

# 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

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## NICOLE CLOVIS

Principal

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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

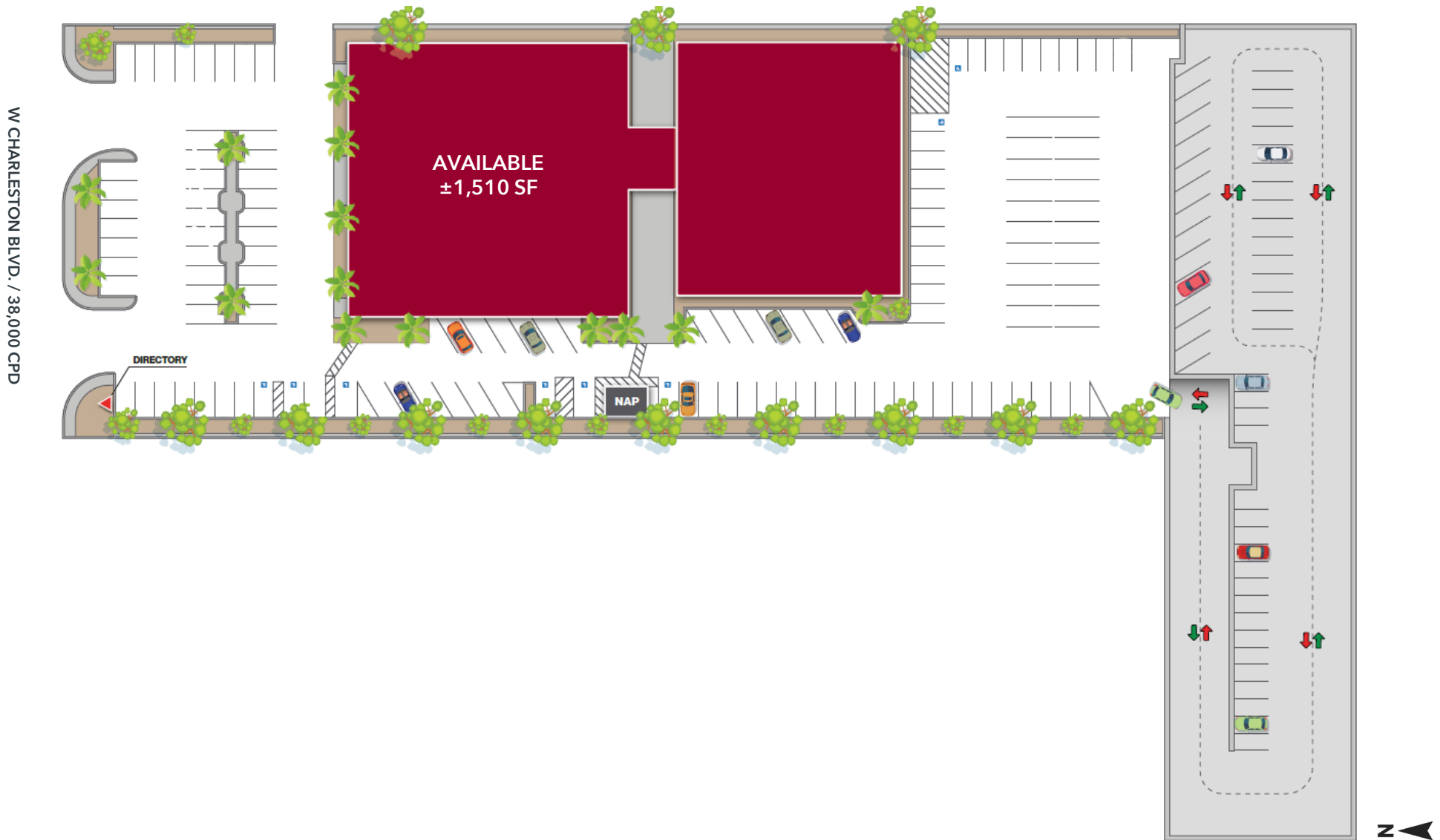


## DEMOGRAPHICS

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

