



CLASS "A" OFFICE PARK WITH I-215 VISIBILITY | I-215 & EASTERN

FOR LEASE

BELTWAY CORPORATE CENTER

8965 & 8985 S. EASTERN AVENUE | LAS VEGAS, NV 89123

Beltway Corporate Center is a Class "A" Office Park consisting of two (2), three (3) story buildings totaling 120,502 SF± of office space. The property offers Tenants great access as it is located right off the I-215 & S. Eastern Avenue with Freeway visibility. The buildings have incredible lobbies & modern common areas with plenty of amenities in the immediate area.

BOB HAWKINS,  **SIOR**

(702) 470-0785

bhawkins@rcadvs.com

NV-RE License S.0072999

REALCOMM ADVISORS

770 E. Warm Springs Road, Suite 120

Las Vegas, NV 89119

(702) 515-1010

www.realcommadvisors.com



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8965 & 8985 S. EASTERN AVENUE | LAS VEGAS, NV 89123

FOR LEASE

PROPERTY DETAILS

- Right off the I-215 @ Eastern w/ Freeway Visibility
- Abundant Surface Parking
- Modern Lobbies & Common Areas
- On-Site Property Management
- Outdoor Seating & Congregating Areas



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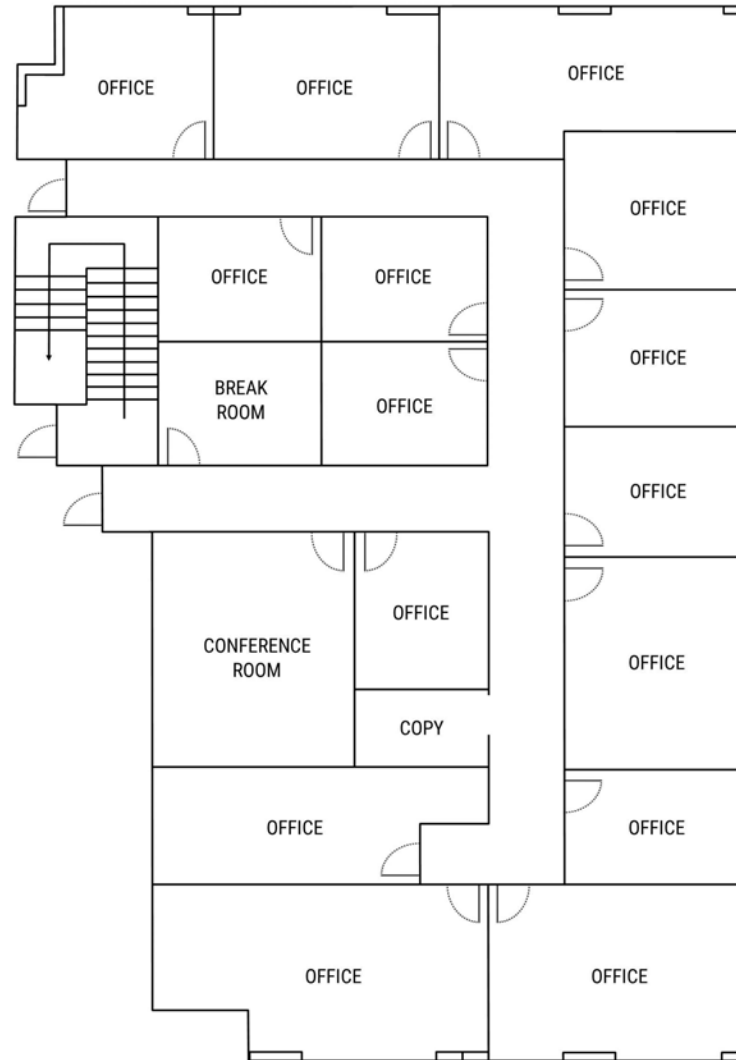
BELTWAY CORPORATE CENTER

8965 & 8985 S. EASTERN AVENUE | LAS VEGAS, NV 89123

FOR LEASE

8965 S. Eastern Avenue, Suite 120

- ±4,350 RSF
- Fifteen (15) Private Offices
- Conference Room
- Break Room
- Copy Room
- **LEASE RATE (MG): \$2.25/SF**



Drawing not to scale. For illustration purposes only.

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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BELTWAY CORPORATE CENTER

