



**FOR  
LEASE**

2675 S Jones Blvd  
Las Vegas, NV 89146

**ELDORA PROFESSIONAL CENTER**  
**±582 – 2,142 SF OFFICE**



## Property Specs

PROPERTY NAME	<b>Eldora Professional Center</b>
PROPERTY ADDRESS	<b>2675 S Jones Blvd Las Vegas, NV 89146</b>
LEASE RATE	<b>\$1.50/sf/mo</b>
AVAILABLE SQFT	<b>±1,176 – ±2,142 SF</b>
ZONING	<b>C-P, Office and Professional</b>
LEASE TYPE	<b>Modified Gross</b>

- Newly-Renovated, 2-Story Office Building
- Prominent Commercial Corridor
- Available Sizes ±1,176 SF – ±2,142 SF
- Up to ±8763 SF Available (non-contiguous) on 2nd Floor
- Minutes from The Lakes, Summerlin, I-15, Resort Corridor, etc.
- Covered & Convenient Parking & Elevator Access
- Built-out Suites Available for Immediate Occupancy



OR TEXT 21055 TO 39200

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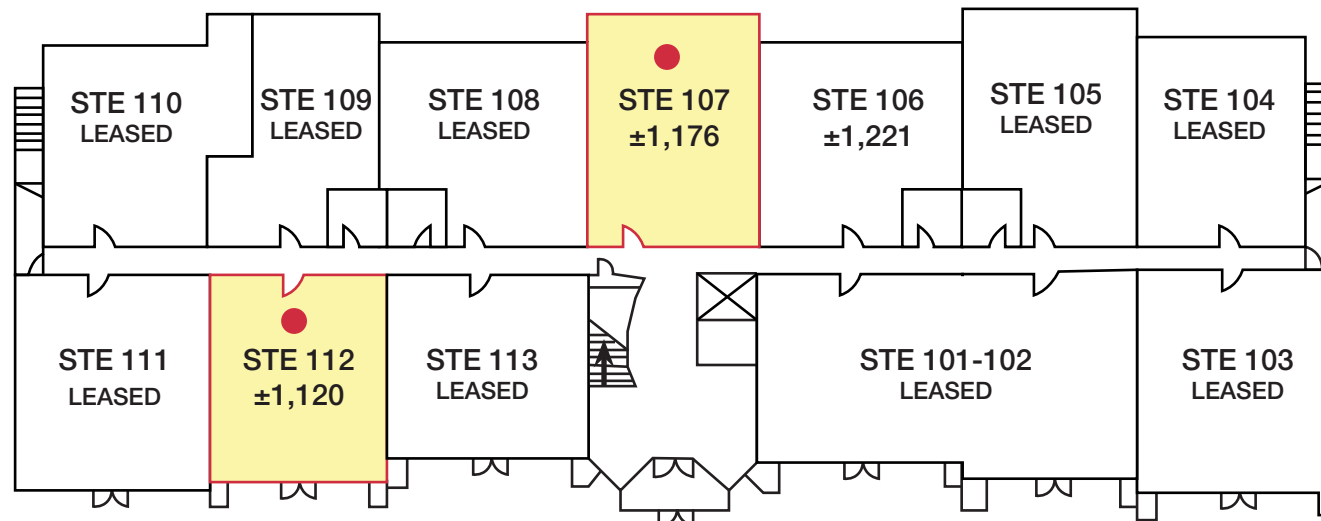
# SUMMARY

