



HIGH IMAGE OFFICE SPACE WITH MODERN LOBBIES AND COMMON AREAS

FOR LEASE

BROOKHOLLOW EASTERN PLAZA

8540 & 8560 S. EASTERN AVE. | LAS VEGAS, NV 89123

Owned & Managed By:

brookhollow

BOB HAWKINS

+1 702-470-0785

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NV-RE License S.0072999

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

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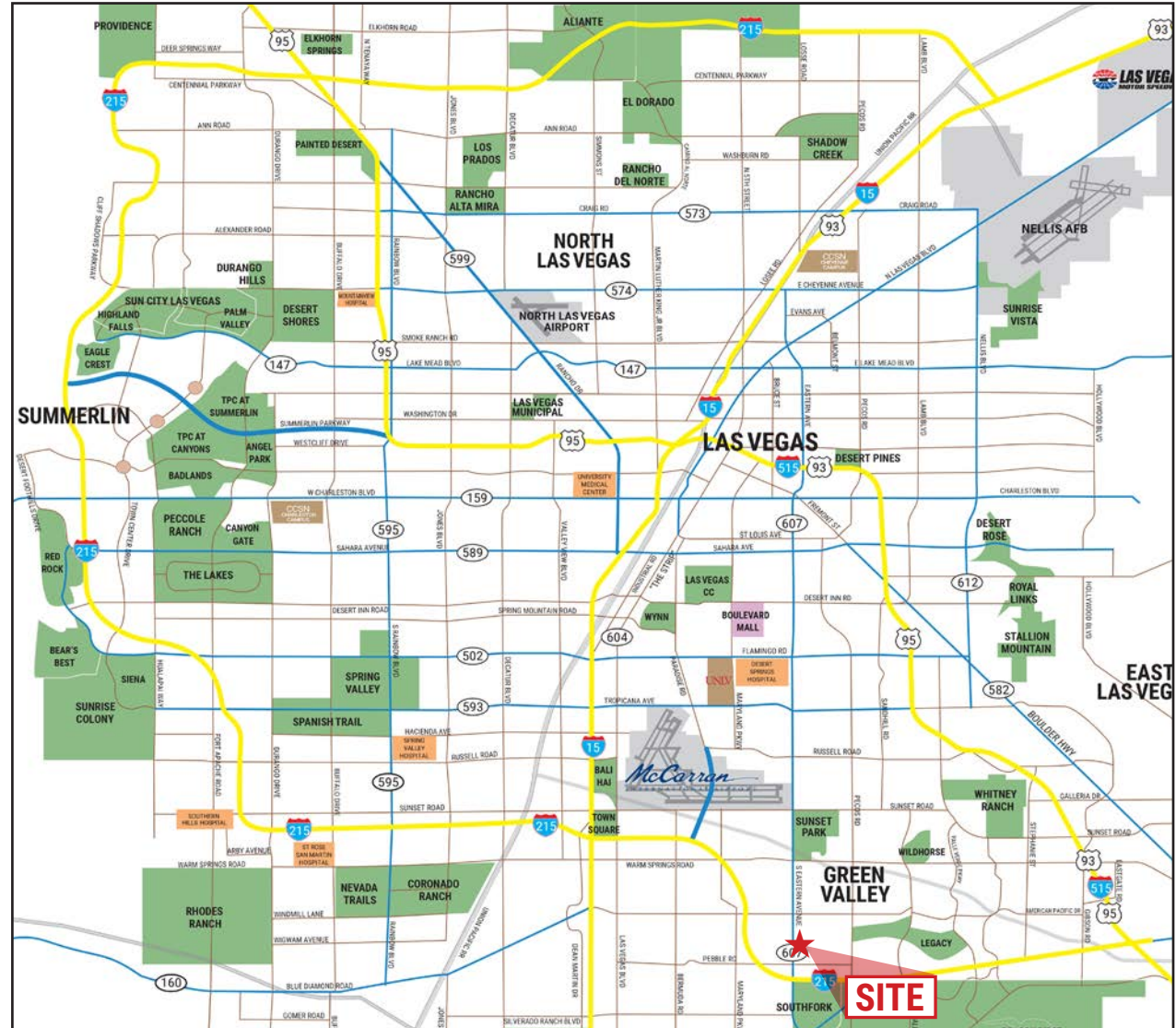
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Brookhollow Eastern Plaza is made up of two 2 story office buildings built in 2001. The property is in great condition with well maintained, beautifully done lobbies and common areas. Brookhollow Eastern Plaza is conveniently located on Eastern Avenue just North of the I-215 Interchange. It's superior location give tenants and their clients easy access to all areas of the Valley including easy access to Green Valley, Summerlin, McCarran Airport, Strip and Downtown. There are abundant amenities in this area of Eastern.

