



# Holsum

DESIGN CENTER

231 - 241 W. CHARLESTON BLVD.

LAS VEGAS, NEVADA 89102



**Lisa Chasteen**

**lchasteen@lapour.com**

**702.335.7338**

(text or call)

NV RE License #: S.0178283

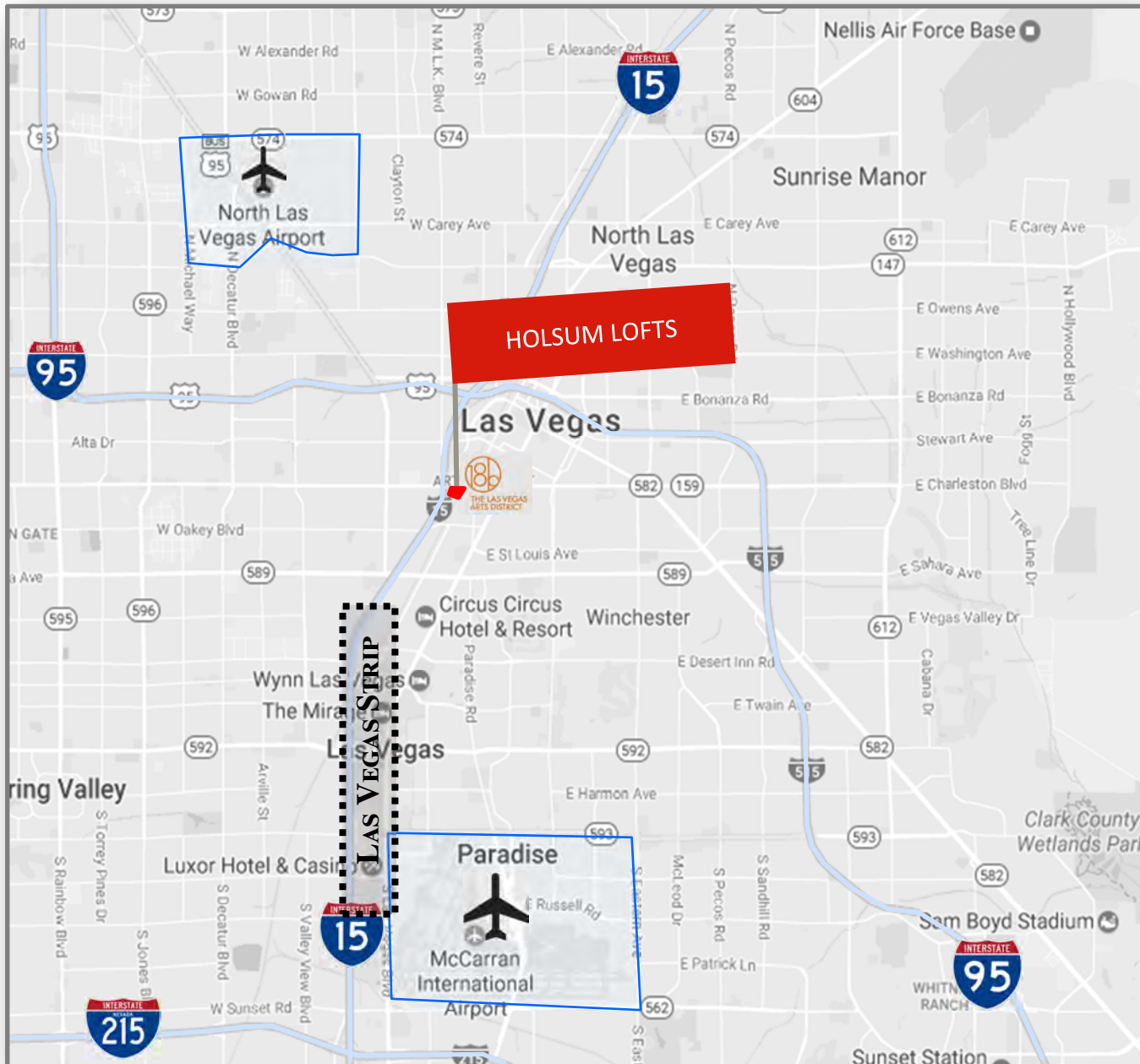
Holsum Lofts is an Urban Collection of offices, showrooms, and services. A historically iconic reuse development located on the corner of Charleston Boulevard and Grand Central Parkway. In close proximity to the flourishing Las Vegas Arts District, Downtown Business District, World Market Center, Clark County Government Center and the Smith Center.

