

# LEASE HERE

## 3821 W Charleston Blvd Las Vegas, NV 89103

### Charleston Valley View

# CVV

Downtown Adjacent  
Centrally Located Creative  
and Professional Offices  
with Retail Appeal

Suites from  
+/- 968 to 4,197 RSF

Shell and 2nd  
Generation Turn Key  
Spaces

Join these amenities:



Las Vegas Medical  
District Adjacent  
Location

**CW 3821** W Charleston Blvd  
Las Vegas, NV 89103

# Charleston Valley View



Charleston Valley View is a lushly landscaped Class B office and retail campus located centrally at the edge of the Las Vegas Medical District. This "island" property surrounded by 3 streets. The campus is only a 5 minute drive from Downtown Las Vegas, and only 14 minutes from the Airport & The Strip with fast access to I-15 and the 95 Freeway.

## SUBMARKET



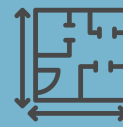
Central West  
Downtown Las Vegas

## USE



Retail Frontage,  
Professional Office or  
Medical

## AVAILABLE



+/- 957 to 4,197  
Rentable Square Feet

## ZONING



C-1 Limited  
Commercial Zone  
(City of Las Vegas)

## RATE



\$2.50 Modified Gross  
(TI & FREE RENT  
AVAILABLE)

## POWER



All buildings have  
robust power for  
service for medical  
imaging type uses

## VISIBILITY



Excellent visibility with  
483' of frontage on W  
Charleston & 1,046' on  
S Valley View (22,700  
CPD). W Charleston  
features 33,500 CPD  
(2022 Data)

