



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

BARCELONE PLAZA

8751 W CHARLESTON BLVD / LAS VEGAS, NV 89117



Barcelone Plaza is a beautiful 2 story office over retail building located at the gateway to summerlin. Barcelone features multi-tenant office space that is built out and ready for immediate occupancy. I have one space left at 3,248 SF. The office suites are located on the second floor served by an elevator one side and stairs on each side of the building. Plenty of parking available for office users needing extra parking. The suite has reception area with built ins, glass wall conference room off the reception, one large corner executive office, five private offices, built in cubical bull pen area, two restrooms and a breakroom with sink and access to a rear balcony.

PROPERTY HIGHLIGHTS

- \$1.35/sf NNN
- Great Demographics
- ±3,248 SF Fully Built Out Office Space for Lease
- Excellent Visibility
- Only 1 - Second Floor Office Space Left
- Move in Ready
- Prime Summerlin Location
- Ample Parking



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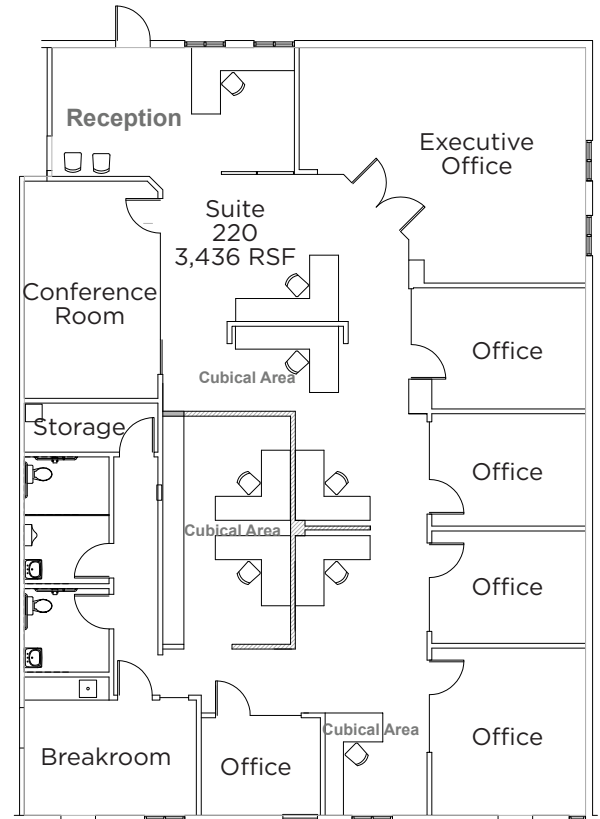
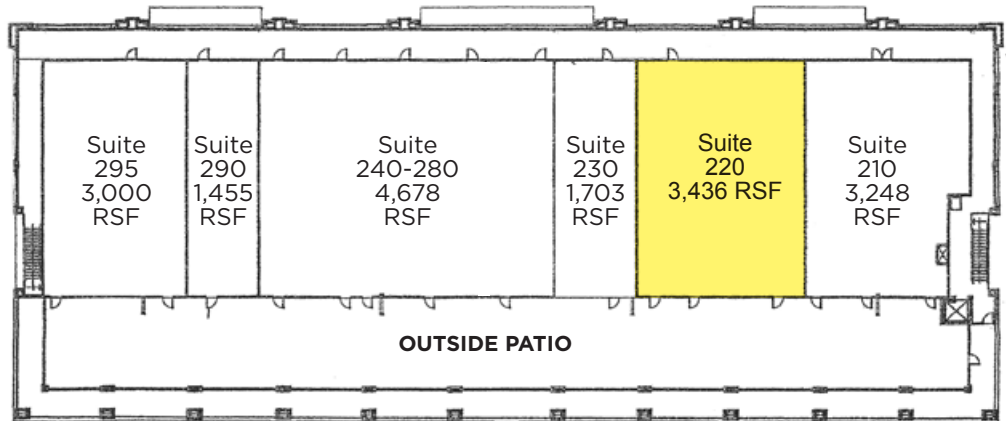
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SECOND FLOOR (Office)

2ND FLOOR		
UNIT	SF	TENANT NAME
210	3,248	Leased
220	3,436	AVAILABLE
230	1,703	Leased
240 - 280	4,678	Leased
290	1,455	Leased
295	3,000	Leased



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