# FLOOR PLAN

## 1st Floor

■ - AVAILABLE UNITS

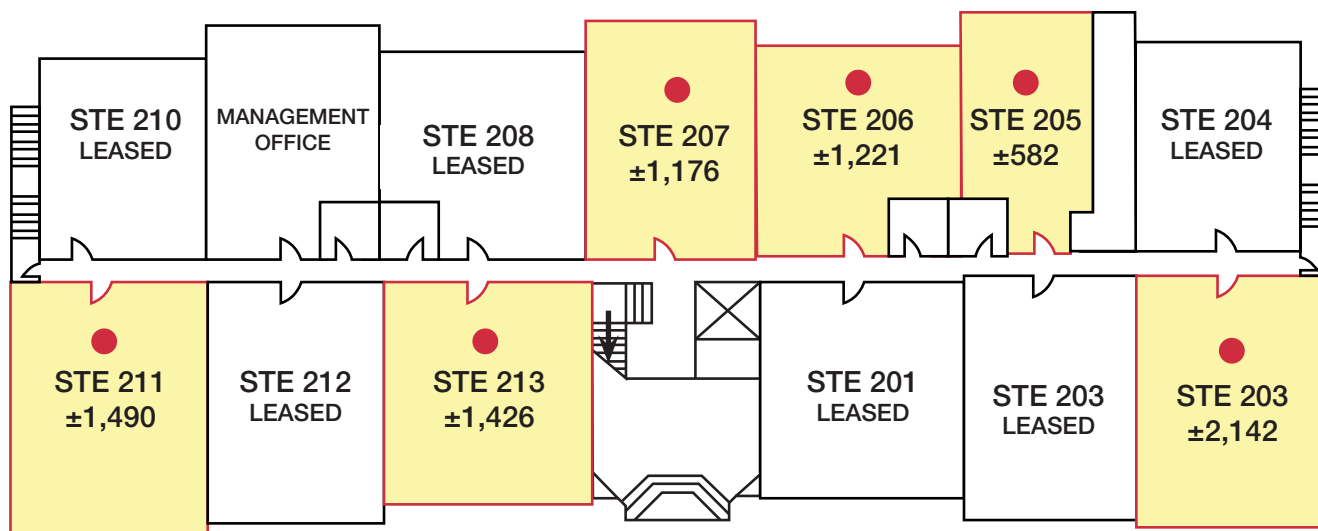
● - VIRTUAL TOUR AVAILABLE



## 2nd Floor

■ - AVAILABLE UNITS

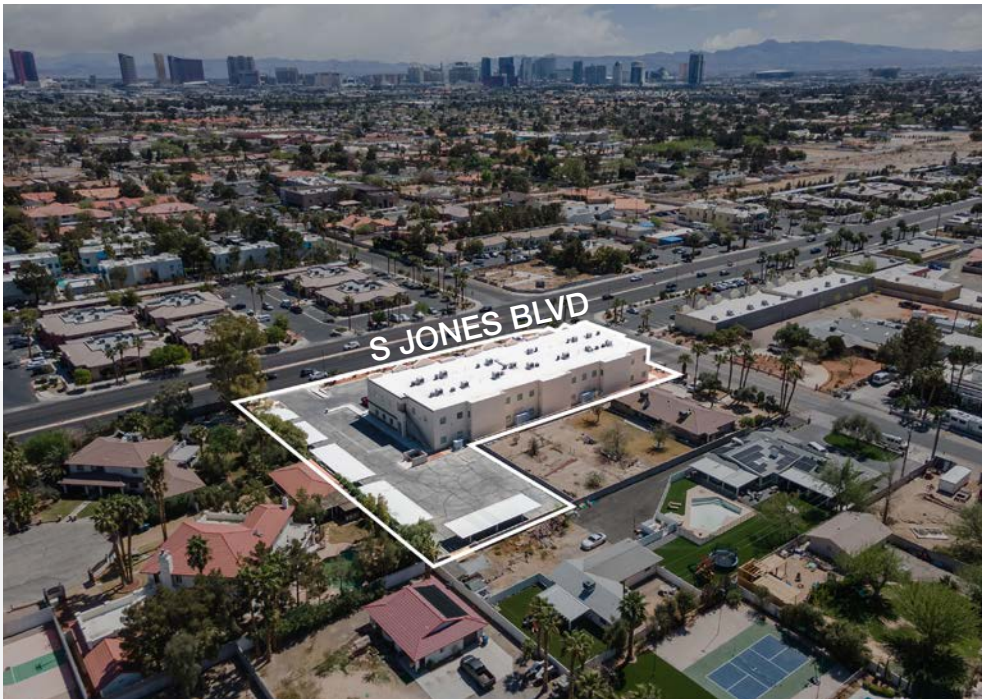
● - VIRTUAL TOUR AVAILABLE







PHOTOS

