

# CHARLESTON OFFICE PARK

2915 W. Charleston Blvd. | Las Vegas, NV 89102



**BRUCE FOLLMER**

President / Broker | Lic.# B.0018023

**GRANT BERGDOLL**

Associate | Lic.# S.0204379

📍 1129 S. Casino Center Blvd. | Las Vegas, NV 89104 📞 702.347.7777 🌐 [mfrenv.com](http://mfrenv.com)



Disclaimer: 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. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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 for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michael's Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.



### PROPERTY DETAILS

- Leasing for \$1.55 PSF/NNN
- NNN charges of \$.57 PSF/mo (includes utilities)
- 3 to 5 year lease terms
- Ideal for medical and professional office, conveniently located near UMC and Valley Hospitals
- Built out, ready for immediate occupancy
- Ample parking
- 1 mile from I-15 and West Charleston

#### BRUCE FOLLMER

President / Broker | Lic.# B.0018023

#### GRANT BERGDOLL

Associate | Lic.# S.0204379

📍 1129 S. Casino Center Blvd. | Las Vegas, NV 89104 📞 702.347.7777 🌐 [mfrenv.com](http://mfrenv.com)



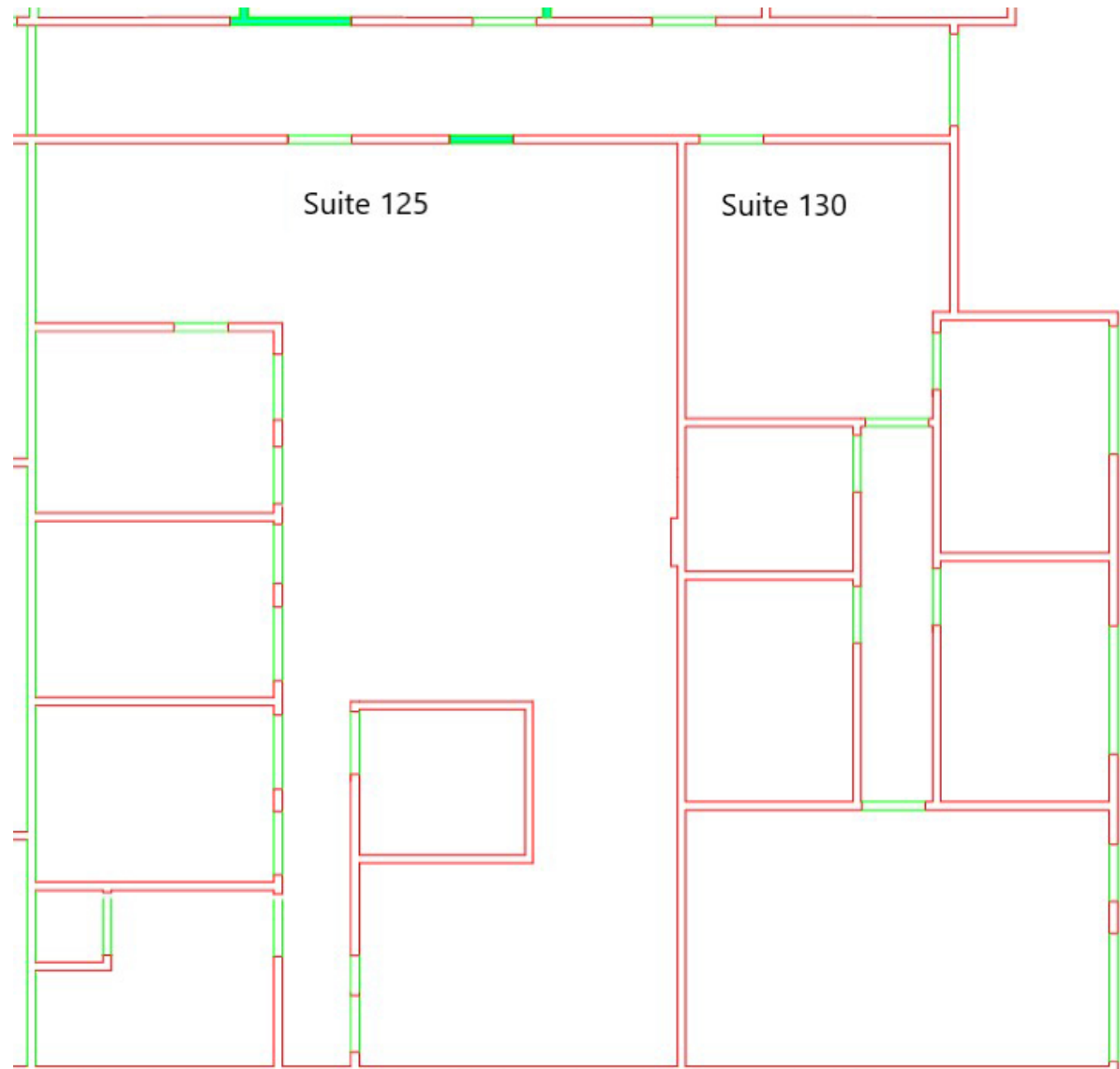
Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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 for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