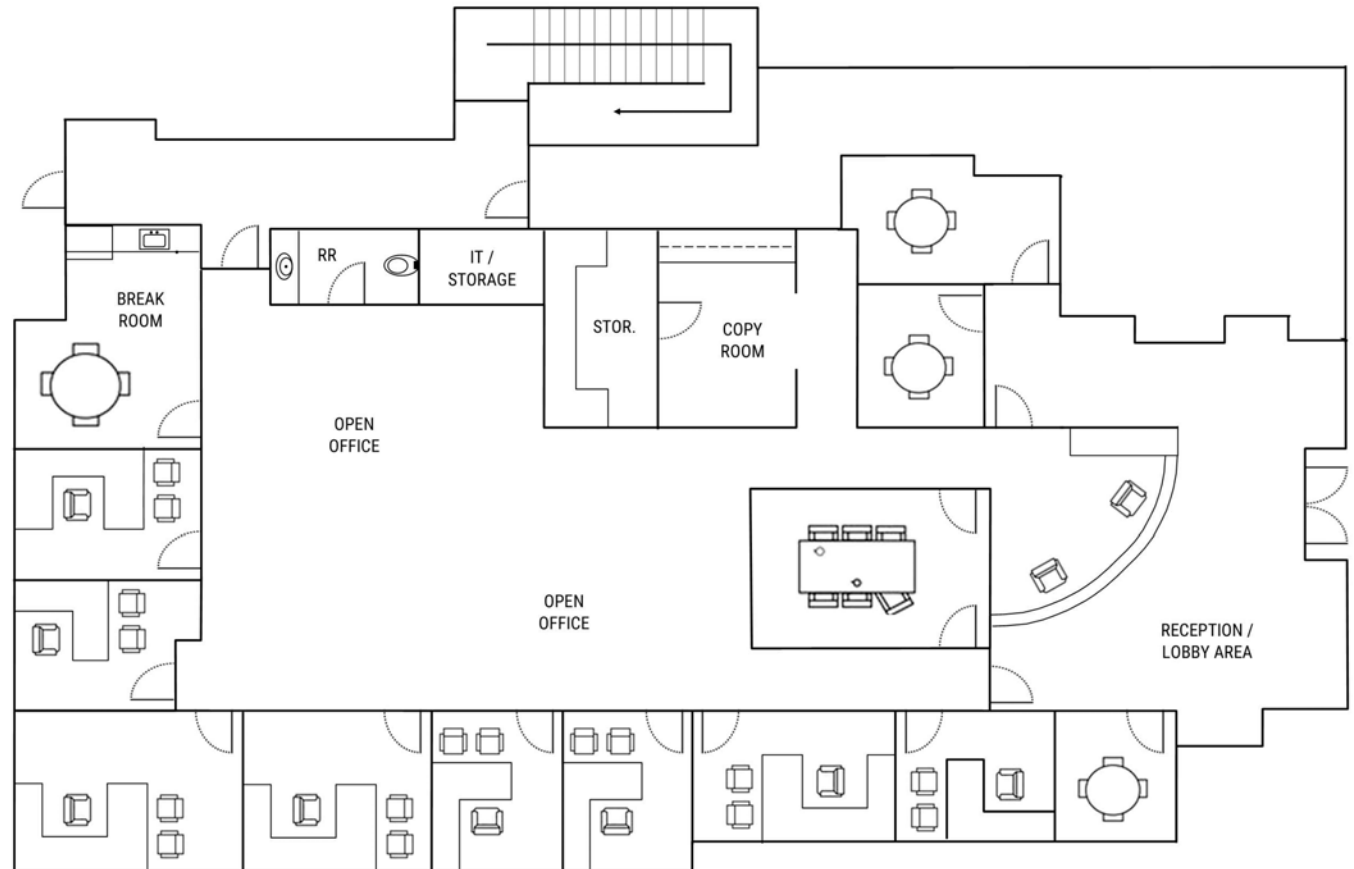
8965 & 8985 S. EASTERN AVENUE | LAS VEGAS, NV 89123

FOR LEASE

8965 S. Eastern Avenue, Suite 190

Available 02/01/2025

- ±4,640 RSF
- Large Reception / Lobby Area
- Eight (8) Private Offices
- Large Open Office Area
- Conference Room
- Break Room & Copy Room
- IT / Storage Room
- Private Restroom in Suite & in Reception / Lobby Area
- **LEASE RATE (MG): \$2.30/SF**



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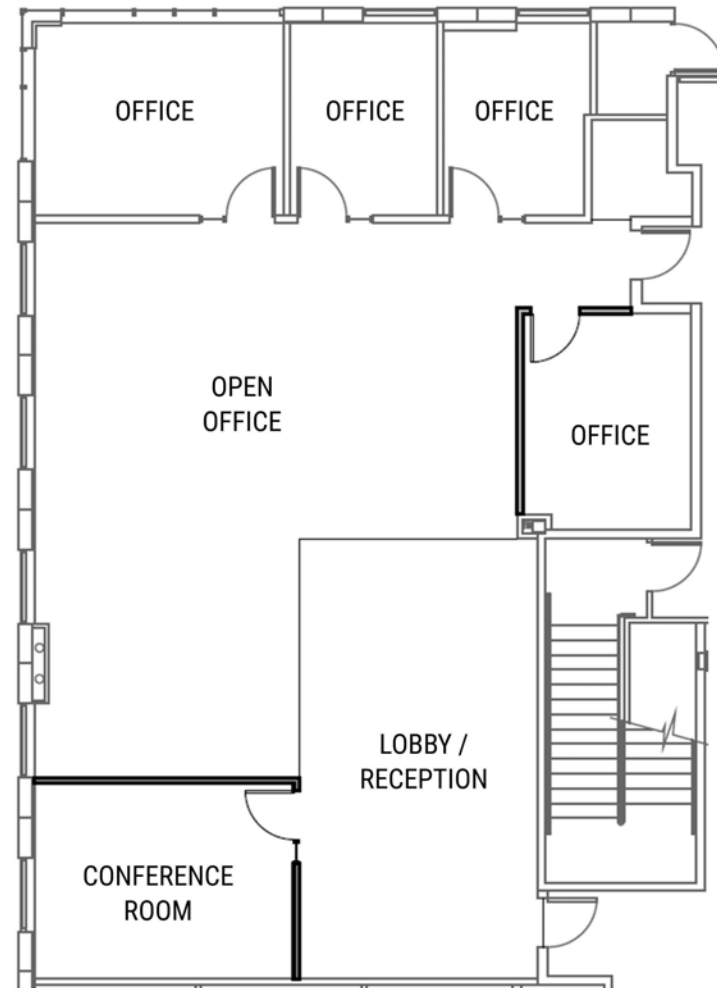
BELTWAY CORPORATE CENTER

8965 & 8985 S. EASTERN AVENUE | LAS VEGAS, NV 89123

FOR LEASE

8985 S. Eastern Avenue, Suite 140

- ±2,475 RSF
- Large Lobby / Reception Area
- Open Office Area
- Four (4) Private Offices
- Conference Room
- **LEASE RATE (MG): \$2.30/SF**



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