

1701 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89102 | FOR LEASE



8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

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License: S.0182687

NICOLE CLOVIS

Principal

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1701 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89102



\$2.05 PSF FSG

Lease rate



±1,510 SF

Space available

PROPERTY HIGHLIGHTS

- Features open office area, reception/office, break room and utility closet
- Unique dual entrance design with separate right-side entry
- Natural light with large windows
- Excellent location with access to I-15 and US-95 freeways
- Professional lobby and common areas
- Close to various retail amenities and restaurants

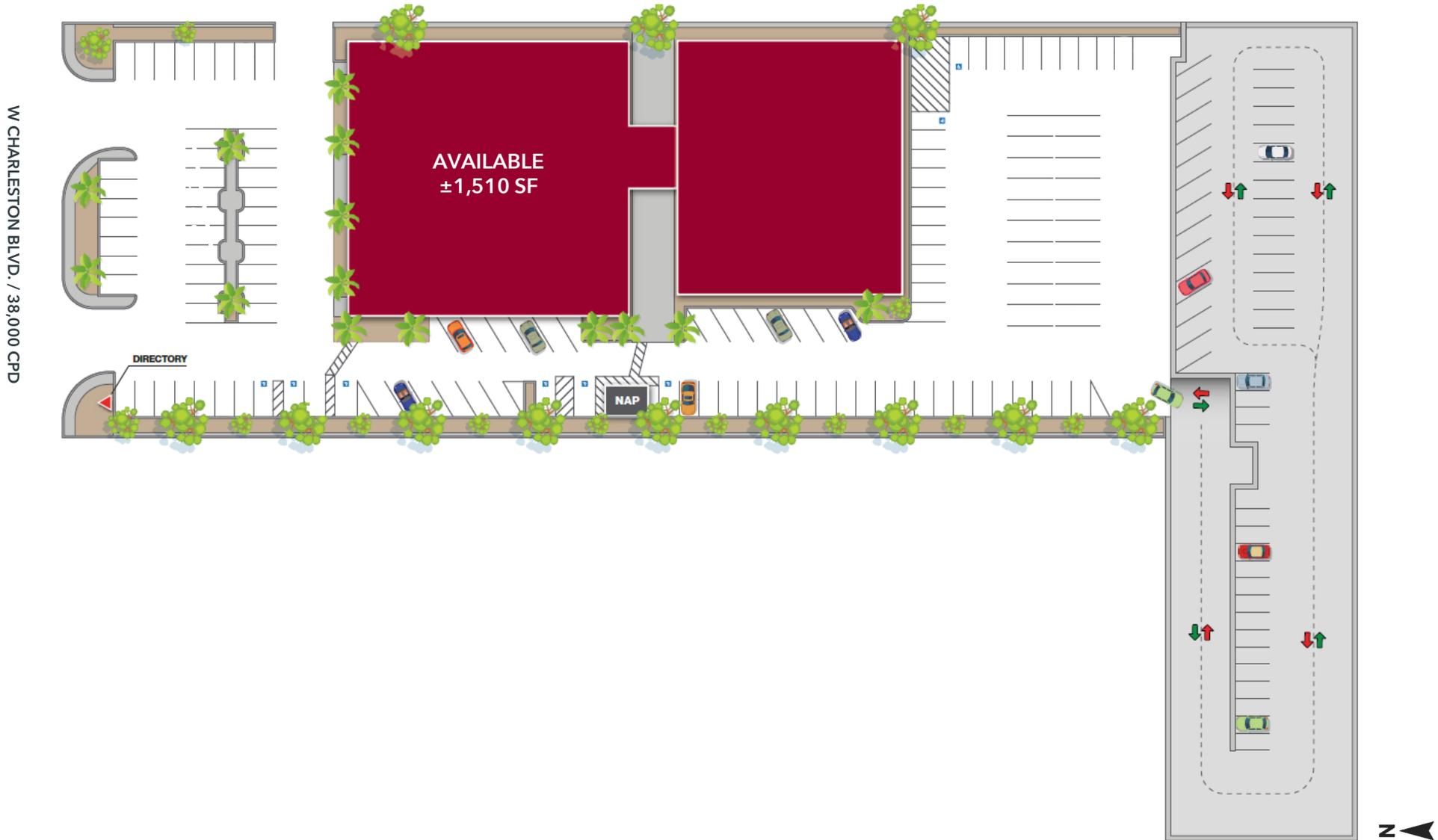


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	11,001	178,239	511,114
2024 AVERAGE HOUSEHOLD INCOME	\$79,357	\$66,278	\$69,120
2024 TOTAL HOUSEHOLDS	5,395	73,287	195,326