PROPERTY DETAILS

- Very responsive ownership who are ready to make deals!
- Great location on Eastern Ave., just north of the 215 Beltway
- Move-in Ready Suites
- Great Lease Rates
- Exterior patios in some units
- 4/1,000 Parking
- Covered Parking Available
- Suites ranging from 600 - 3,600 SF±
- CN Zoning (Henderson)
- Lease Rate: **\$1.65/SF MG**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,817	194,692	418,963
EST. AVERAGE HH INCOME	\$61,727	\$70,196	\$75,900



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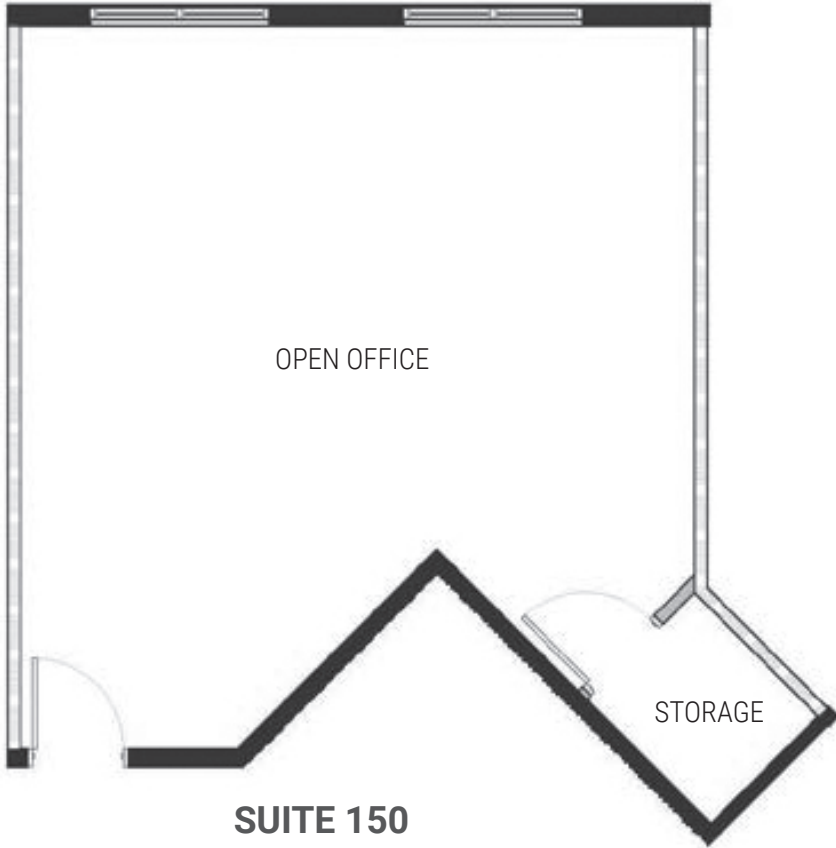
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BUILDING 8540