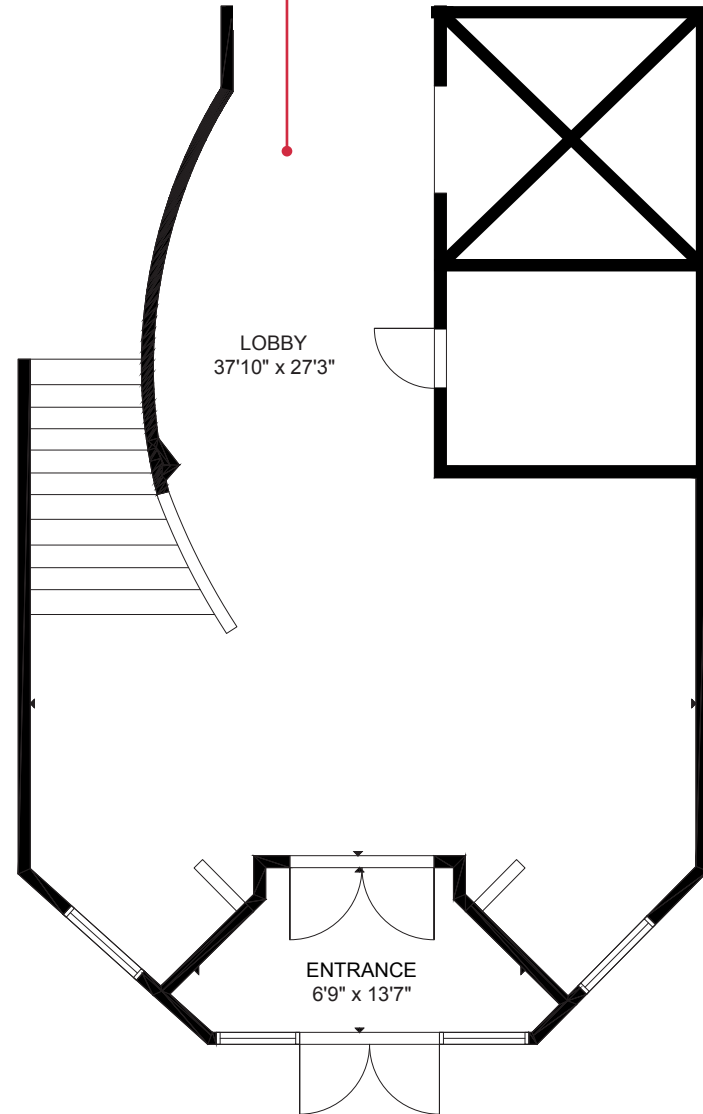




# LOBBY



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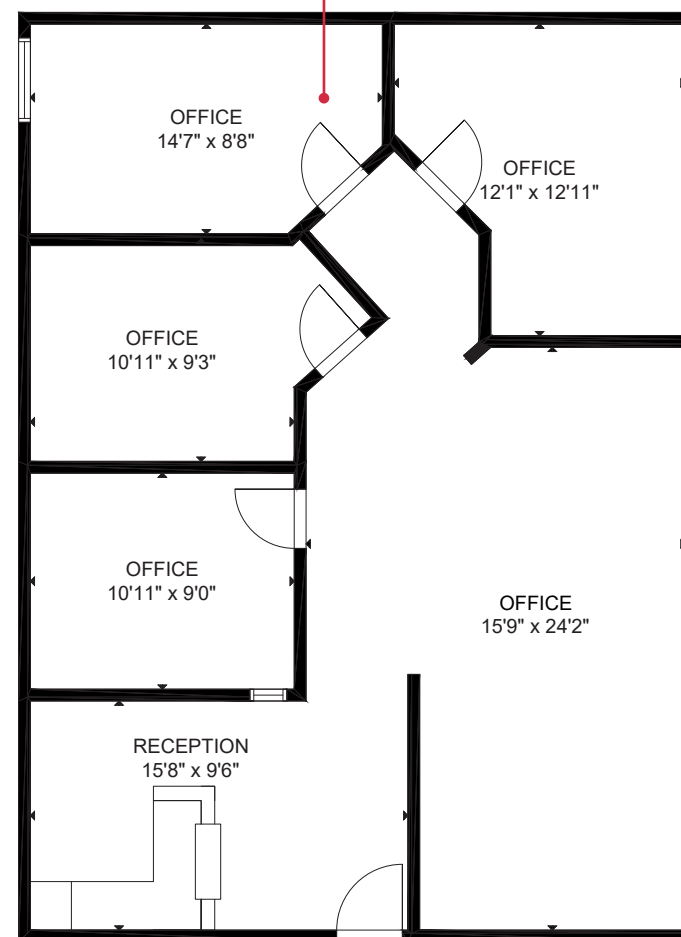


# FLOOR PLAN

107



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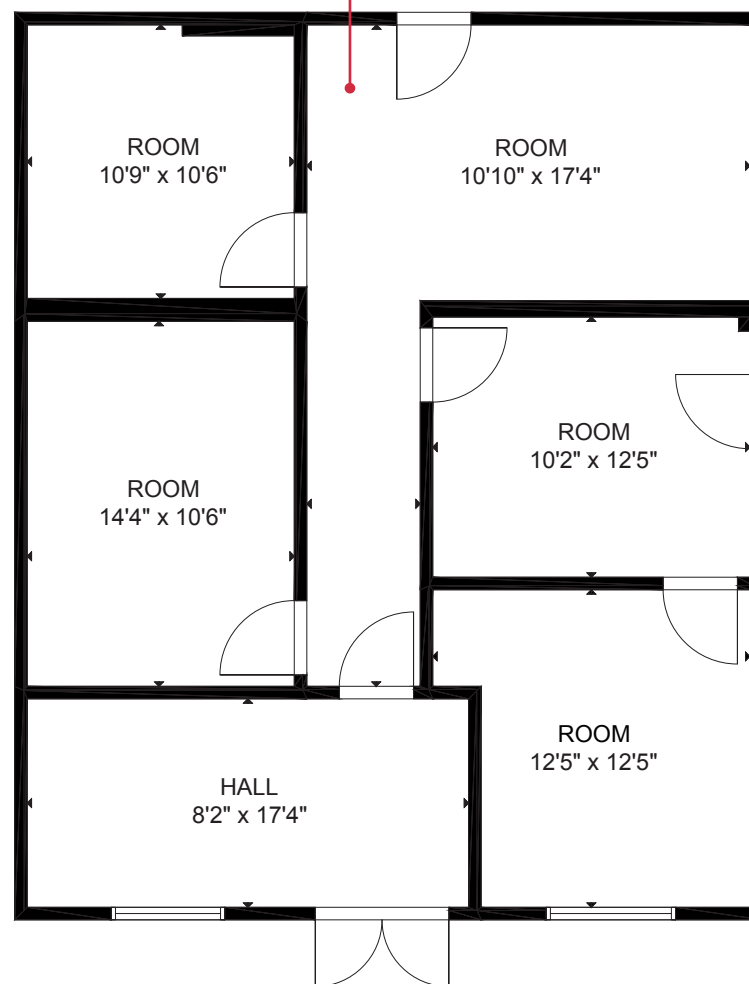
±1,176 SF

