

LEASE HERE

8751 W Charleston Blvd Las Vegas, NV 89117

Barcelone Plaza

Very prime Summerlin mixed
retail / office complex across
from Boca Park

+/- 1,478 Usable SF suite
available NOW with possible rear
open outdoor deck space!



Barcelona Plaza is a prime central Summerlin mixed retail / office complex adjacent to the "platinum rectangle" of retail at Rampart and Charleston, immediately adjacent to Boca Park, Tivoli Village, the Collection at Rampart and the Whole Foods anchored shopping center. The second floor office spaces available now feature valley views, elevator and stair access, and a covered walkway.

SUBMARKET



West
Las Vegas
Charleston Corridor

USE



Professional Office,
retail experiential,
service commercial

AVAILABLE



+/- 1,478 Rentable
Square Feet

ZONING



C-1 Limited
Commercial (City
of Las Vegas)

RATE



\$1.80 NNN +
2026 Estimated NNNs
@\$0.38 / SF

POWER



Most suites
feature 200A
single phase panel
@110 / 220V
(To be Verified)

VISIBILITY



Large Monument Sign
on Charleston
Boulevard, Building
visible from
Charleston

RESTROOMS



En Suite
Restrooms

SIGNAGE



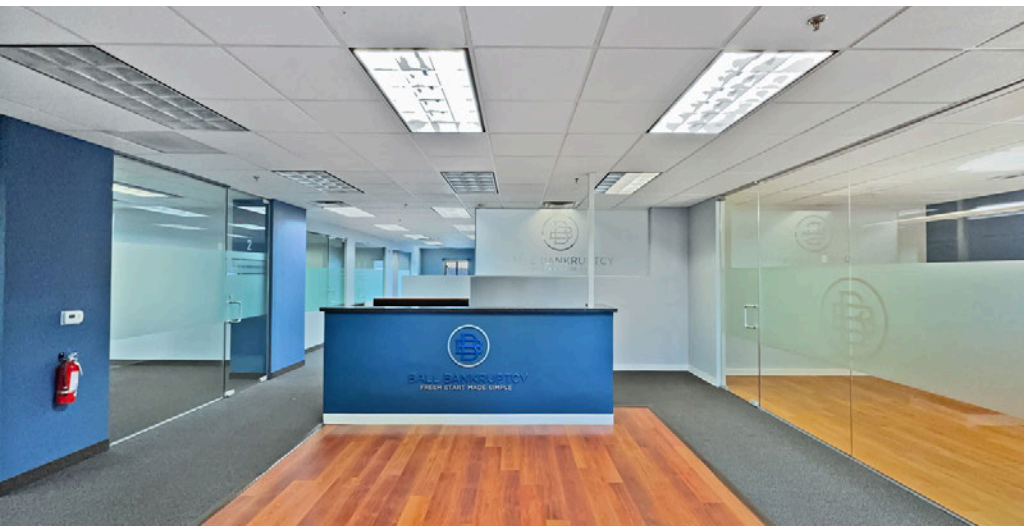
Pylon signage
space available

CLEAR HEIGHT



10' - 12' ceiling
heights,
(sprinklered building)