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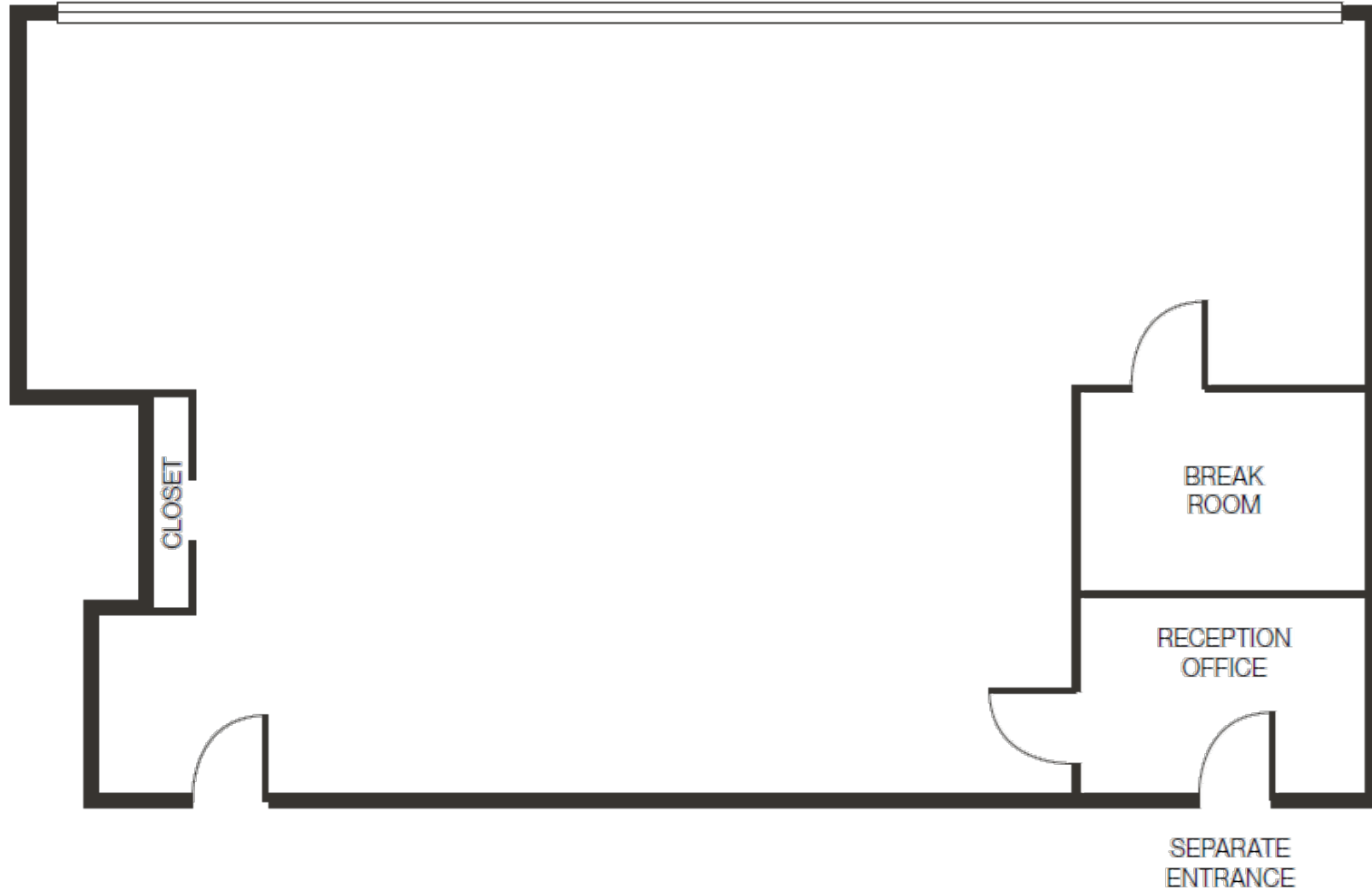
LAS VEGAS, NV 89102



# 1701 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89102

SUITE 370 | ±1,510 SF





# 1701 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89102







**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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