

Eastern / 215 corridor high image office



3,582 to 7,500 SF 1st and 2nd floor open plan spaces

8235 S Eastern Avenue, Las Vegas 89123 (Clark County)

Class B+ / Class A- Suburban professional office on the busy Eastern Avenue corridor with great access to amenities
Tenant Incentives Available



Dramatic and timeless art deco entry lobby with modern building systems and access options

Outsized 5.5:1000 parking ratio with covered stalls and fast access to Clark County 215, 7 mins from Harry Reid International Airport (LAS), and easy Highway 95 / I-15 access

Turn Key professional suite available for immediate move in, \$0.38 NNNs estimated for 2022

Clark County C-P Professional office zoning for a variety of uses

2008 Construction, Fully Sprinklered building

Chris Beets | Managing Director
702.860.9283
cbeets@systemcrelv.com
www.systemcrelv.com
NVRED# S.065454

Ryan Misaresh, LEED® AP | Managing Director
702.706.7096
ryan@systemcrelv.com
www.systemcrelv.com
NVRED# S.0174644.LLC

Zoran Dobrijevic | Associate
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Second floor 4,042 SF open plan space with modern finishes and lighting and dedicated robust IT infrastructure

Ground floor 7,500 SF large bullpen space with high power

Ground floor 3,658 SF modern office hoteling space with IT room

Glass perimeter offices and entry reception area

PERFECT Location for: architecture firms, contractors, insurance brokerages, accounting, real estate offices, gaming companies, tech, tutoring, and government

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4,042 to 7,500 SF 1st and 2nd floor open plan spaces

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The Viewpointe Professional Center is a Class B+ / A- office property on the busy Eastern Avenue Corridor. Its central location midway between the Strip and Henderson affords it fast access to all parts of the valley. The Property is freeway direct to Summerlin and Downtown.

At only seven (7) minutes from McCarran International Airport (LAS), and with multiple area hospitals nearby and the most trafficked corridor outside of the Strip, the location is ideal for commuters from all over the valley to converge.



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The System CRE Team @ Simply Vegas | 3042 S Durango Drive Las Vegas, NV 89117

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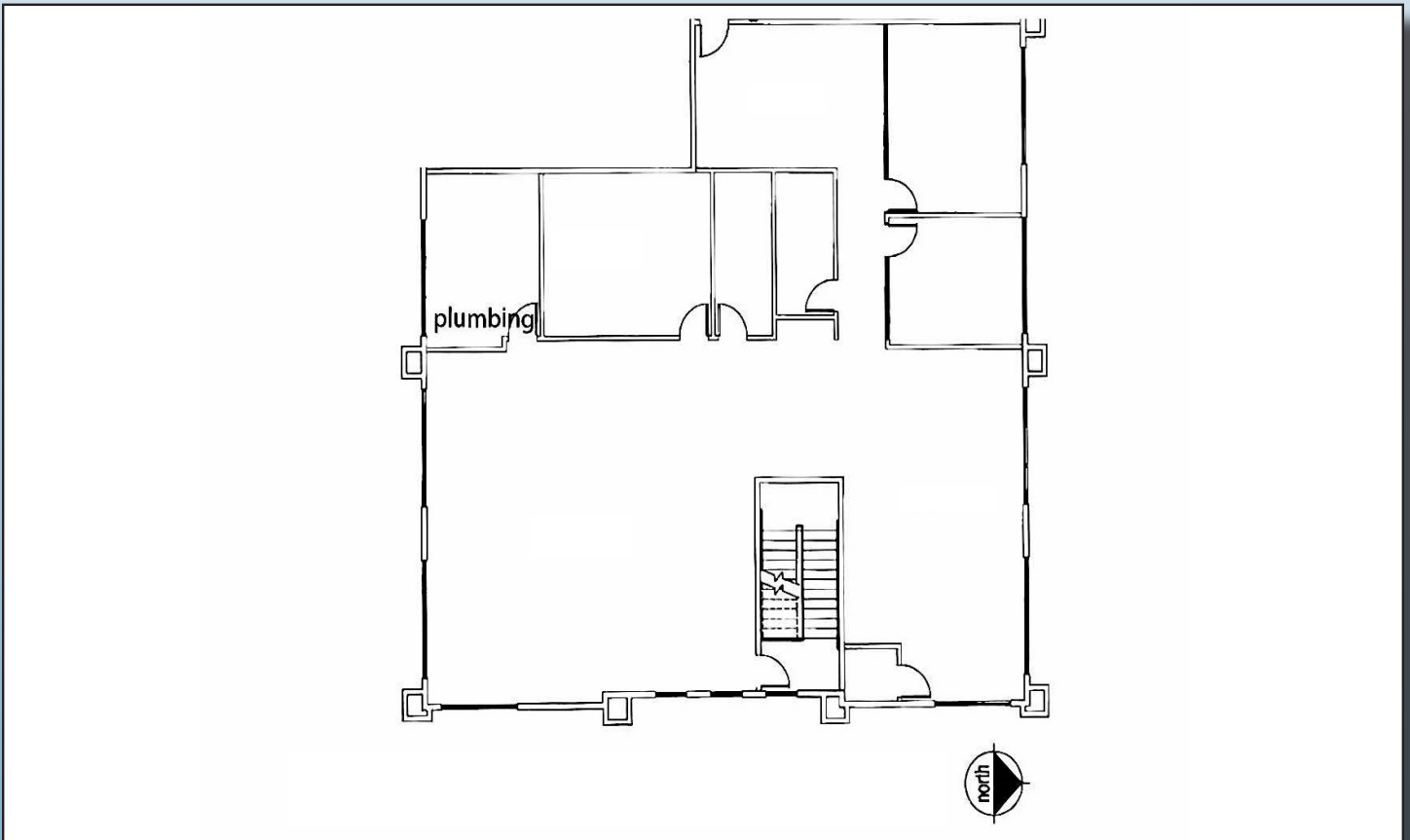
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4,042 to 7,500 SF 1st and 2nd floor open plan spaces