Property features include a beautiful open courtyard, on-site restaurant, variety of floor plans and square footage options, building signage, Charleston visibility and proximity to a variety of amenities at this renowned location. The property also provides Alpha Video Surveillance, which is recognized as the valley's leading provider of commercial-grade video security systems.

# FOR LEASE

**LAPOUR**

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## Holsum

DESIGN CENTER

- ◇ From 351 SF
- ◇ Open Air Courtyard
- ◇ Direct Access From Charleston Blvd at I-15
- ◇ Signage Opportunities
- ◇ I-15 and Charleston Visibility
- ◇ Upscale Urban Image
- ◇ Hard corner of Grand Central Parkway & Charleston Blvd
- ◇ Over 51 restaurants within 5 mins including Brooklyn's Best located onsite.



**LAPOUR**

The map shows downtown Las Vegas with several districts highlighted: the Medical District in green, the Arts District in yellow, and Downtown Las Vegas in orange. Major highways like Interstate 15 and Interstate 95 are shown in blue. Key landmarks and buildings are labeled, including the Smith Center, World Market Center, Government Center, Las Vegas City Hall & Medical District, Historic 5th Street School, Arts Square, Arts Factory, Fremont St. Experience, Zappos, Container Park, Federal Courthouse, and Valley Hospital Center. A red arrow points to a location on Charleston Blvd labeled 'SUBJECT'.



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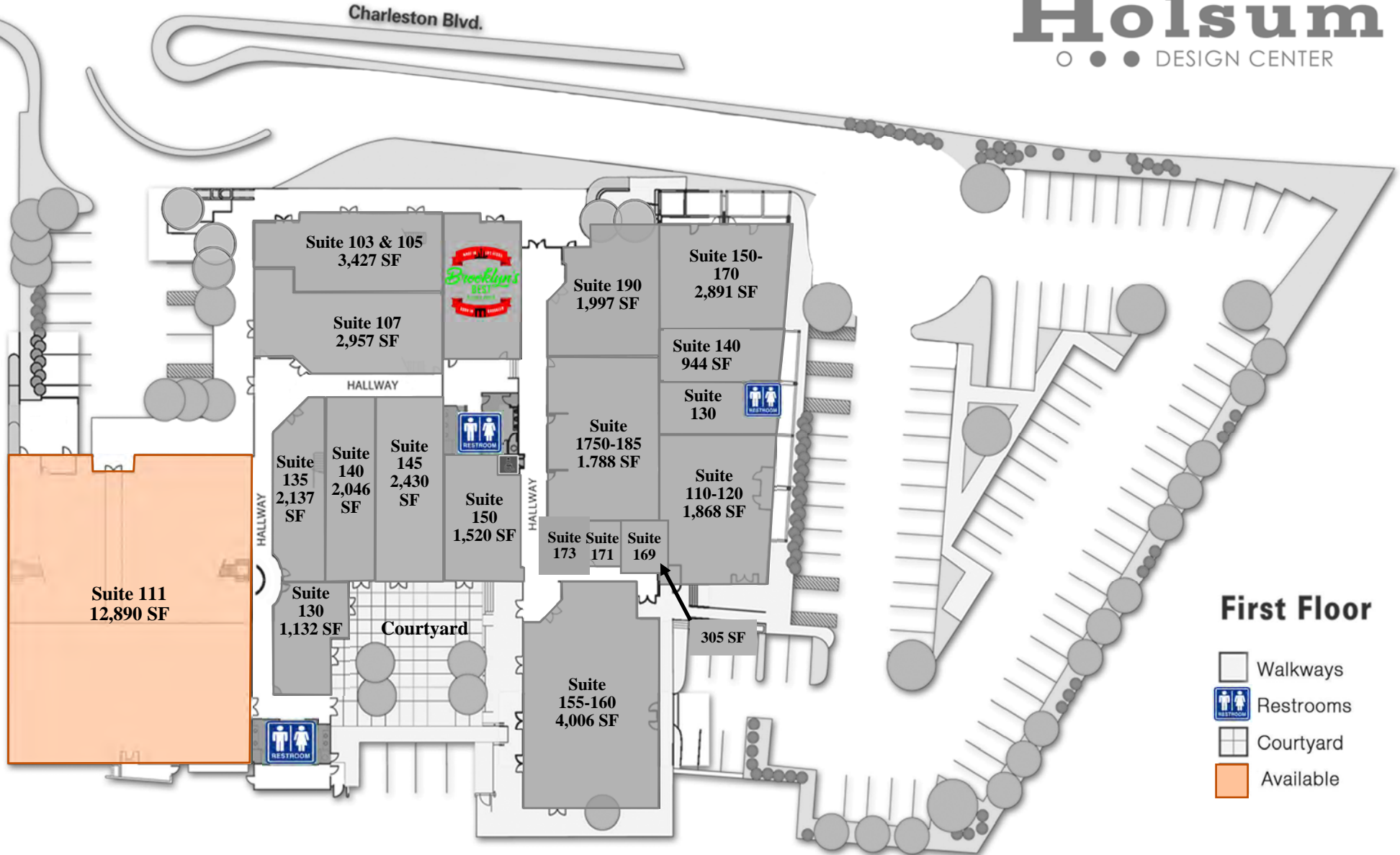