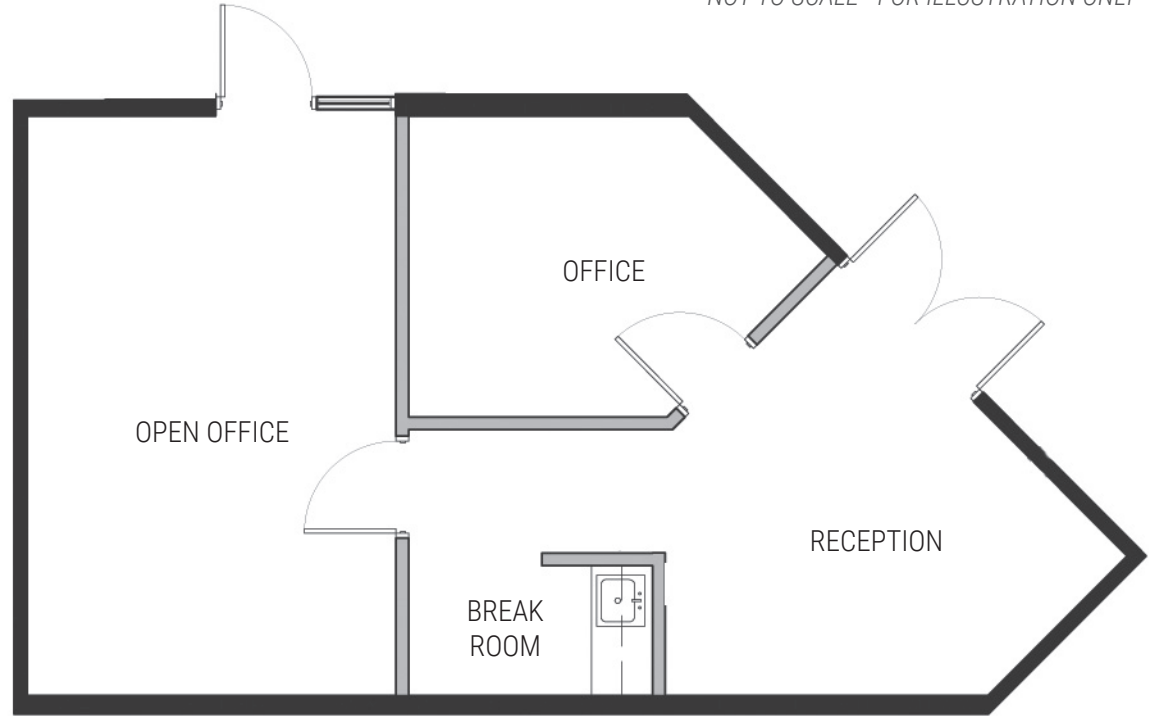
*NOT TO SCALE - FOR ILLUSTRATION ONLY



SUITE 150
±634 RSF

BUILDING 8560

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SUITE 100
±715 RSF

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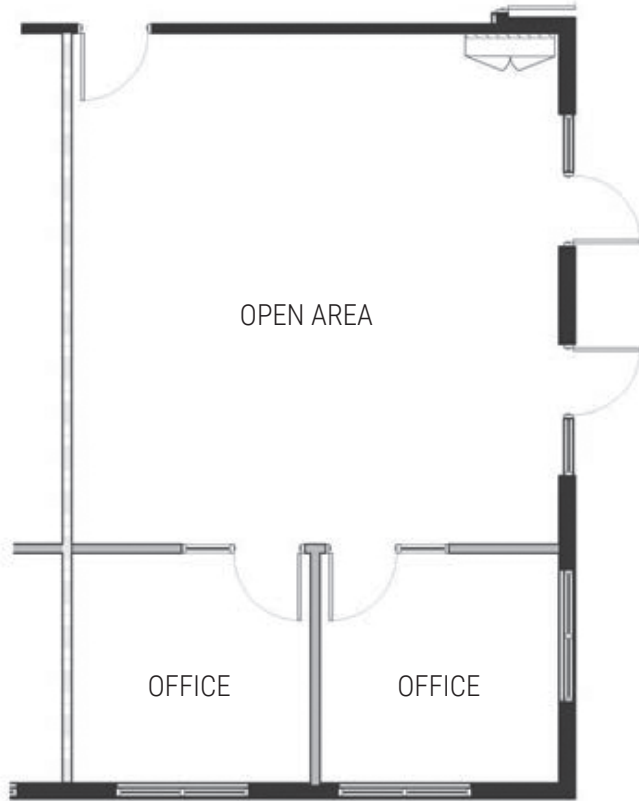
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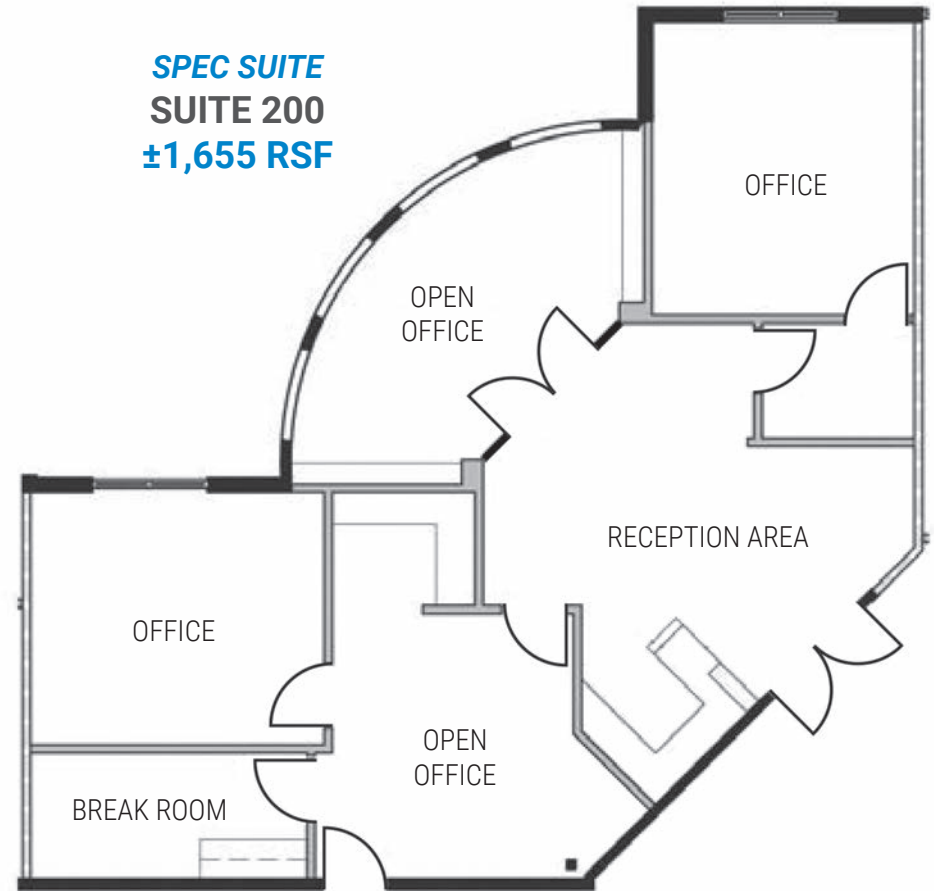
SUITE 140
±904 RSF