## RESTROOMS



Common area with  
keycode, some suites  
feature en suite  
restrooms

## SIGNAGE



Building signage or  
new monument sign  
placement on the  
signalized corner

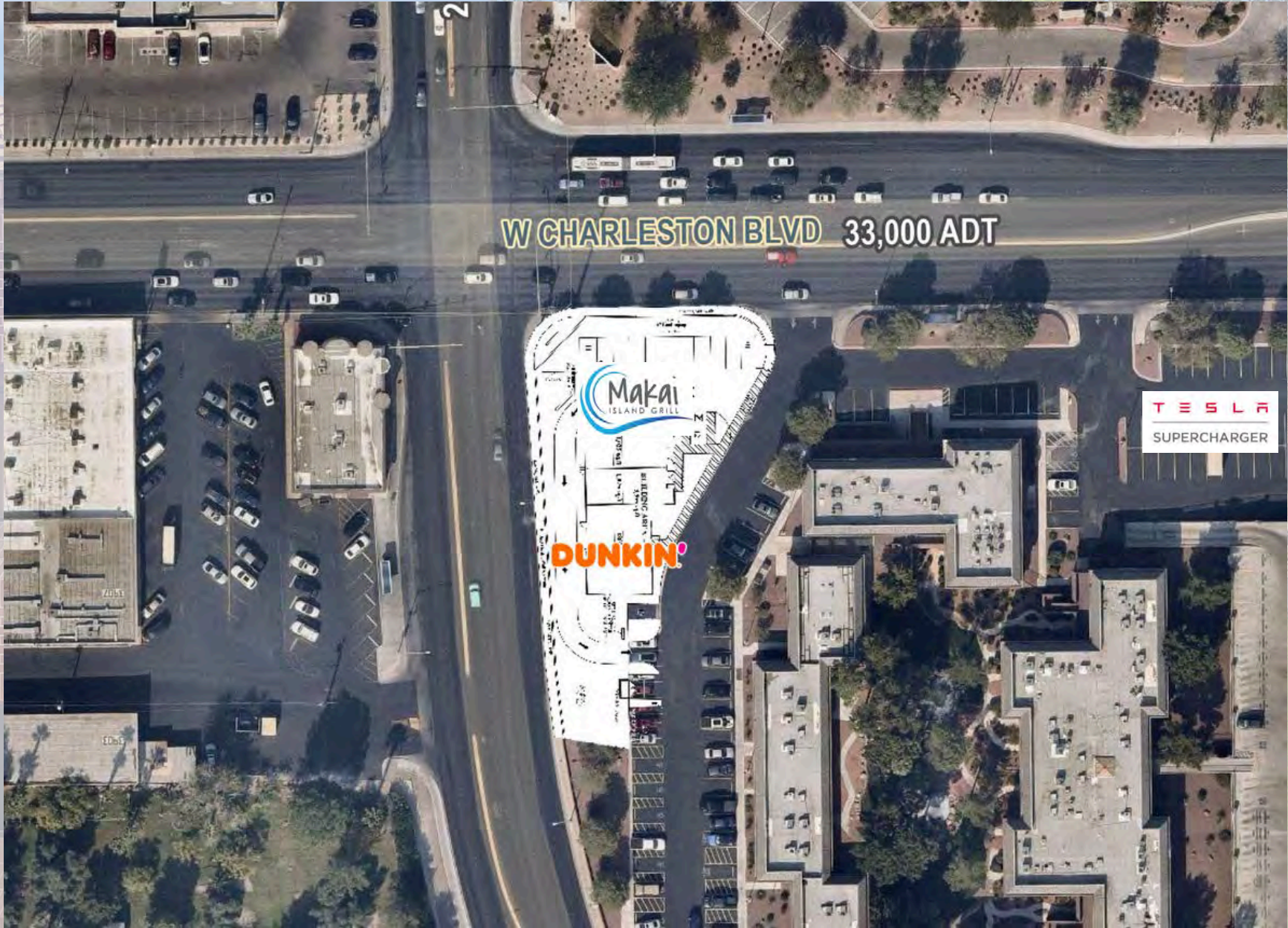
## PARKING



Ample 4:1000  
Parking with covered  
& garage parking  
available



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Charleston Valley View



**CVV 3821** W Charleston Blvd  
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**Charleston Valley View**

**Retail Appeal Suite with 122' of  
Retail Frontage on W Charleston Blvd**



122'



