

# Eastern / 215 Corridor High Image Office

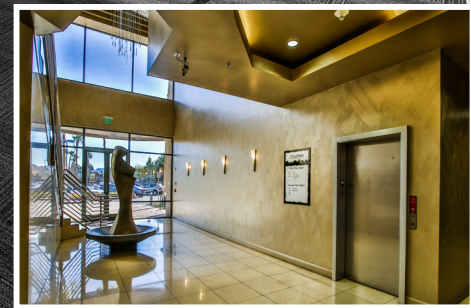
2<sup>nd</sup> Floor, 2<sup>nd</sup> Gen Open Plan 10,000 SF Heavy Power Suite



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



\*Rendering shows planned refresh to interior

-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 McCarran Airport (LAS), and easy Highway 95 / I-15 access

-Turn Key professional suite available for immediate move in, \$0.38 NNNs estimated for 2020

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

-Second floor 10,176 SF corporate headquarters space with modern finishes and lighting and dedicated robust IT infrastructure

-Ground floor 1,600 SF turn key space for professional office use

-2008 Construction, Fully Sprinklered building and 1000 Amp Electrical Service to suite 250

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

Ryan Misaresh, LEED® AP | Associate  
702.706.7096

[connect@lasvegascommercialreal.estate](mailto:connect@lasvegascommercialreal.estate)  
[www.lasvegascommercialreal.estate](http://www.lasvegascommercialreal.estate)

NVRED# S.0174644.LLC

SVRE Commercial | 3042 S. Durango Drive Las Vegas, NV 89117

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

# Eastern / 215 Corridor High Image Office

2<sup>nd</sup> Floor, 2<sup>nd</sup> Gen Open Plan 10,000 SF Heavy Power Suite

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



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.



Ryan Misaresh, LEED® AP | Associate  
213.309.3279 cell  
connect@lasvegascommercialreal.estate  
[www.lasvegascommercialreal.estate](http://www.lasvegascommercialreal.estate)  
NVRED# S.0174644.LLC