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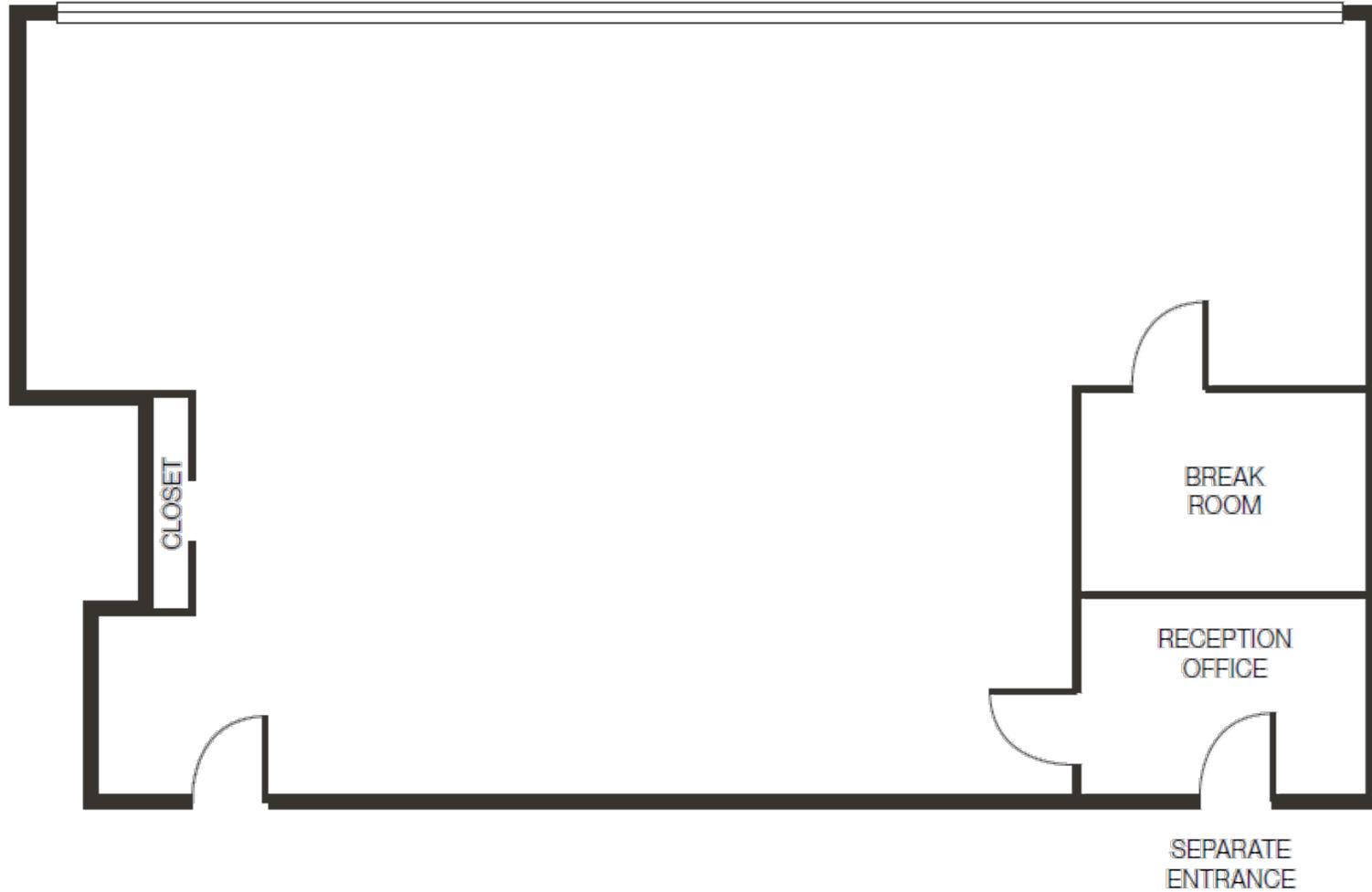
LAS VEGAS, NV 89102



1701 W CHARLESTON BOULEVARD

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SUITE 130 | ±1,510 SF



1701 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89102



LAS VEGAS STRIP

AVAILABLE
SUITE 130
±1,510 SF

W CHARLESTON BLVD. / 38,000 CPD



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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