# FLOOR PLAN

112



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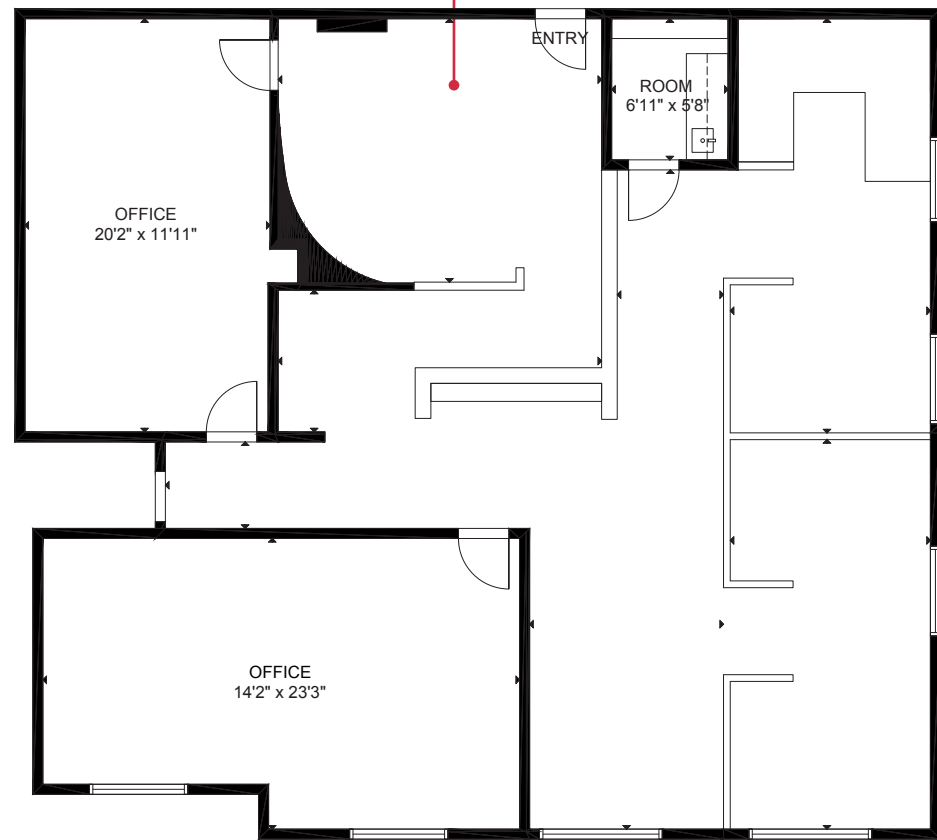
±1,120 SF

# FLOOR PLAN

203



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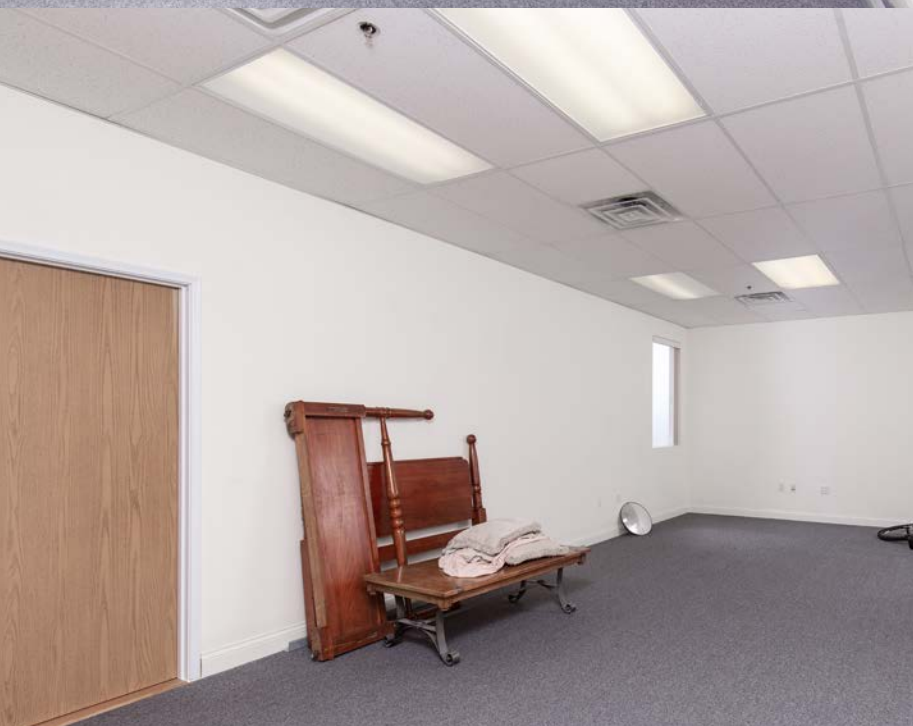