**CVV 3821** W Charleston Blvd  
Las Vegas, NV 89103  
**Charleston Valley View**



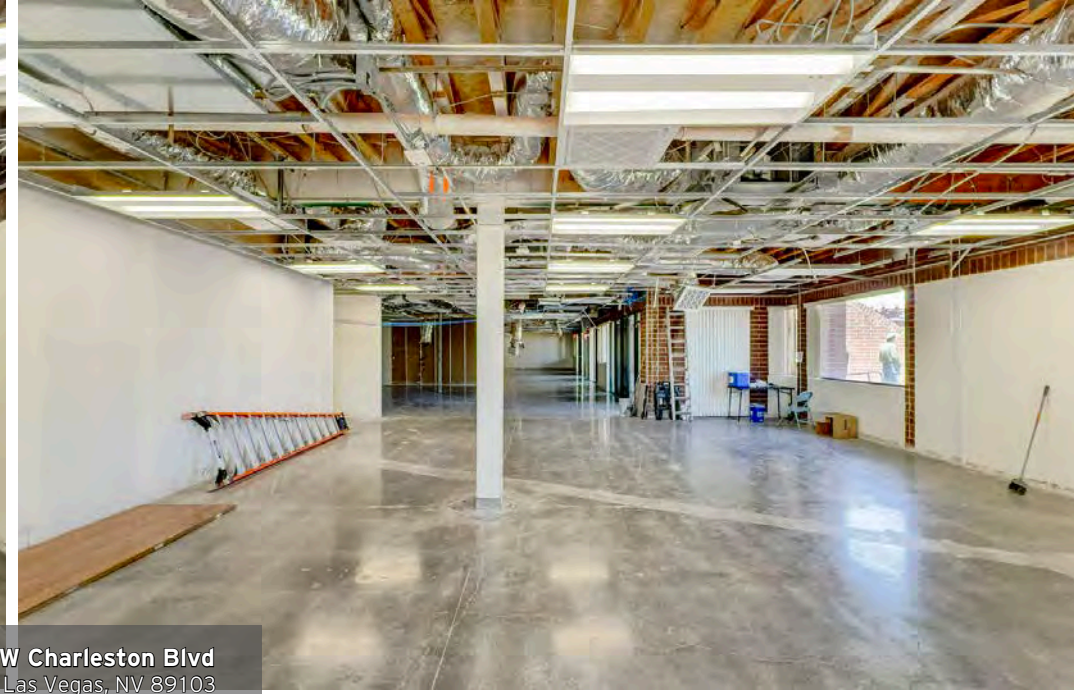
# 3821 120, 130, 140



**ONLY 3 SUITES LEFT!**

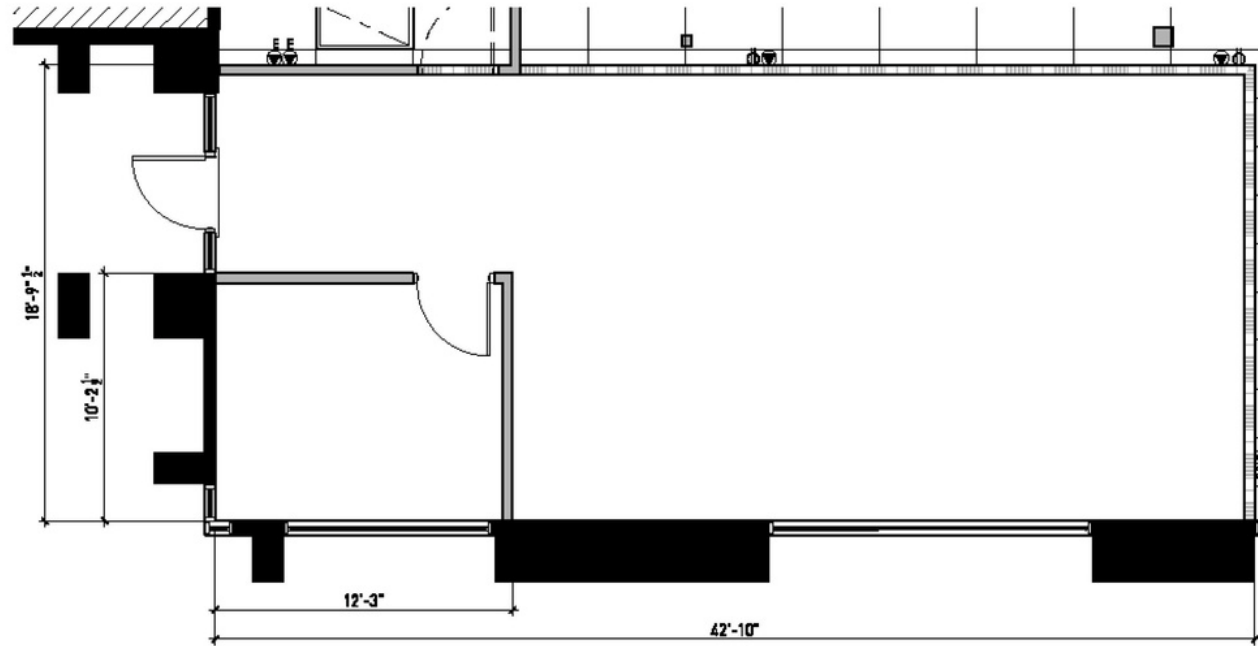
Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
3821 120-130-140	Frontage Retail Medical Office / Standard Office	4,197	3,532	18.8%	2.50 / SF NNN	N/A	\$10,492.50	Warm Shell space with polished concrete floors for efficient build out of open tech space, medical office exam rooms, or other uses. Landlord to build to suit (rate is based on standard finish package TBD)