8235 S Eastern Avenue, Las Vegas 89123 (Clark County)

Second Floor Suite 220 - +/- 4,042 RSF
asking rate \$1.55 NNN (\$0.38 NNNs)



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Suite 220



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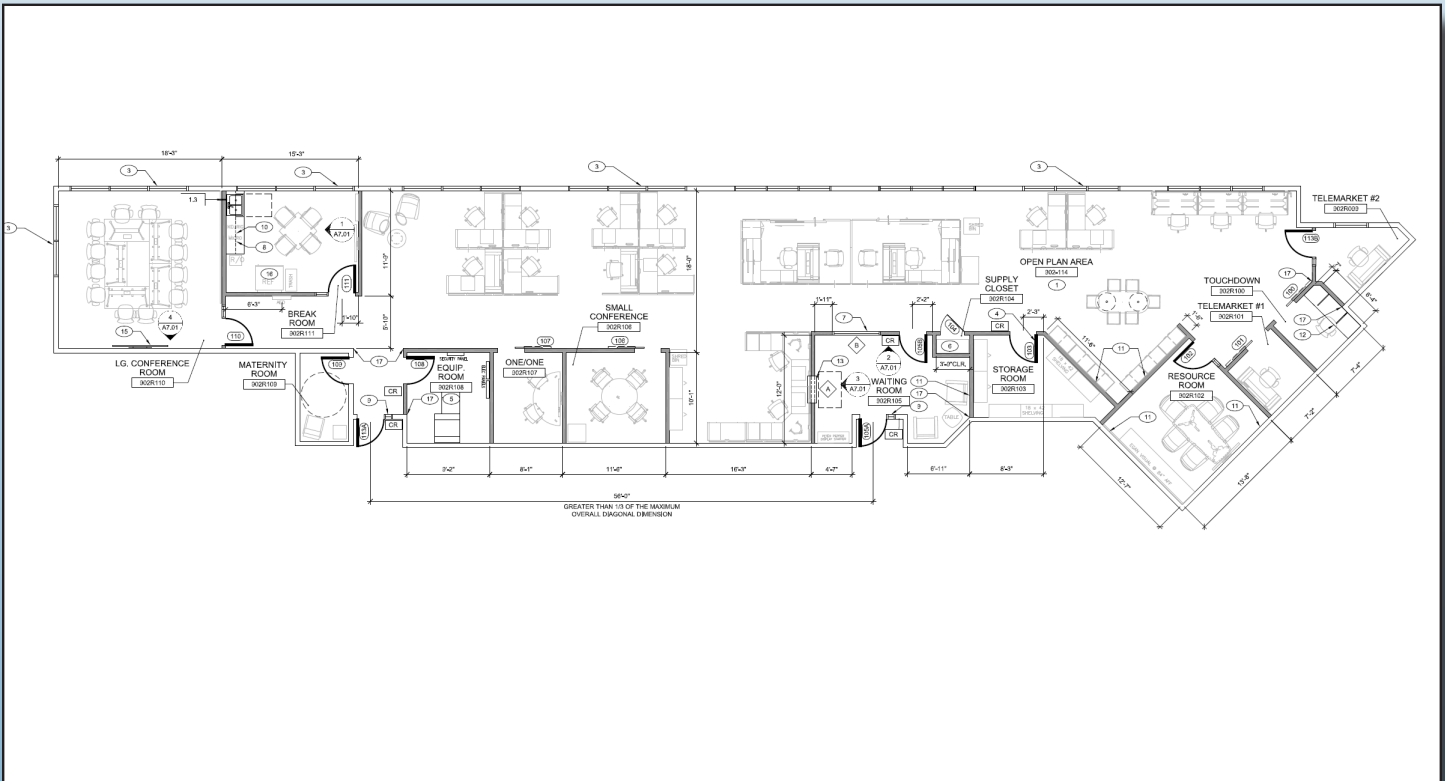
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Ground Floor Suite 170-180 - +/- 3,658 RSF
asking rate \$1.98 NNN (\$0.38 NNNs)