±2,142 SF

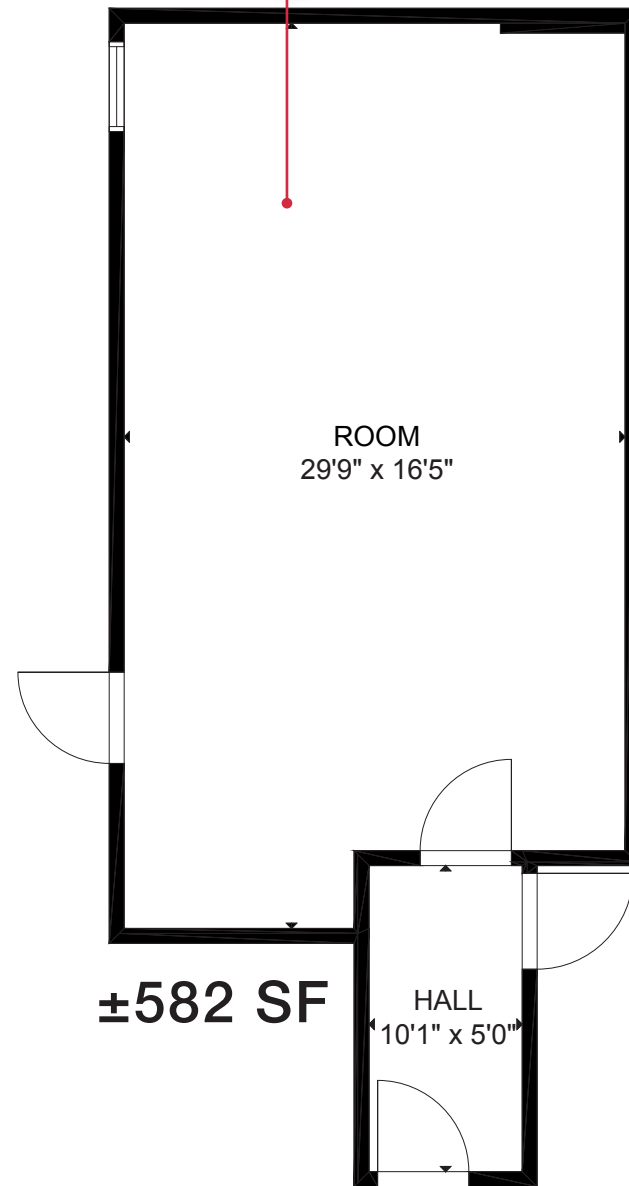
FLOOR PLAN



205



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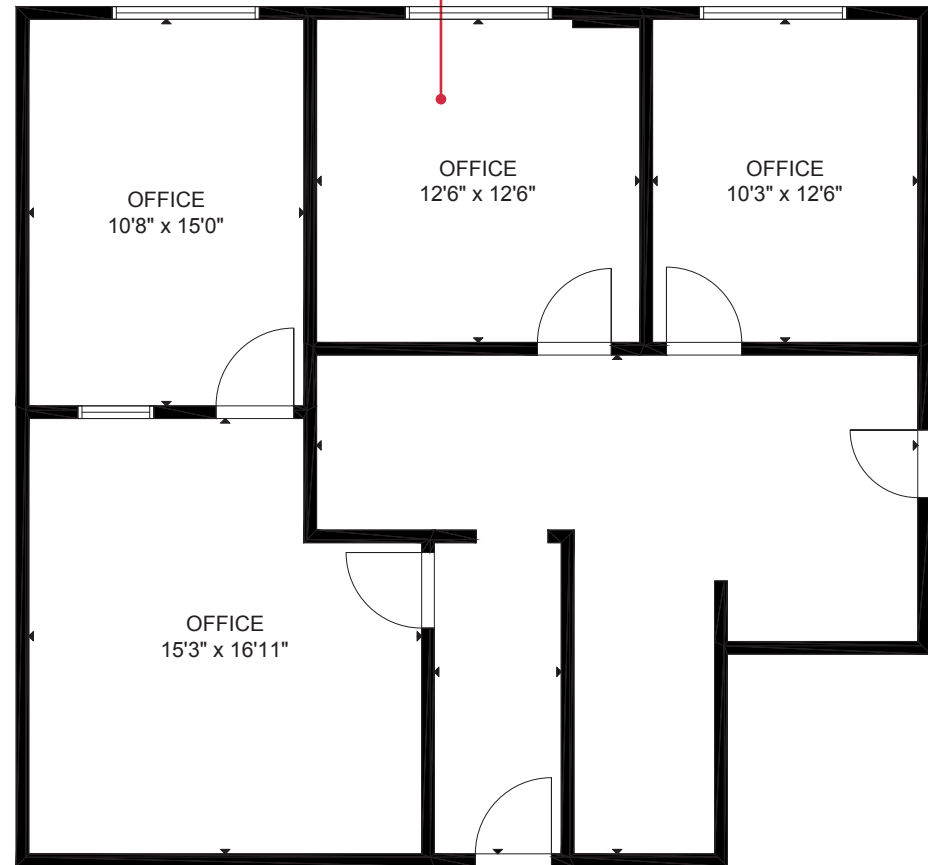