**3821 120, 130, 140 Shell**



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**Charleston Valley View**





Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
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3811 104D	Medical Office / Standard Office	1,057	805	29%	2.50 / SF MG	N/A	\$2,642.50	Open space with lots of natural light, east facing, single office. Direct access from parking area. Berber carpet.
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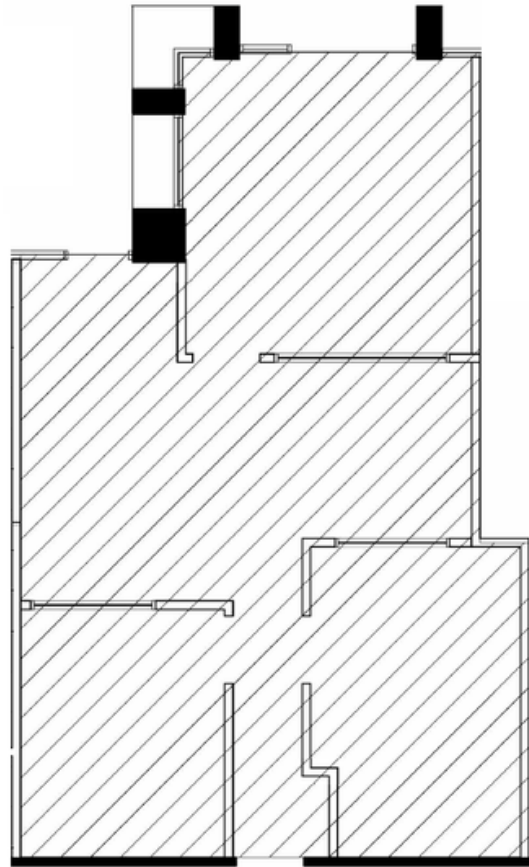
3811 104D



**CWV 3821** W Charleston Blvd  
Las Vegas, NV 89103  
**Charleston Valley View**



# 3811 106 - SUBLEASE



**Suite #**

**Use Type**

**RSF**

**USF**

**Load  
Factor**

**Base Rent**

**NNNs**

**Total Monthly**

**About This Space**

3811 106

Medical Office /  
Standard Office

1,097

967

29%

2.50 / SF MG

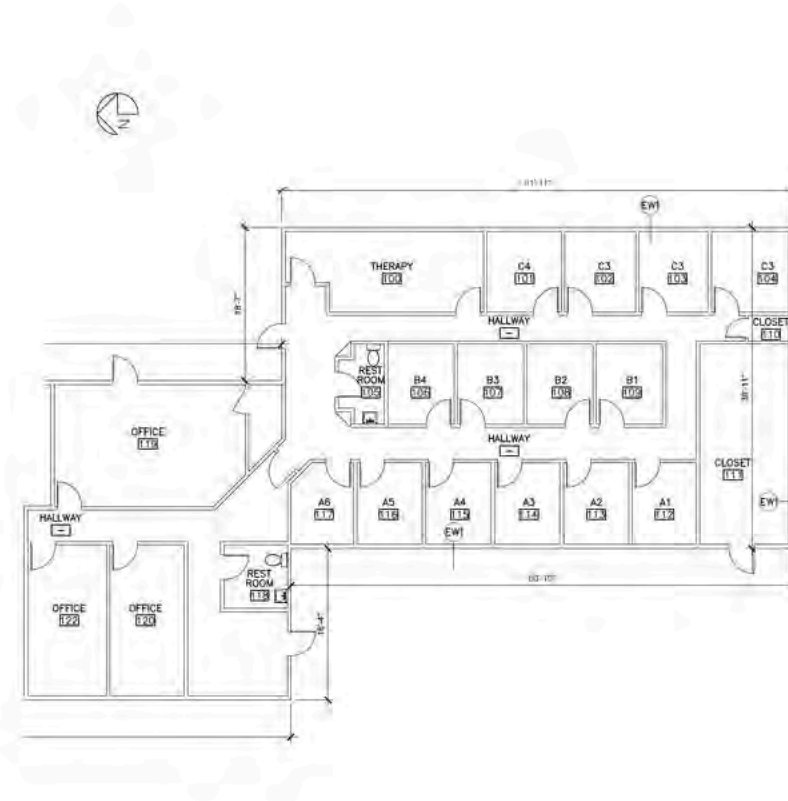
N/A

\$2,743

Entry corridor to left and right private offices, open work area with 2 nooks, large rear room. Faces courtyard with water feature, and features sliding door access and regular door access to common area restroom hallway.

