

### Charleston Valley View Office Park

3811/3821/3831/3841 W Charleston Blvd & 1161 S Valley View / Las Vegas, NV 89102



#### PROPERTY HIGHLIGHTS

Charleston Valley View office park is located on the SEC of Charleston and Valley View and only a mile from I-15 freeway. Its central location makes it convenient to get to any location in the Las Vegas valley, including downtown.

- Great central Westside location
- Hard corner of Charleston and Valley View
- On CAT bus line
- Across from the Las Vegas Valley water district
- Abundance of restaurants & shops nearby
- Close to the Meadows Regional Mall

- Close proximity to downtown
- Great access to I-15 and U.S. 93/95 highway
- Ample parking
- Landlord making great deals!!!
- Lease rate: \$1.40 Modified Gross



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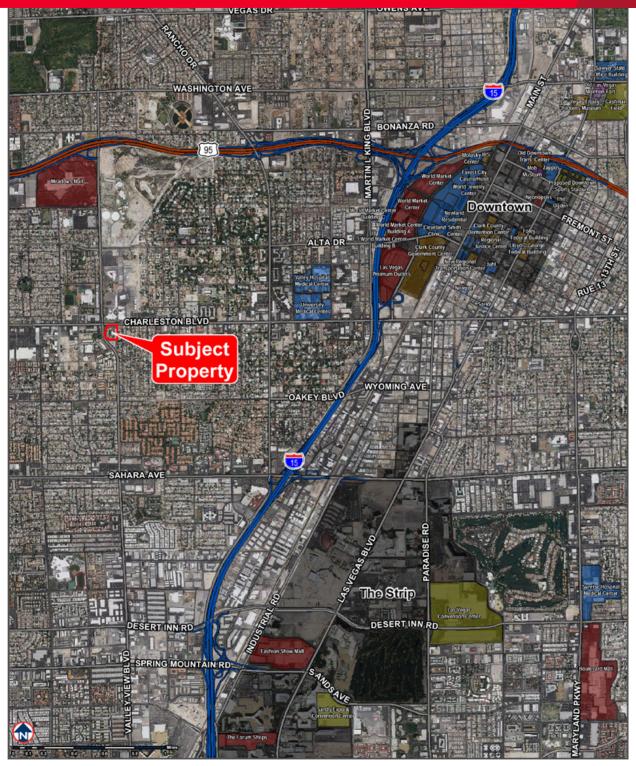
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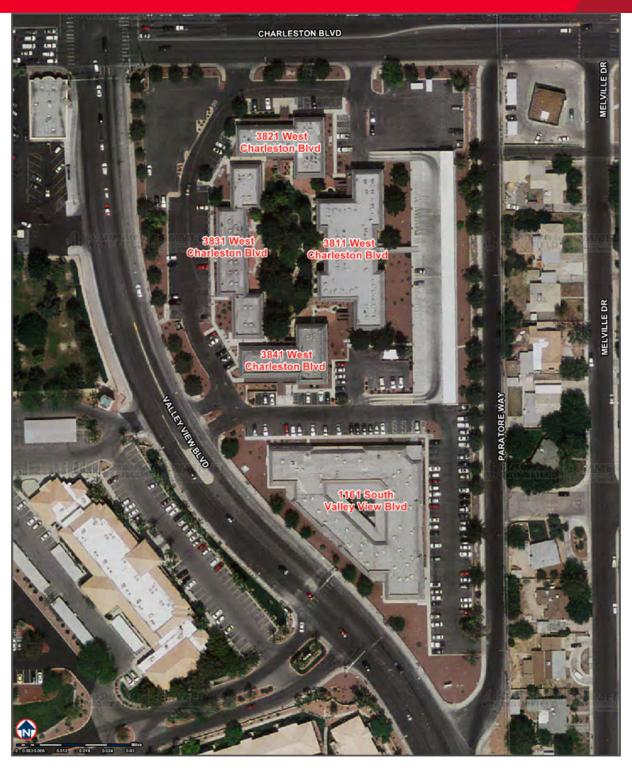
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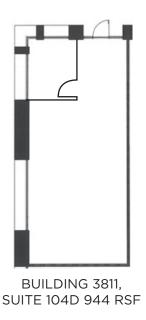
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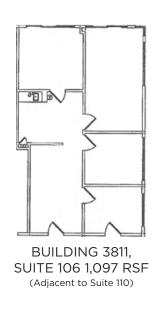


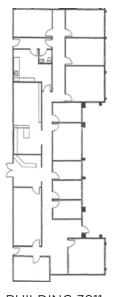
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#### **FLOORPLANS**

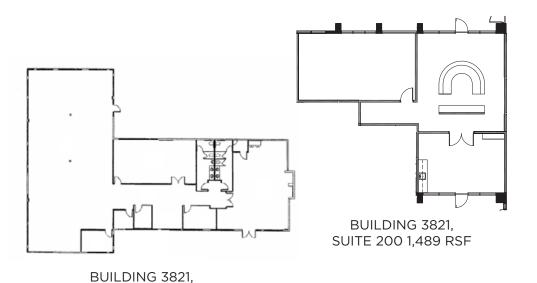


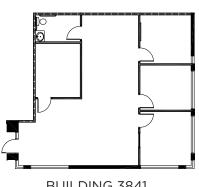




BUILDING 3811, SUITE 111 1,138 RSF

BUILDING 3811, SUITE 110 4,479 RSF





BUILDING 3841, SUITE 202 1,276 RSF

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SUITE 101 6,423 RSF

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