# FLOOR PLAN

206



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±1,221 SF

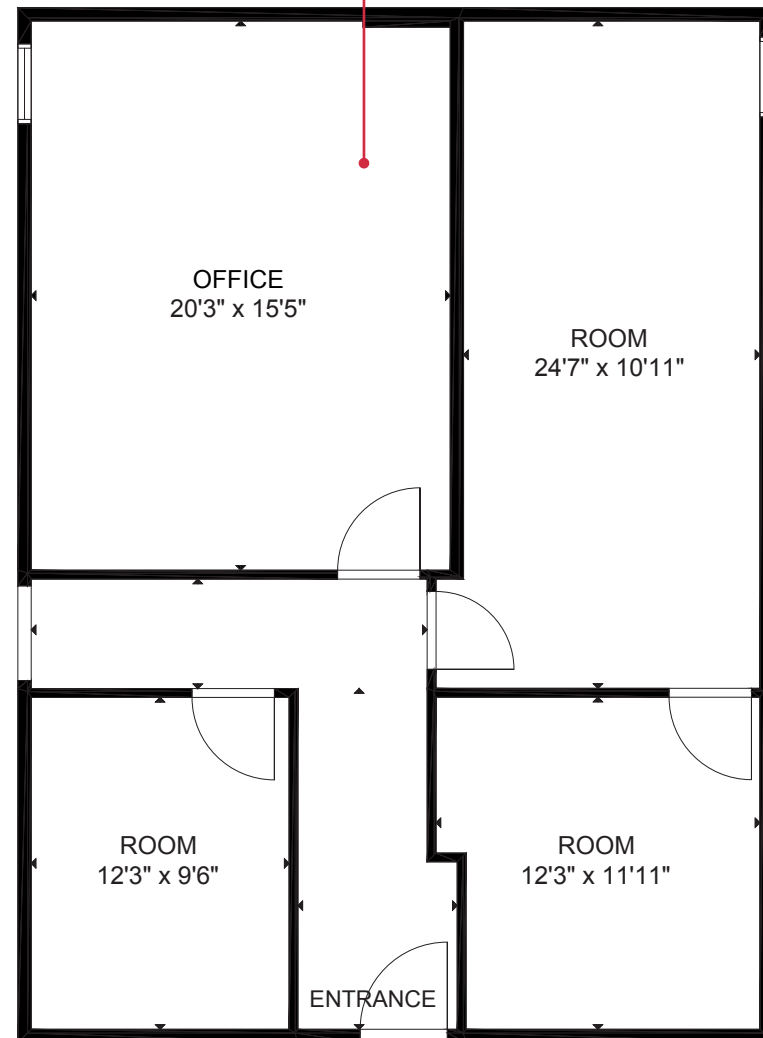
FLOOR PLAN



207



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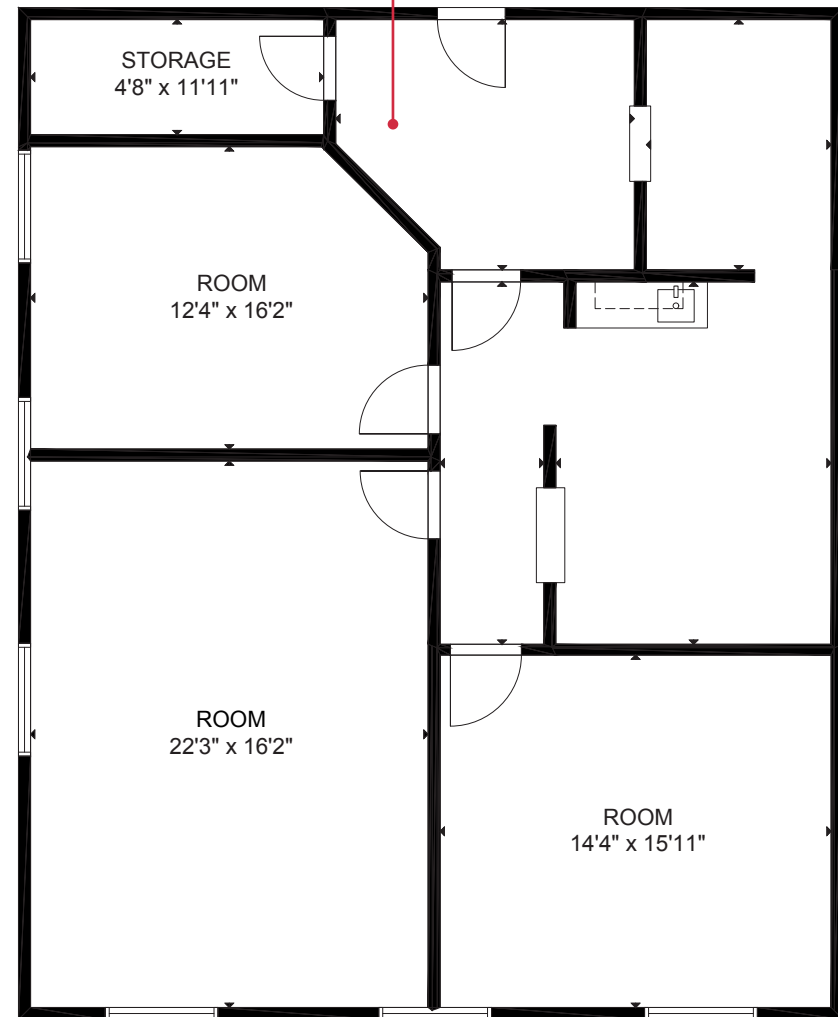
±1,176 SF