SVRE Commercial | 3042 S. Durango Drive Las Vegas, NV 89117

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

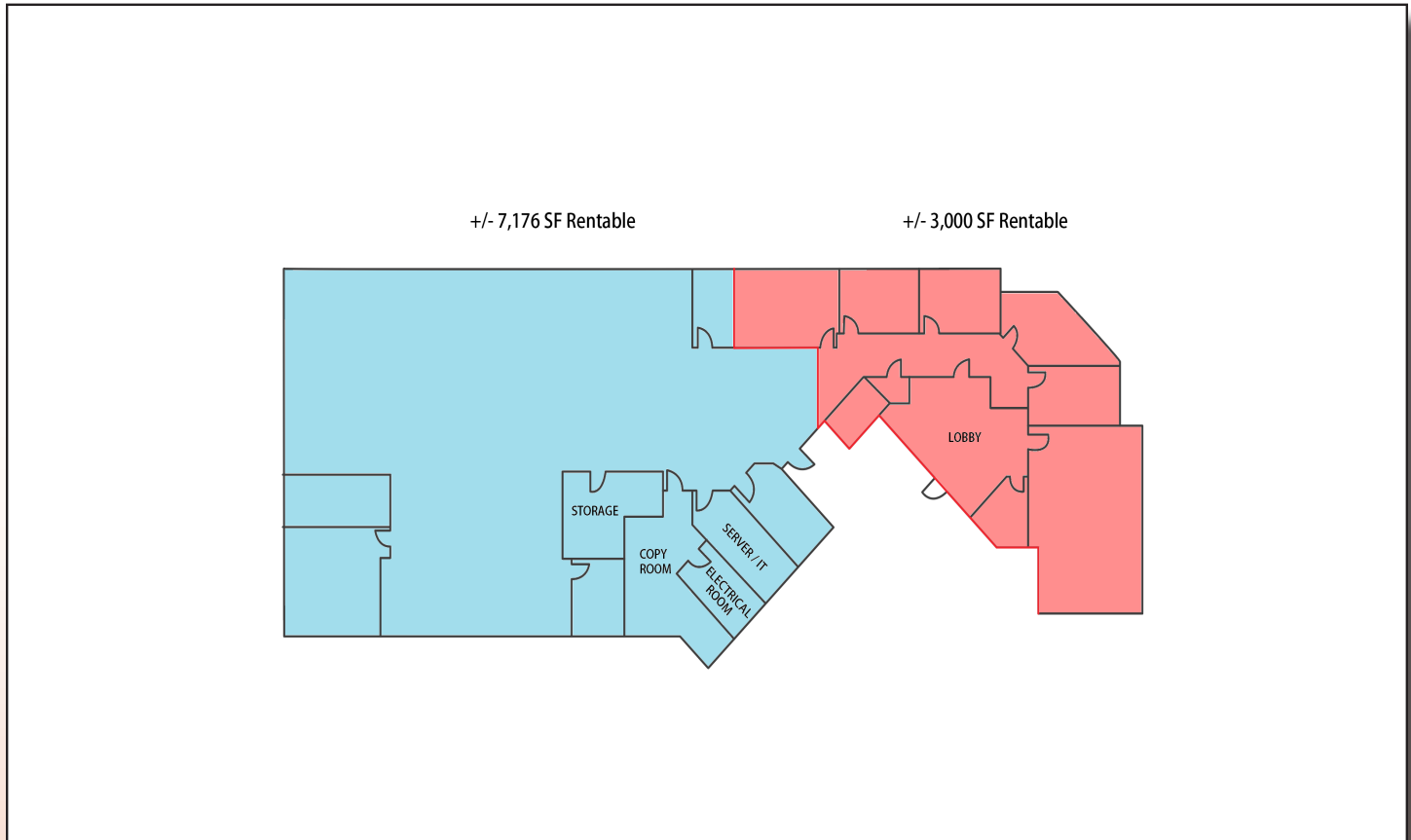
# Eastern / 215 Corridor High Image Office

2<sup>nd</sup> Floor, 2<sup>nd</sup> Gen Open Plan 10,000 SF Heavy Power Suite

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



Second Floor Suite 250 - +/- 10,176 RSF



Ryan Misaresh, LEED® AP| Associate  
213.309.3279 cell  
[connect@lasvegascommercialreal.estate](mailto:connect@lasvegascommercialreal.estate)  
[www.lasvegascommercialreal.estate](http://www.lasvegascommercialreal.estate)  
NVRED# S.0174644.LLC

SVRE Commercial | 3042 S. Durango Drive Las Vegas, NV 89117

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

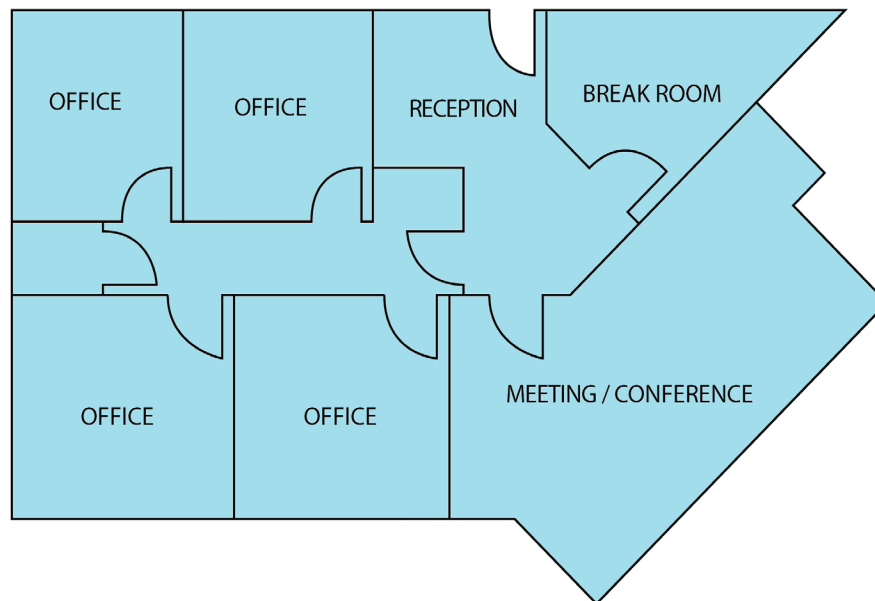
# Eastern / 215 Corridor High Image Office