Charleston Blvd.

**Holsum**  
O ● ● DESIGN CENTER

Grand Central Pkwy

Industrial Road



## First Floor

- Walkways
- Restrooms
- Courtyard
- Available

# Holsum

O ● ● DESIGN CENTER

231 - 241 W. Charleston Blvd. Las Vegas, Nevada 89102

*Direct access and visibility from Charleston Blvd. Easy access to major transportation routes ensuring a convenient commute. Close proximity to I-15, I-95, Arts District, Downtown Business Sector, and the Symphony Park.*

## ■ OFFICE/ SHOWROOM LOFTS FOR LEASE ■

SUMMARY - SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY						MONTHLY
	ADDRESS	SQ. FT. (+/-)	2nd FLOOR S.F.	BASE RENT	NNN FEE	TOTAL
Loft	241/111	12,890	N/A	\$1.30/SF	\$0.47SF	\$22,815

### GENERAL BUILDING COMMENTS

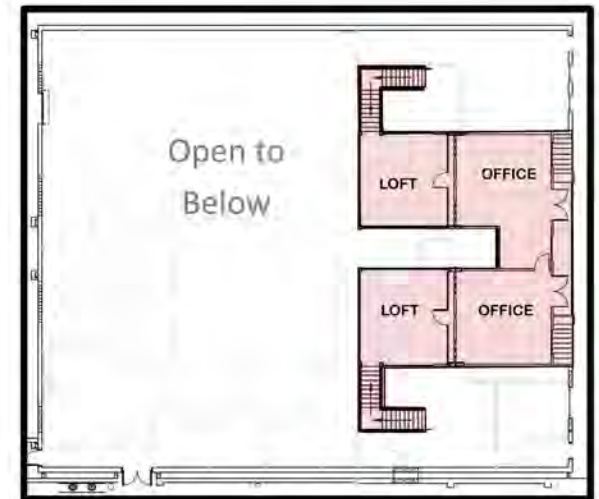