Barcelona
PLAZA



Barcelone

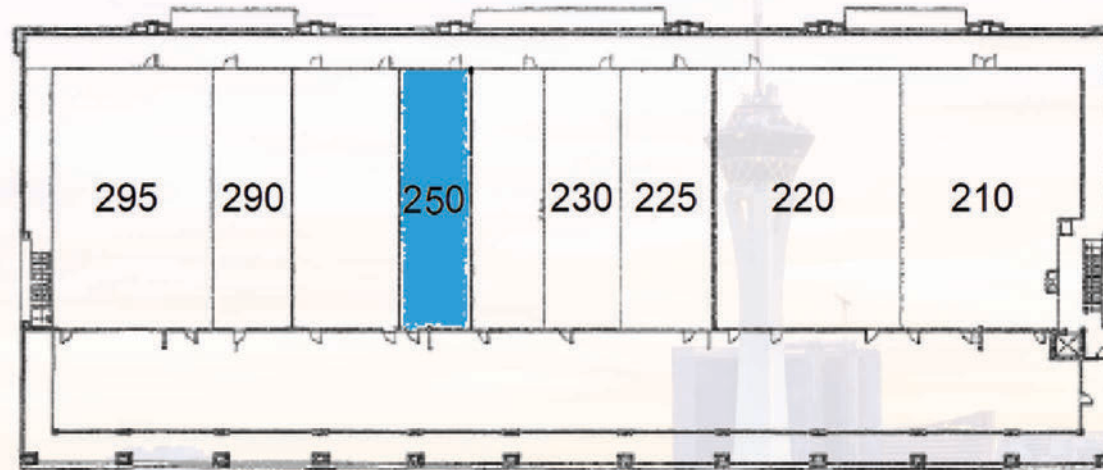
PLAZA



Barcelone

PLAZA

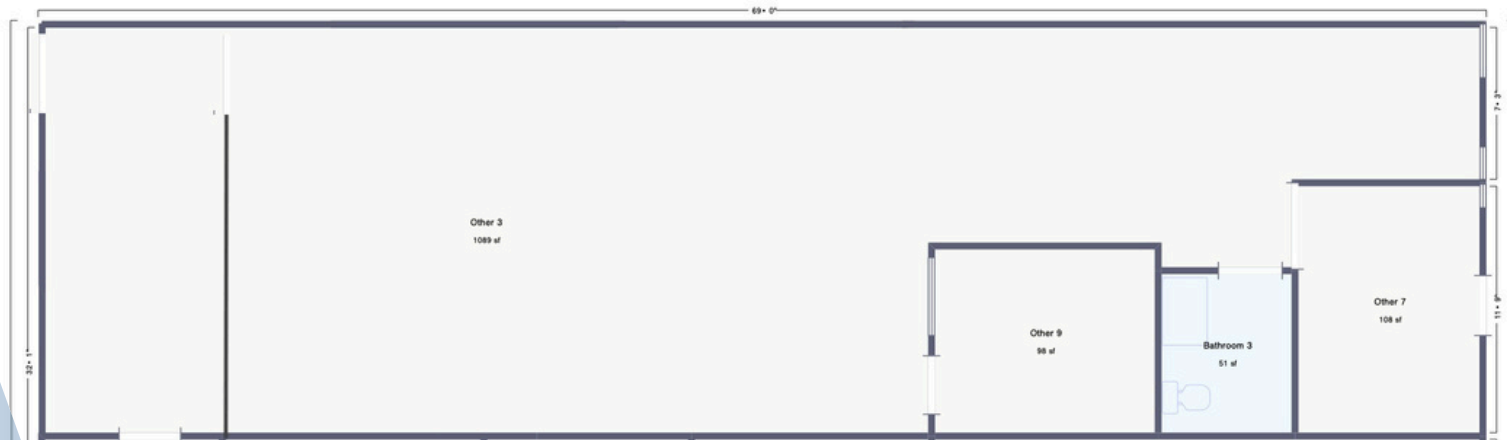
AVAILABILITIES



Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 250	Office	1,478	1,478	\$1.80 / SF NNN	\$0.41/ SF	N/A	\$3,266	Open space with 2 rear rooms, single unisex restroom, and front reception area. Possible rear deck access. Mirror lined long wall.