2<sup>nd</sup> Floor, 2<sup>nd</sup> Gen Open Plan 10,000 SF Heavy Power Suite

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



1st Floor Suite 150 +/- 1600 SF



Ryan Misaresh, LEED® AP| Associate  
213.309.3279 cell  
[connect@lasvegascommercialreal.estate](mailto:connect@lasvegascommercialreal.estate)  
[www.lasvegascommercialreal.estate](http://www.lasvegascommercialreal.estate)  
NVRED# S.0174644.LLC

SVRE Commercial | 3042 S. Durango Drive Las Vegas, NV 89117

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

# Eastern / 215 Corridor High Image Office

2<sup>nd</sup> Floor, 2<sup>nd</sup> Gen Open Plan 10,000 SF Heavy Power Suite

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



Ryan Misaresh, LEED® AP | Associate  
213.309.3279 cell  
[connect@lasvegascommercialreal.estate](mailto:connect@lasvegascommercialreal.estate)  
[www.lasvegascommercialreal.estate](http://www.lasvegascommercialreal.estate)  
NVRED# S.0174644.LLC

SVRE Commercial | 3042 S. Durango Drive Las Vegas, NV 89117

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

# Eastern / 215 Corridor High Image Office

2<sup>nd</sup> Floor, 2<sup>nd</sup> Gen Open Plan 10,000 SF Heavy Power Suite

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



Ryan Misaresh, LEED® AP| Associate  
213.309.3279 cell  
[connect@lasvegascommercialreal.estate](mailto:connect@lasvegascommercialreal.estate)  
[www.lasvegascommercialreal.estate](http://www.lasvegascommercialreal.estate)  
NVRED# S.0174644.LLC

SVRE Commercial | 3042 S. Durango Drive Las Vegas, NV 89117

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

# Eastern / 215 Corridor High Image Office

2<sup>nd</sup> Floor, 2<sup>nd</sup> Gen Open Plan 10,000 SF Heavy Power Suite

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



Ryan Misaresh, LEED® AP| Associate  
213.309.3279 cell  
[connect@lasvegascommercialreal.estate](mailto:connect@lasvegascommercialreal.estate)  
[www.lasvegascommercialreal.estate](http://www.lasvegascommercialreal.estate)  
NVRED# S.0174644.LLC

SVRE Commercial | 3042 S. Durango Drive Las Vegas, NV 89117

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

# Eastern / 215 Corridor High Image Office

2<sup>nd</sup> Floor, 2<sup>nd</sup> Gen Open Plan 10,000 SF Heavy Power Suite

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



Actual view from Suite 250



Ryan Misaresh, LEED® AP| Associate  
213.309.3279 cell  
[connect@lasvegascommercialreal.estate](mailto:connect@lasvegascommercialreal.estate)  
[www.lasvegascommercialreal.estate](http://www.lasvegascommercialreal.estate)  
NVRED# S.0174644.LLC

SVRE Commercial | 3042 S. Durango Drive Las Vegas, NV 89117

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.



# Eastern / 215 Corridor High Image Office

2<sup>nd</sup> Floor, 2<sup>nd</sup> Gen Open Plan 10,000 SF Heavy Power Suite

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



## 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

Ryan Misaresh, LEED® AP| Associate  
213.309.3279 cell  
[connect@lasvegascommercialreal.estate](mailto:connect@lasvegascommercialreal.estate)  
[www.lasvegascommercialreal.estate](http://www.lasvegascommercialreal.estate)  
NVRED# S.0174644.LLC

SVRE Commercial | 3042 S. Durango Drive Las Vegas, NV 89117

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.