BUILDING 8560

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SPEC SUITE
SUITE 200
±1,655 RSF



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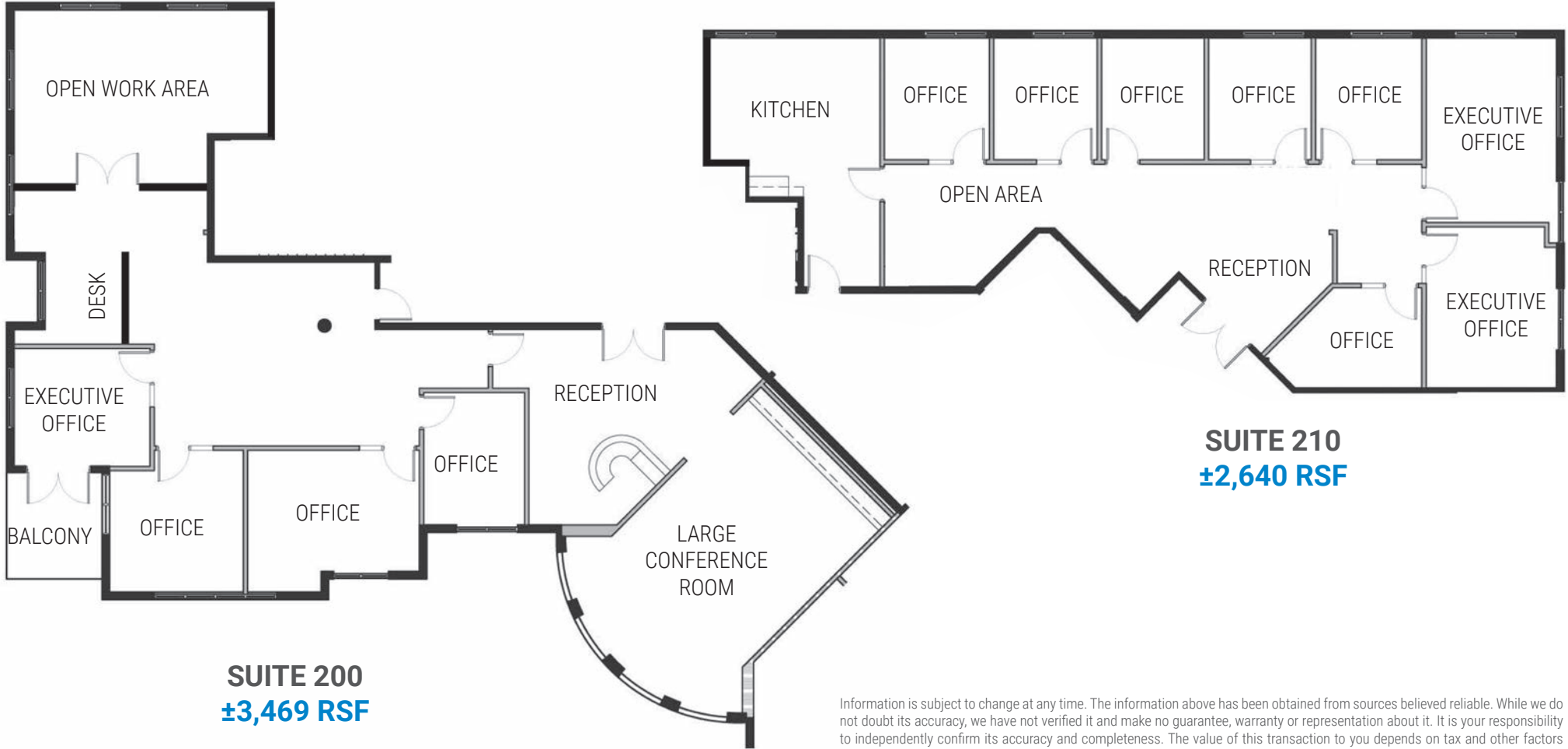
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BUILDING 8540

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SUITE 200
±3,469 RSF

SUITE 210
±2,640 RSF

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