

★ **3 SPACES LEFT** ★  
LEASE RATE: \$1.50-\$1.75 PSF/Mo

AVAILABLE FOR LEASE



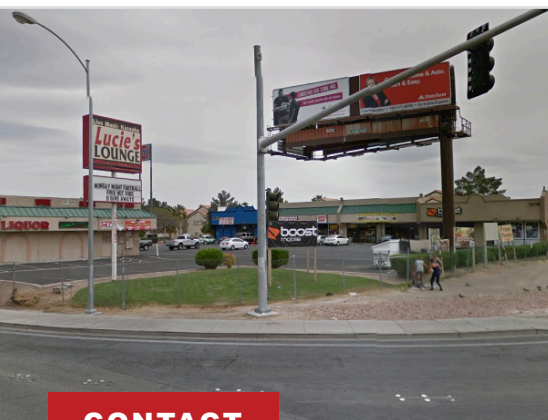
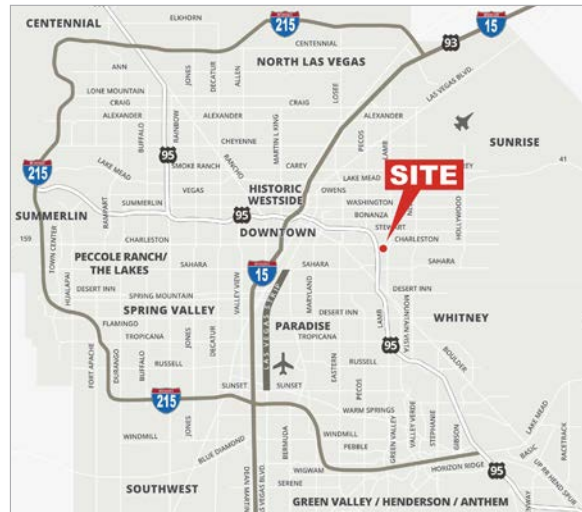
3915 E Charleston Boulevard | Las Vegas, NV 89104

### PROPERTY DESCRIPTION

This property is centrally located on the dense, heavily trafficked Southeast corner of the very busy intersection of Charleston Boulevard and US 95 freeway. Extraordinary traffic exposure and freeway visibility. Minutes to The Las Vegas Strip, the Art District and surrounded by businesses, homes and restaurants. Highly motivated Landlord looking at ALL deals!

### PROPERTY FEATURES

- 3 SPACES LEFT!
- Heavy traffic counts
- Free Months available
- Tenant Improvements available
- Great visibility and exposure
- Clark County, Zoned C-2
- Car Sales, Church, Furniture possible



### CONTACT

**MATT FEUSTEL** | o: 702.787.0123 x414 | c: 702.480.2403 | matt@virtusco.com  
1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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**CHARLESTON & US 95**

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**SITE PLAN**



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PHOTOS



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