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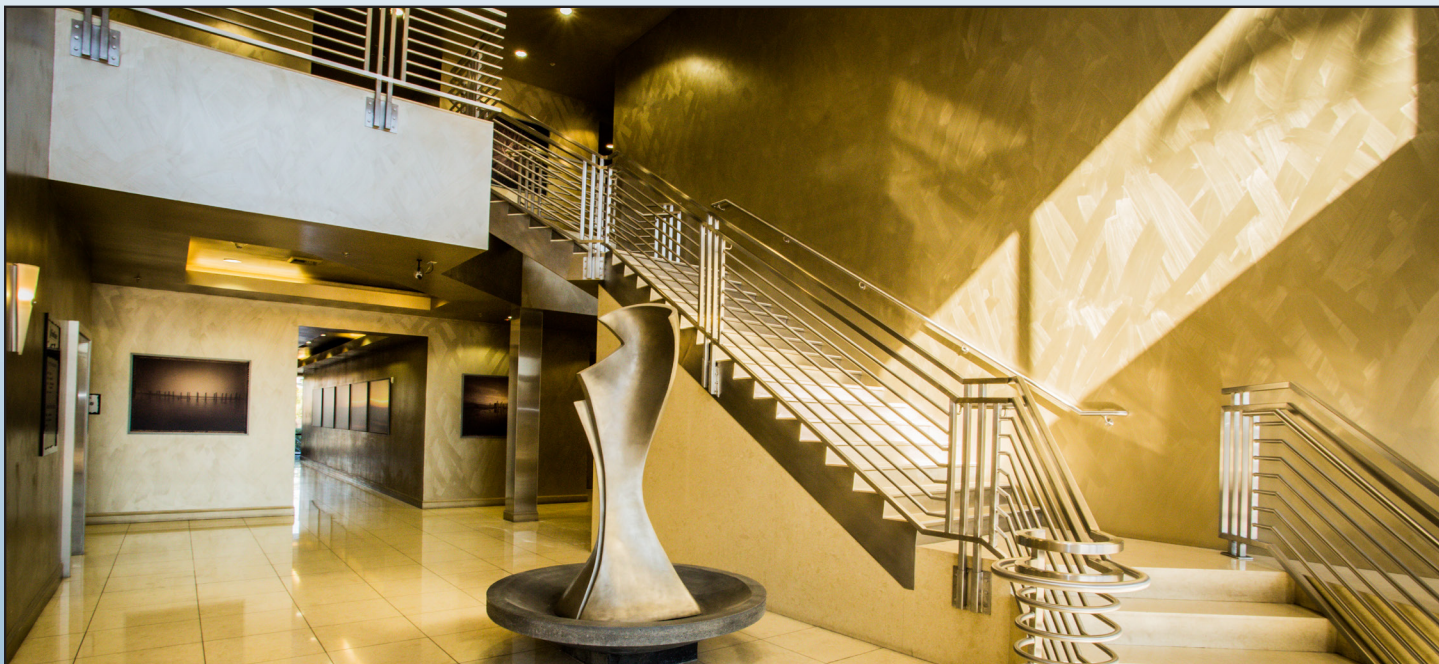


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Actual view from Suite 220



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2025 PROJECTION	19,763	156,476	369,802
2020 ESTIMATE	18,500	146,123	341,640
2010 CENSUS	18,020	140,011	303,638
GROWTH 2020-2025	6.83%	7.09%	8.24%
GROWTH 2010-2020	2.66%	4.37%	12.52%

HOUSEHOLDS

2025 PROJECTION	7,581	61,276	144,485
2020 ESTIMATE	7,119	57,342	133,810
2010 CENSUS	7,039	55,441	120,479
GROWTH 2020-2025	6.49%	6.86%	7.98%
GROWTH 2010-2020	1.14%	3.43%	11.06%

HOUSEHOLD INCOME

2020 AVERAGE HOUSEHOLD INCOME	\$87,684	\$91,938	\$87,275
2020 MEDIAN HOUSEHOLD INCOME	\$73,511	\$71,215	\$66,705

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