FLOOR PLAN

211



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±1,490 SF

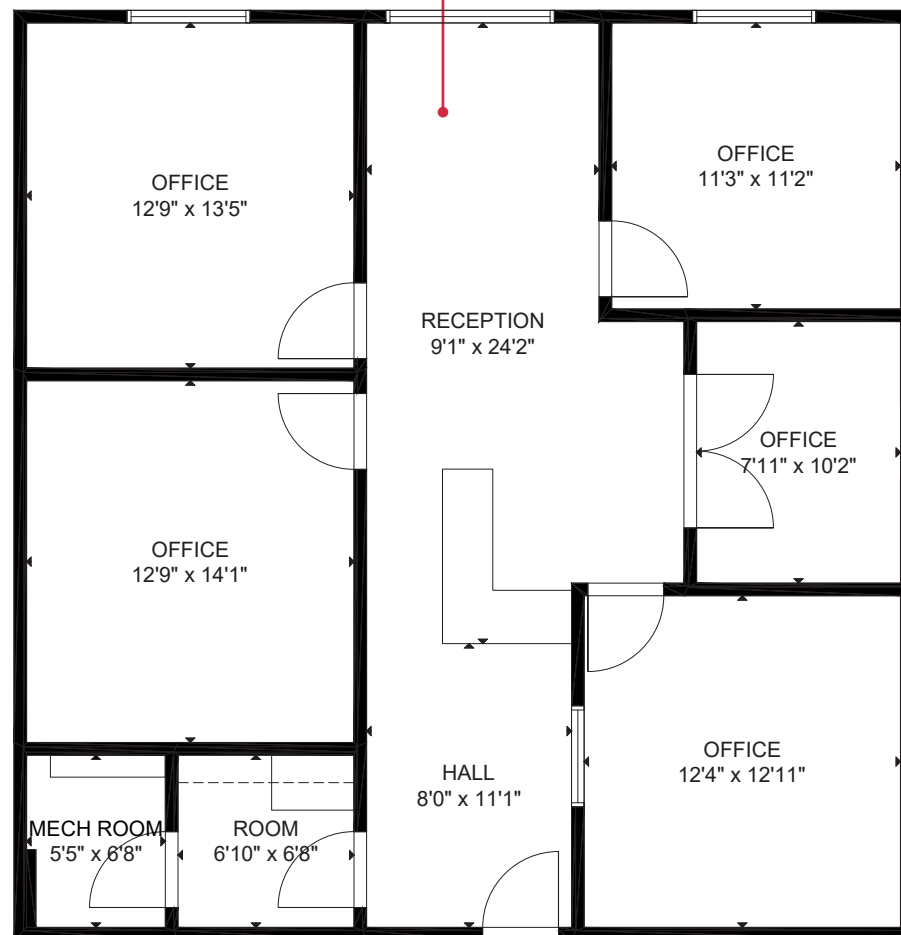
FLOOR PLAN



213



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±1,426 SF

FLOOR PLAN

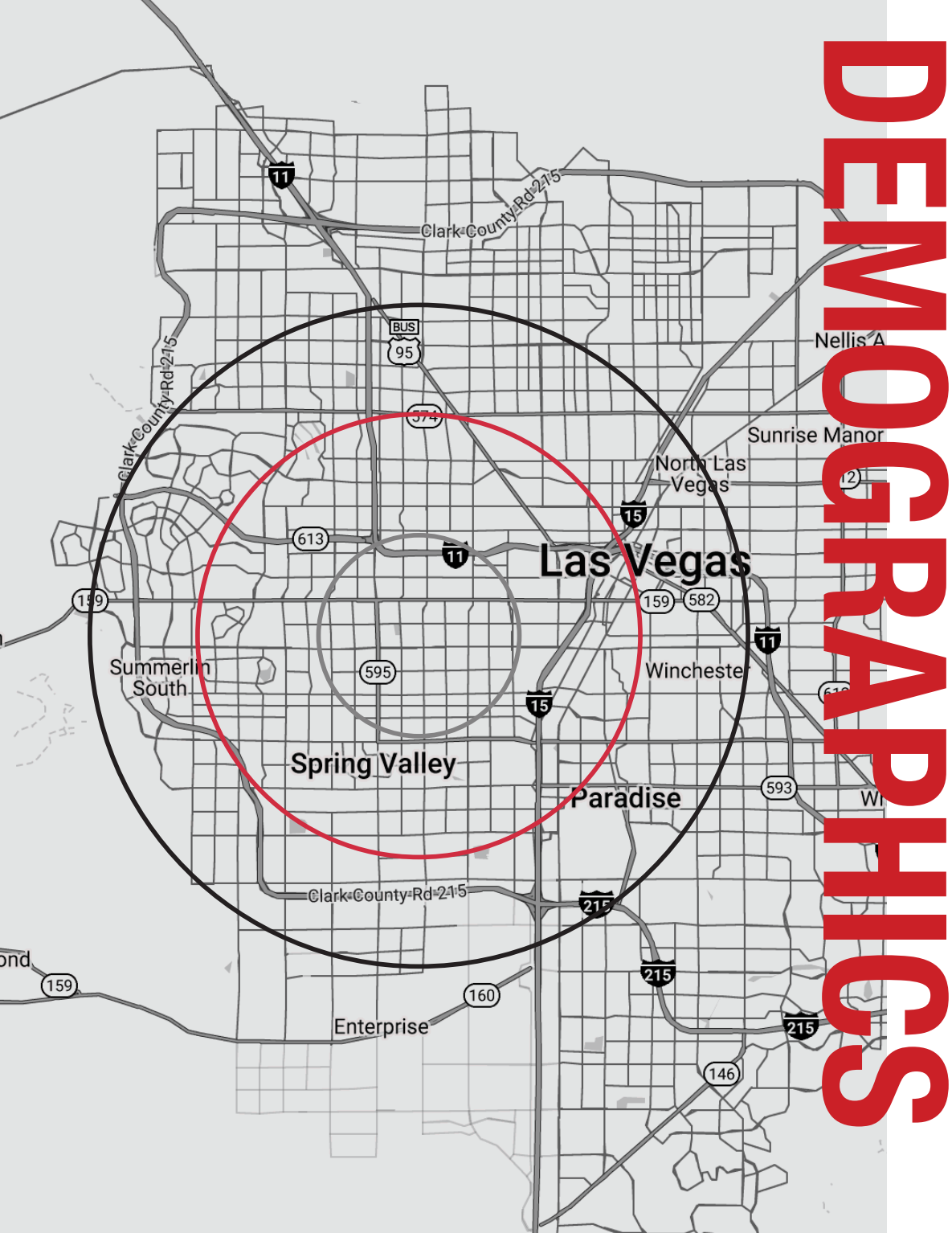


# AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport







# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	9,607	187,462	461,303
