

Office Investment Opportunity!



Property Name/Address

**Hughes Plaza West
10100 W. Charleston Boulevard
Las Vegas, Nevada 89135
Office – Suburban Class A**

Property Type

4.74 / 206,474

Land Acres/SF

Building Square Feet

71,546

Occupancy

82%

Price

\$23,800,000 (\$333/SF)

In-Place NOI/Cap Rate

\$1.4M / 6%

Stabilized NOI/Cap Rate

\$1.66M / 7%

Year Built

2005

Zoning

P-C

APN

137-36-811-018

Major Occupiers

- Vintner Grill
- Washington Federal Bank
- Western Title
- Naylor & Braster
- CMG Mortgage
- Dividend Finance
- Buckley Wealth Management

**Zoning
APN**

**P-C
137-36-811-018**

Parking

277 onsite stalls of which 138 are covered/reserved. (3.8/1,000 SF)
Note there is an existing cross-access agreement with the sister building (10000 W. Charleston Boulevard), which contains approximately 250 more stalls (less covered/reserved).

In addition to having the world-class Vintner Grill on street level, occupiers of this gorgeous two level building enjoy walking distance to amazing, first class amenities including Lifetime Athletic Club (<https://my.lifetime.life/clubs/nv/summerlin>), Red Rock Hotel & Casino (<https://www.redrockresort.com>), City National Arena (www.citynationalarena.com), Downtown Summerlin (<https://summerlin.com/downtown-summerlin/>) Macy's, Dillards), and the Las Vegas Ballpark (<https://www.the1vbballpark.com>).

This Summerlin trade area is one of the most dynamic, family-oriented environments in Las Vegas, with multitudes of shops, eateries, hot spots and entertainment venues. There literally is something for everyone here, and soon Whole Foods will be open and operating just one block south of Hughes Plaza West. It just keeps getting better.

Click here for more information: www.moorealestatesales.biz.



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