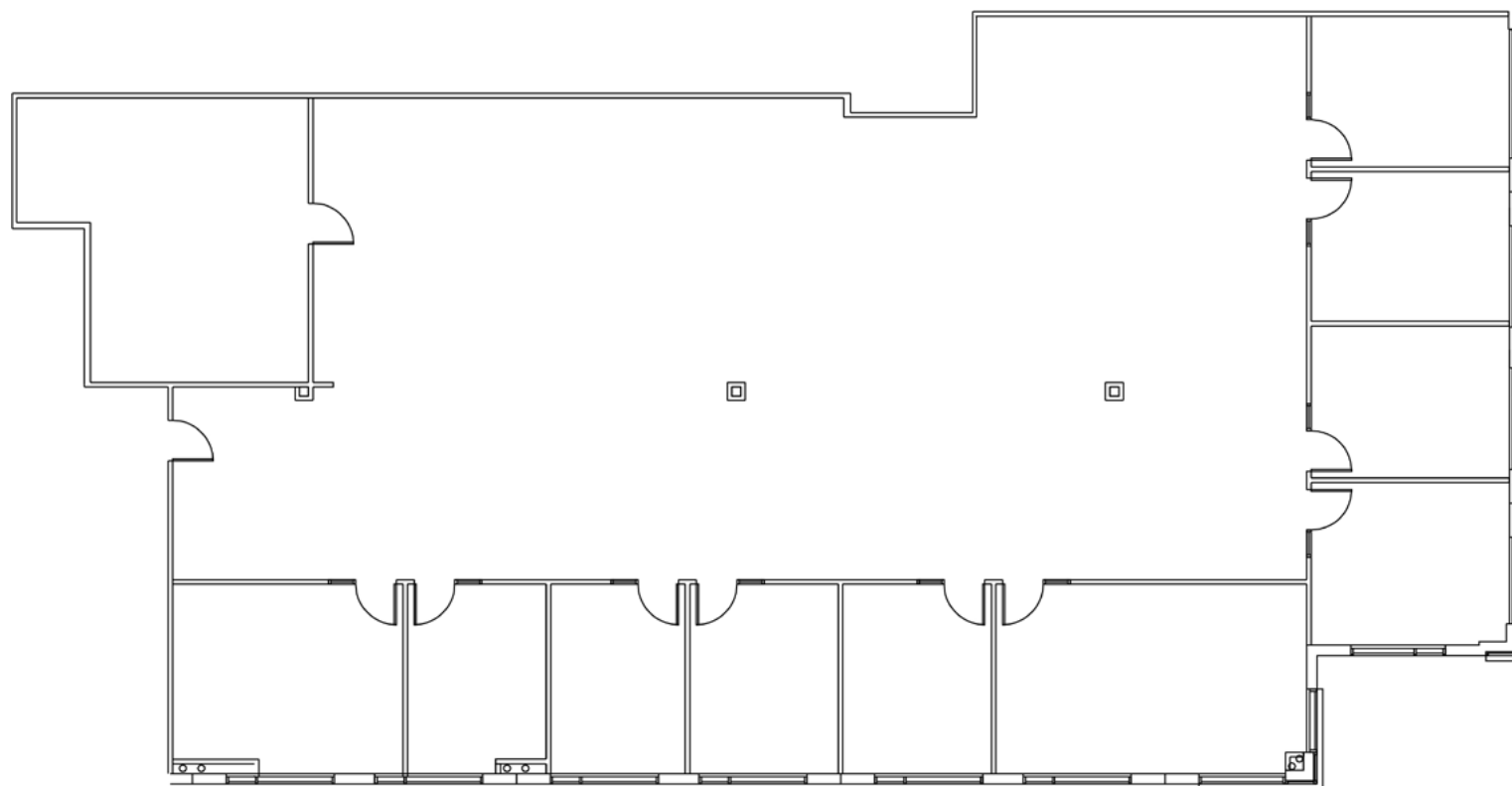
AVAILABLE

AMENITIES

LOCATION

## 6655 / 250 / 5,931 Square Feet

- Reception/lobby
- 10 perimeter offices
- Open office bullpen
- Work room



For more information, please contact:

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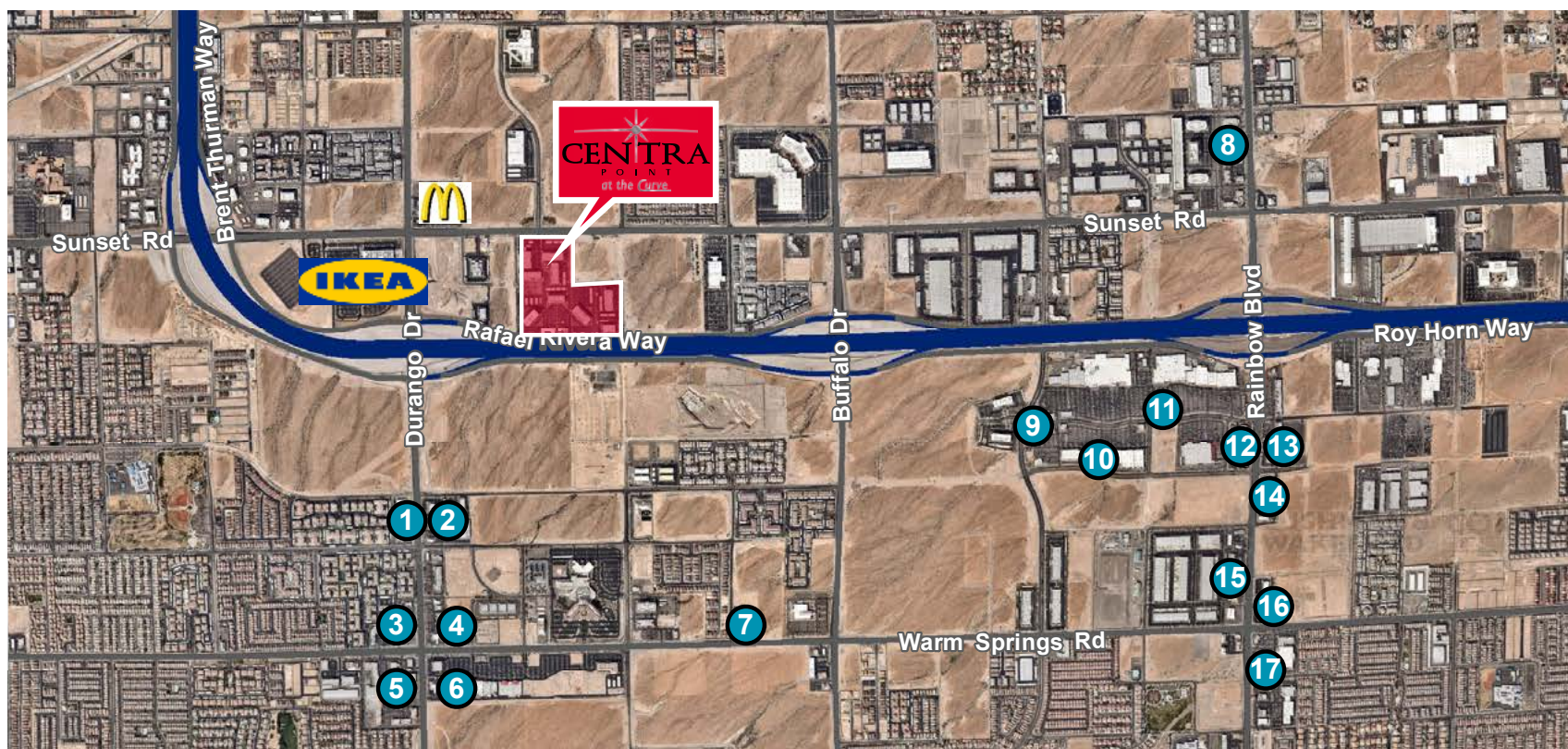
comre.com



## Amenities

### Legend

- |   |  |   |   |                               |   |   |  |  |   |  |   |   |                                     |  |
|---|--|---|---|-------------------------------|---|---|--|--|---|--|---|---|-------------------------------------|--|
| <b>1</b> Subway<br>KFC<br>Jack in the Box | <b>4</b> Taco Bell<br>Popeyes<br>Teriyaki Madness<br>Firehouse Subs<br>Stacks & Yolks<br>Checkers<br>Dunkin Donuts | <b>5</b> Cold Stone Creamery<br>Buffalo Wild Wings<br>Tropical Smoothie Cafe<br>Vons<br>Little Caesars Pizza<br>Starbucks | <b>6</b> Glaziers<br>Burger King<br>Walgreens<br>Petco<br>Big 5<br>Home Goods | <b>7</b> Winchell's<br>Subway | <b>8</b> Port of Subs<br>Roberto's Taco<br>Starbuck's Coffe<br>The Cracked Egg<br>Greens & Proteins<br>Subway<br>Wienerschnitzel<br>Wahoo's Tacos | <b>9</b> Sammy's Woodfired Pizza<br>Chili's<br>Chipotle<br>Jason's Deli | <b>10</b> Bed Bath & Beyond<br>Ross<br>Michaels<br>Marshalls<br>Ulta | <b>11</b> Sam's Club<br>Best Buy<br>PetSmart<br>Office Max<br>Babies R Us<br>Walmart | <b>12</b> The Home Depot<br>Popeyes<br>Capriotti's<br>Panda Express<br>Qdoba<br>Jamba Juice | <b>13</b> Einstein Bagels<br>McDonald's<br>Egg Works | <b>14</b> Farmer Boys<br>Yogurtland<br>Cafe Zupas | <b>15</b> Hooters<br>Carl's Jr<br>Raising Canes<br>Del Taco | <b>16</b> Starbucks<br>Panera Bread | <b>17</b> Subway<br>L&L Hawaiian Gril<br>El Pollo Loco<br>Albertsons |
|---|--|---|---|-------------------------------|---|---|--|--|---|--|---|---|-------------------------------------|--|





## Location

