

CAMBRIDGE GROUP LTD | 702-795-7900

# EASTWIND CENTER

2381 E. Windmill Lane, Las Vegas, Nv 89123



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# EASTWIND PLAZA

2381 E. Windmill Lane

LOCATION: 2381 E. WINDMILL LANE  
CROSS STREETS: S. EASTERN AVE & WINDMILL  
PROPERTY TYPE: RETAIL/OFFICE SHOPPING CENTER  
ZONING DESCRIPTION: GENERAL COMMERCIAL C-2

THIS SHOPPING CENTER IS A WINNER! EASTWIND CENTER IS A GROCERY/GAS-ANCHORED NEIGHBORHOOD CENTER OFFERING A GREAT MIX OF MAJOR NATIONAL TENANTS LIKE SMITH'S FOOD & DRUG, WALGREENS, JACK IN THE BOX, GNC, H&R BLOCK, GREAT CLIPS, AND KFC AS WELL AS NOTABLE LOCAL TENANTS. THE PROPERTY IS LOCATED AT THE SIGNALIZED HARD CORNER OF WINDMILL LANE AND EASTERN AVENUE, JUST ONE MILE FROM THE 215 BELTWAY AND 3.7 MILES FROM MCCARRAN INTERNATIONAL AIRPORT. IT'S LOCATED ON THE CUSP OF THE HENDERSON/LAS VEGAS BORDER.



# SPACES FOR LEASE

SUITE #12 · 1200 SF · **NEGOTIABLE RENTAL RATE** + CAM

PREVIOUSLY A RETAIL CELL PHONE STORE. THIS SUITE HAS AN EXCELLENT LAYOUT AND GREAT STOREFRONT VISIBILITY!



SUITE #21 · 2400 SF · **NEGOTIABLE RENTAL RATE** + CAM

SUITE IS MOVE IN READY - JUST NEEDS YOUR CHOICE OF FLOORING! THIS IS AN EXCELLENT OPPORTUNITY. POTENTIAL TO RENT THE SPACE AS ONE LARGE 2400 SF UNIT OR DIVIDE IN HALF TO RENT A SINGLE ±1200 SF UNIT. THE LARGE 2400 SF UNIT CURRENTLY HAS 2 RESTROOMS. DIVISION OF THE UNIT WOULD CREATE 1 RESTROOM IN EACH UNIT.



# SPACES FOR LEASE

SUITE #14 · 15,640 - 16,840 SF · **TENANT IMPROVEMENTS & FREE RENT NEGOTIABLE** OAC

AREA SERVICES NEEDED: TRADE SCHOOL, WAREHOUSE/DISTRIBUTION, FURNITURE/MATTRESS STORE, BREAKFAST CAFE, DONUT SHOP, BODY SCULPTING/MED SPA, INSURANCE, TATTOO, WORKOUT FACILITY, QUICKCARE/MEDICAL OFFICE, OUT PATIENT SURGERY CENTER, PET SUPPLY STORE, ETC.

UNIT HAS EXCELLENT CONFIGURATION WITH THE ABILITY TO CUSTOMIZE PER BUSINESS NEEDS. CEILINGS CAN BE UP TO 17' HIGH & INSTALLATION OF ROLLUP DOORS CAN BE NEGOTIATED.

CURRENT CONFIGURATION:

- 1200 SF OFFICE CUBICLE SPACE
- 8 ADMINISTRATION OFFICES
- LARGE BREAK ROOM
- 4 LARGE DISTRIBUTION AREAS
- LARGE CUSTOMER PICK-UP COUNTER
- HANDICAP ACCESSIBLE RESTROOMS (4+ STALLS EACH)
- PLENTY OF ROOM FOR SOCIAL DISTANCING