# 3811 106 SUBLEASE





Suite #

Use Type

RSF

USF

Load  
Factor

Base Rent

NNNs

Total Monthly

About This Space

3831 SOUTH

Medical Office /  
Standard Office

3000

3000

0%

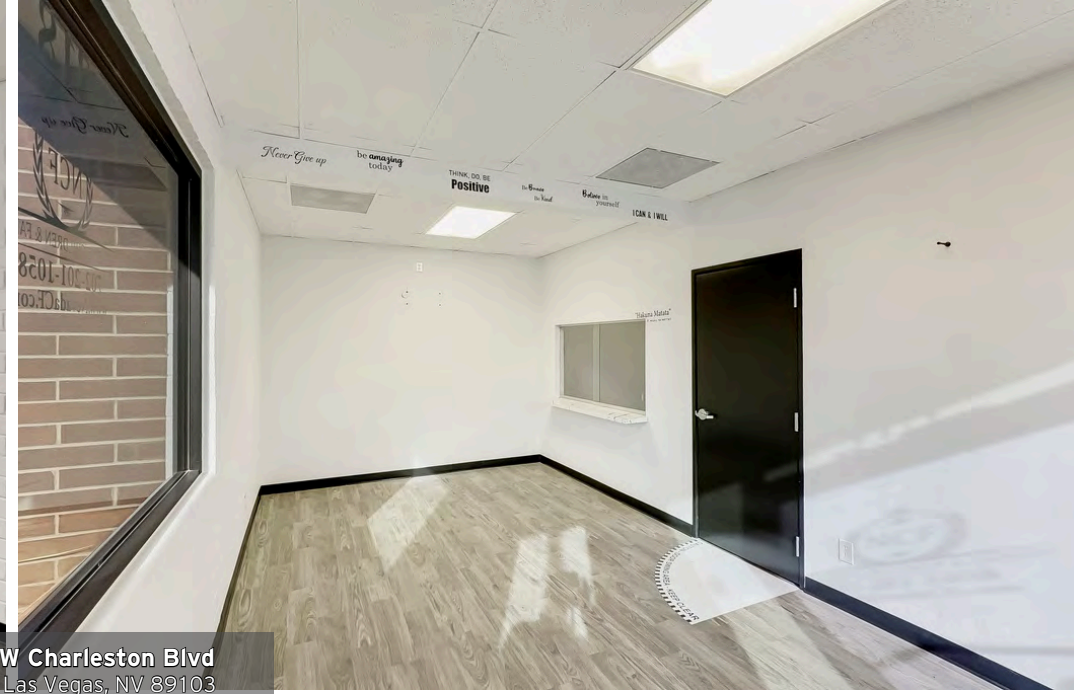
2.50 / SF MG

N/A

\$7,500

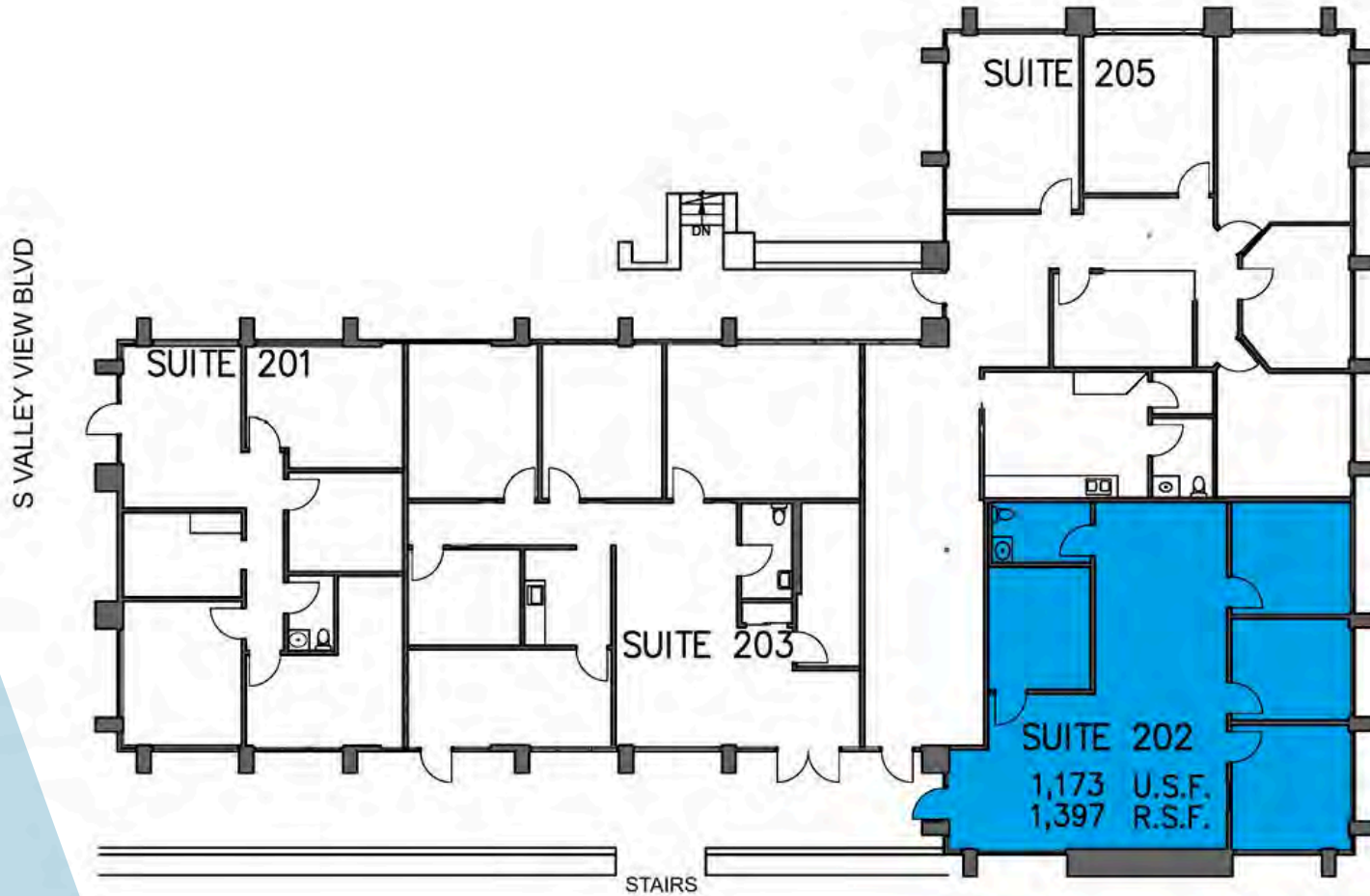
Entry corridor to left and right private offices, open work area with 2 nooks, large rear room. Faces courtyard with water feature, and features sliding door access and regular door access to common area restroom hallway.

3831 SOUTH



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Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
3841 202	Street Retail, Medical Office / Standard Office	1,397	1,173	17%	2.50 / SF MG	N/A	\$3,493	Corner suite with signage opportunities and Strip View, private offices, work rooms, open space, 1 private restroom, break room, and split level access to the south parking lot AND Valley View Blvd (Full ADA Access).