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Suite 250



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Private Patio Option



The 2nd floor suites at the Plaza have an un-utilized deck area out a rear storefront glass door that could be an additional +/- 1,000 SF of patio area, if done well, according to this AI visualization suggestion

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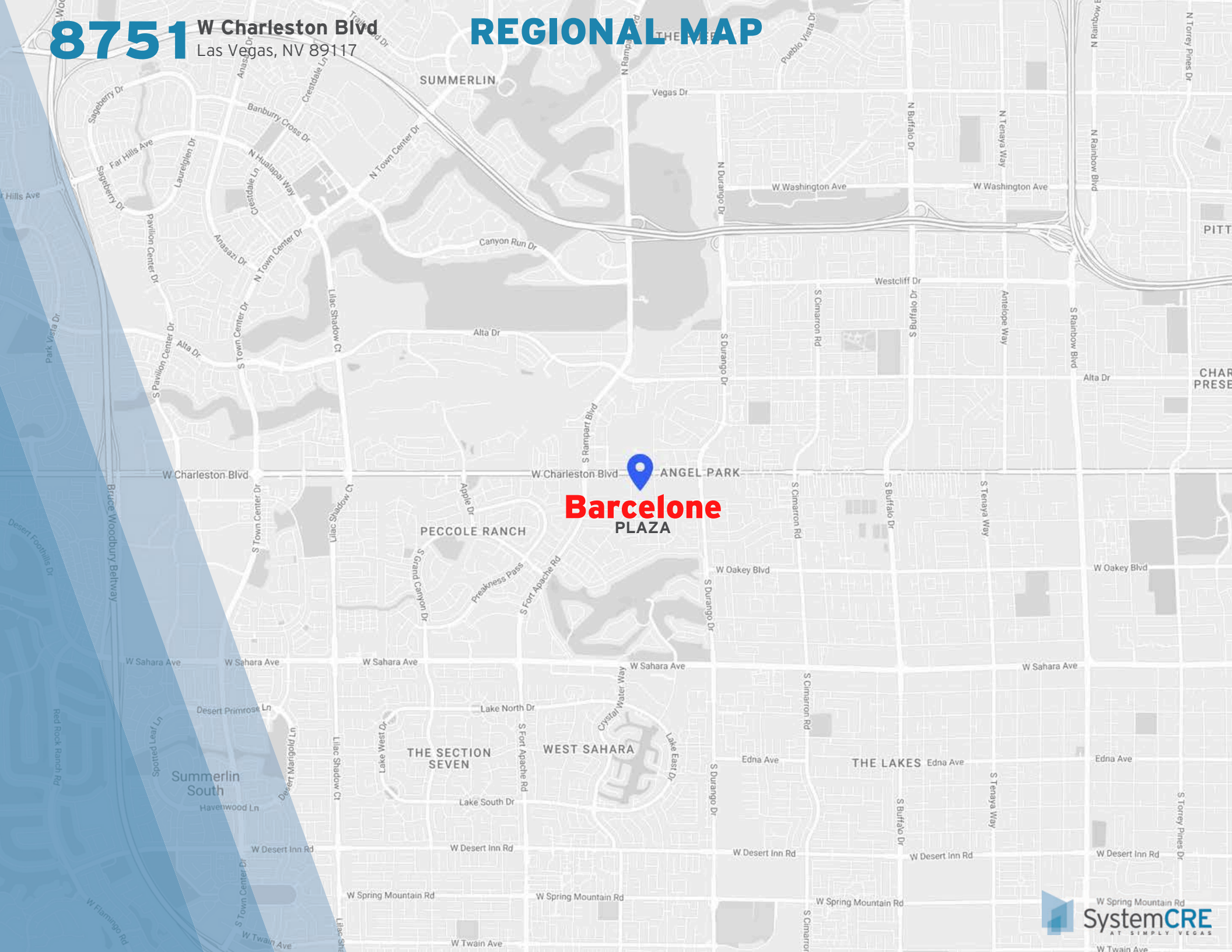
Suite 250

AI renovation with carpet replacement. Ask agent for details.

8751

W Charleston Blvd
Las Vegas, NV 89117

REGIONAL MAP



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Las Vegas, NV 89117

AREA MAP



FOR MORE INFO OR TO TOUR:

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