[illegible]

Disclaimer: 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. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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 for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

# FLOOR PLAN

Suite 125 & 130



**BRUCE FOLLMER**

President / Broker | Lic.# B.0018023

**GRANT BERGDOLL**

Associate | Lic.# S.0204379

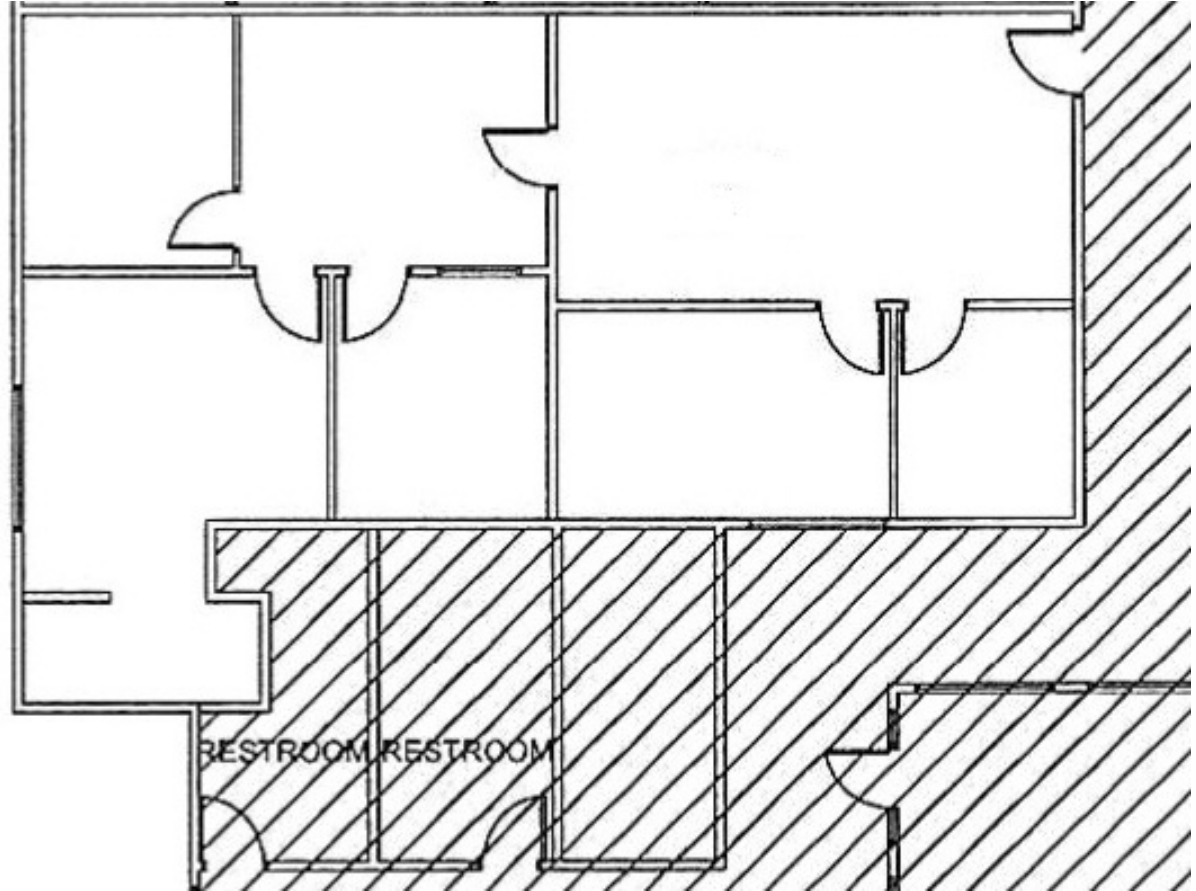
📍 1129 S. Casino Center Blvd. | Las Vegas, NV 89104 📞 702.347.7777 🌐 [mfrenv.com](http://mfrenv.com)



Disclaimer: 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. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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 for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

# FLOOR PLAN

Suite 160



**BRUCE FOLLMER**

President / Broker | Lic.# B.0018023

**GRANT BERGDOLL**

Associate | Lic.# S.0204379

📍 1129 S. Casino Center Blvd. | Las Vegas, NV 89104 📞 702.347.7777 🌐 [mfrenv.com](http://mfrenv.com)



Disclaimer: 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. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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 for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

# SURROUNDING AREA



**BRUCE FOLLMER**

President / Broker | Lic.# B.0018023

**GRANT BERGDOLL**

Associate | Lic.# S.0204379

📍 1129 S. Casino Center Blvd. | Las Vegas, NV 89104 📞 702.347.7777 🌐 [mfrenv.com](http://mfrenv.com)



Disclaimer: 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. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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 for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michael's Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.