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Charleston Valley View

**Suite 3841 202**  
**Retail Appeal and**  
**Signage Opportunity**



**Strong corner visibility off S Valley View Blvd**  
**(22,700 Cars Per Day, 2022)**

3841 202



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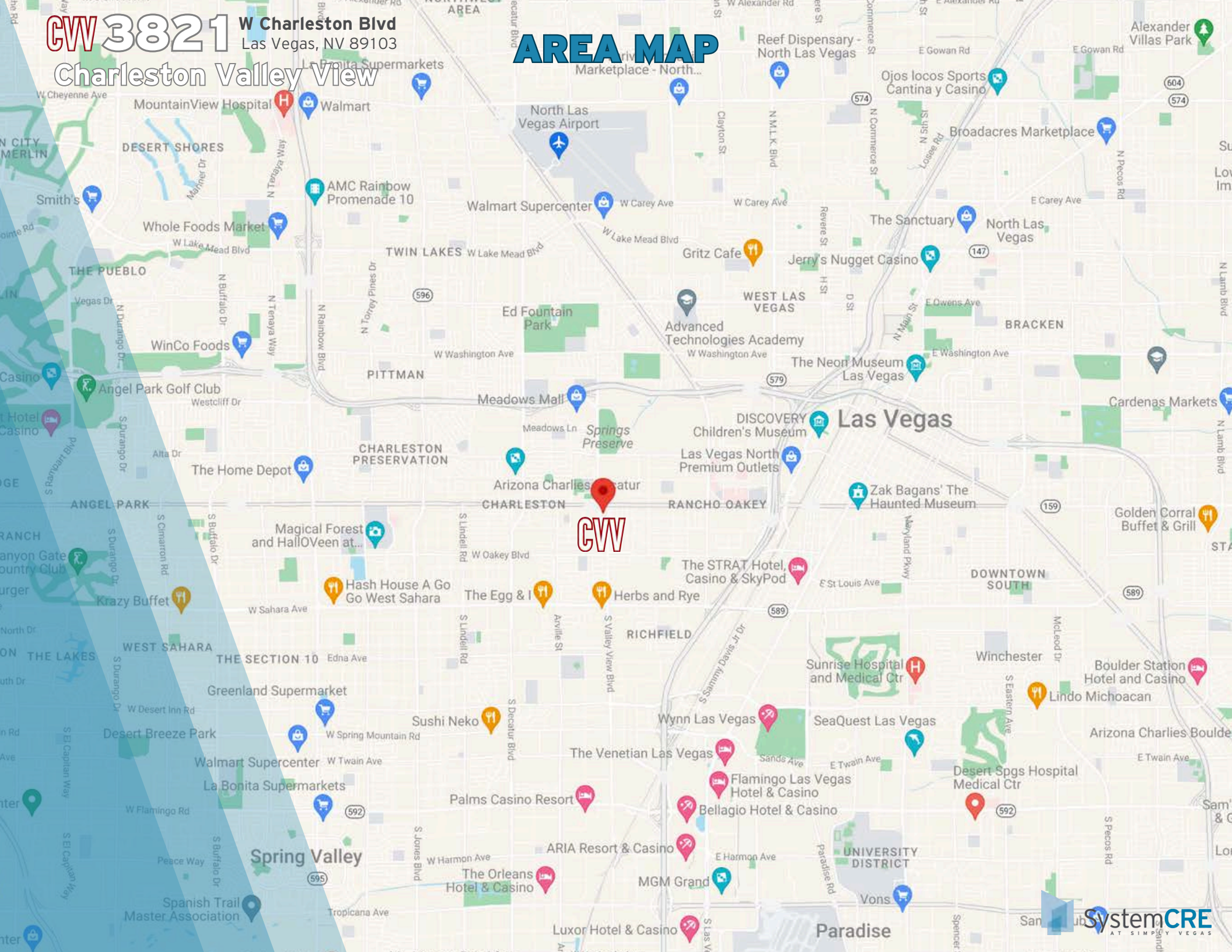




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# AREA MAP

## Charleston Valley View



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# CVV

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