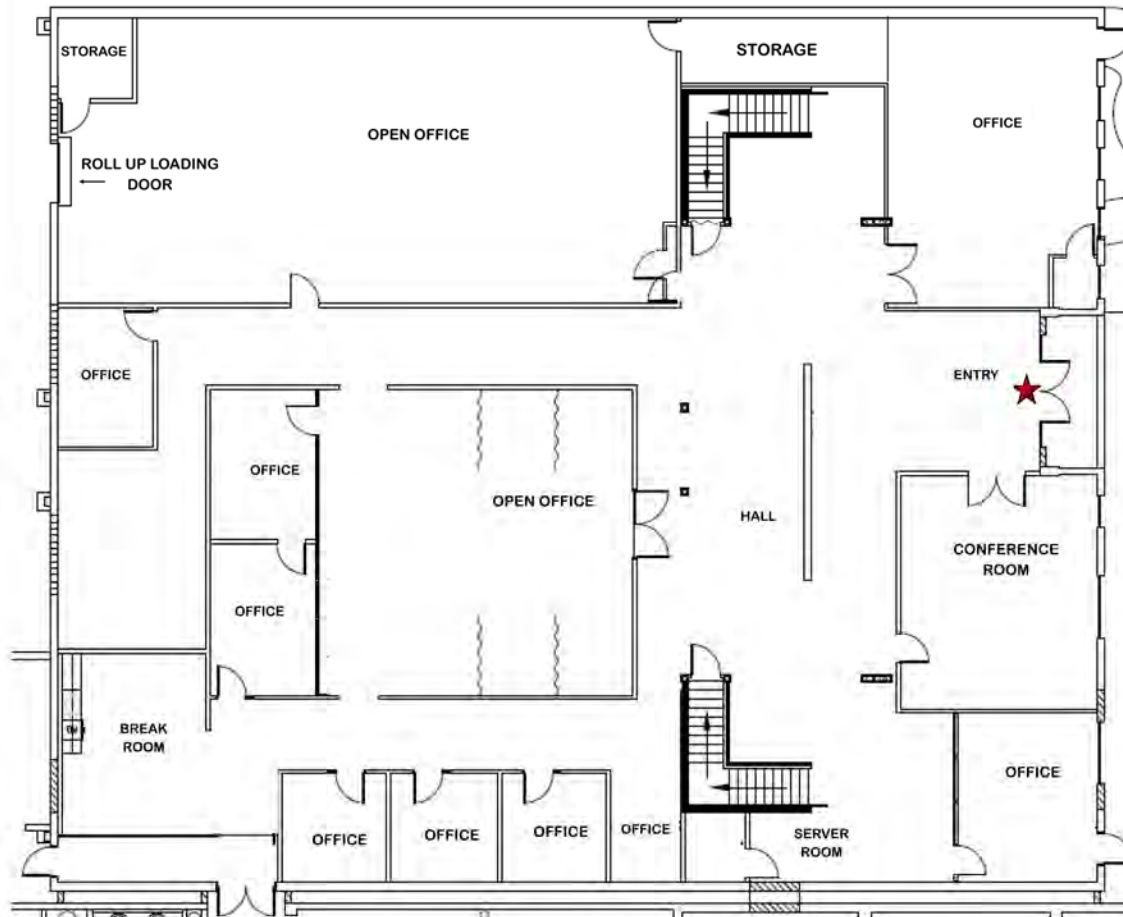
- M ZONING
- 100% OFFICE
- IMMEDIATE AVAILABILITY / MOVE IN READY
  - OPEN AIR COURTYARD
- UPSCALE URBAN OFFICE AND SHOWROOM SUITES

### FOR ADDITIONAL INFORMATION CONTACT



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# FOR LEASE



[Click or Scan for a virtual 360 Tour Inside](#)

241 W. Charleston Boulevard - Suite 111

12,890 RSF

Anchor Tenant

- Semi Private offices, Break Room, Conference Room, Second Floor Loft with Private Balcony & Executive Offices
- Bullpen open office area. Partially Furnished
- Direct Access to Parking Lot and Charleston Boulevard Frontage
- Exposed beam ceiling with skylights and a roll up door
- Urban workspace at its best featuring historic architecture