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,703	74,605	189,660
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$106,673	\$81,935	\$90,101

## Traffic Counts

STREET	AADT
South Jones Blvd	48,263
West Sahara Ave	41,000

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

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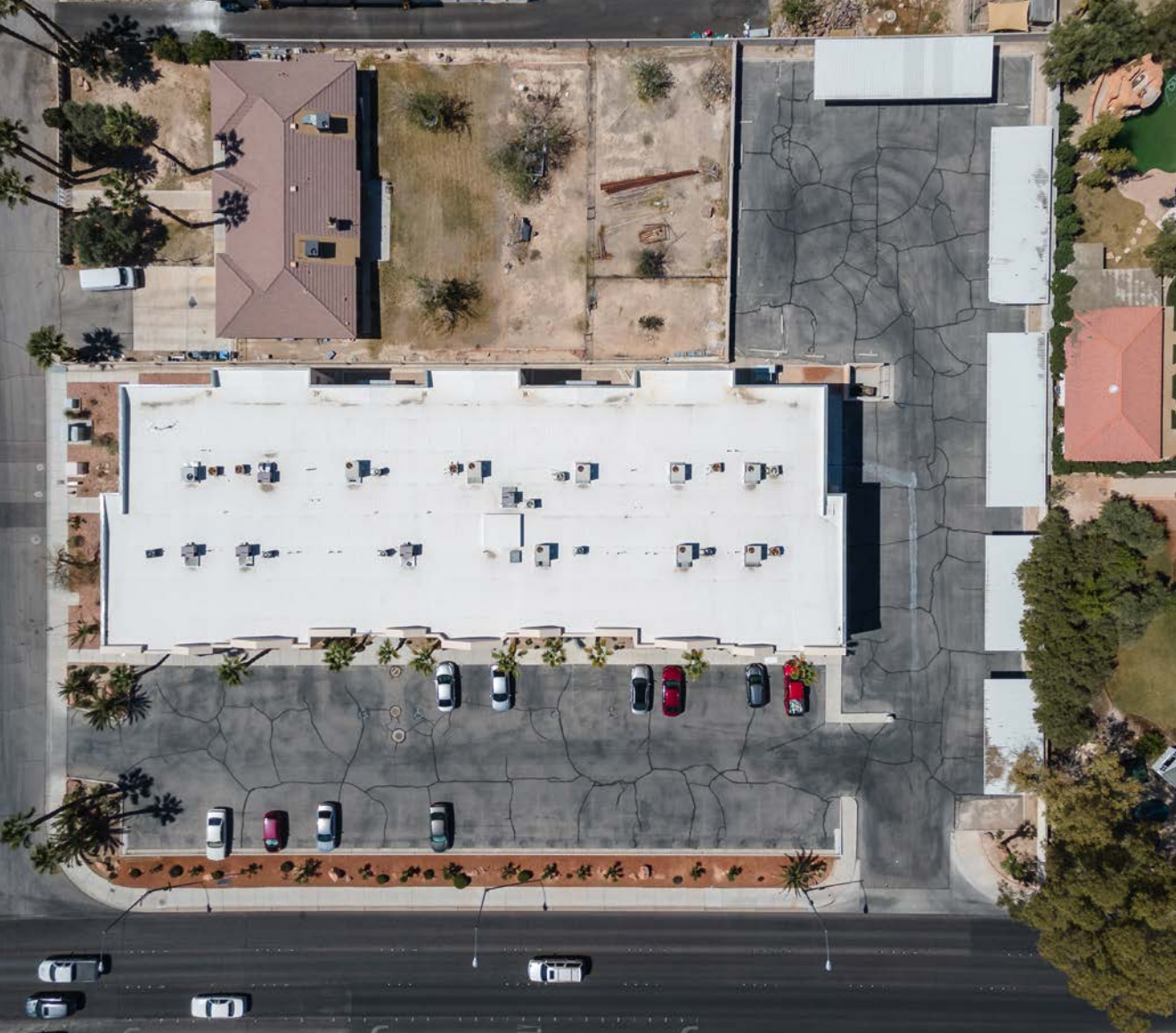
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