

FOR LEASE

THE 1785
OFFICE CENTER

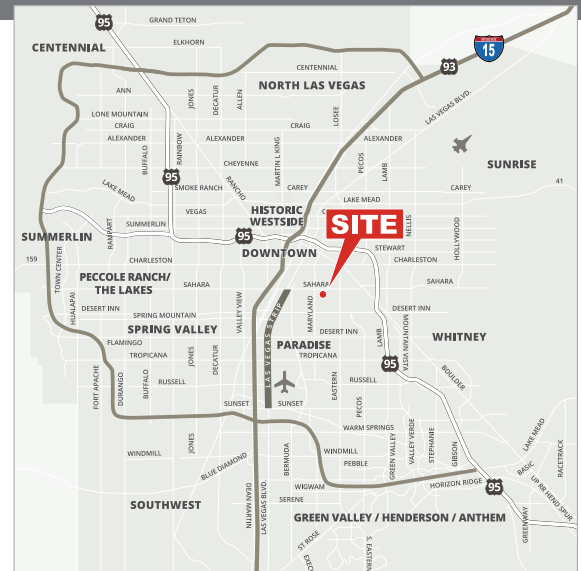
1785 E Sahara Avenue
Las Vegas, NV 89104

\$0.80/SF/Mo + \$0.75/SF/Mo NNN

Virtus Commercial is pleased to present for lease **The 1785 Office Center**, +/-76,758 sq.ft. multi-tenant office park consisting of two buildings with central courtyards located on east Sahara Road. This two-story signature office complex has excellent visibility with ample lot and covered parking.

PROPERTY HIGHLIGHTS

- Second generation suites requiring minimal tenant improvements such as carpet and paint.
- Landlord has recently contributed substantial capital improvements to the property including renovations of landscaping, parking lot upgrades, common area refurbishment, roof replaced, painting and bathroom upgrades.
- There are 313 parking stalls including 56 covered parking stalls.
- Great central location.



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

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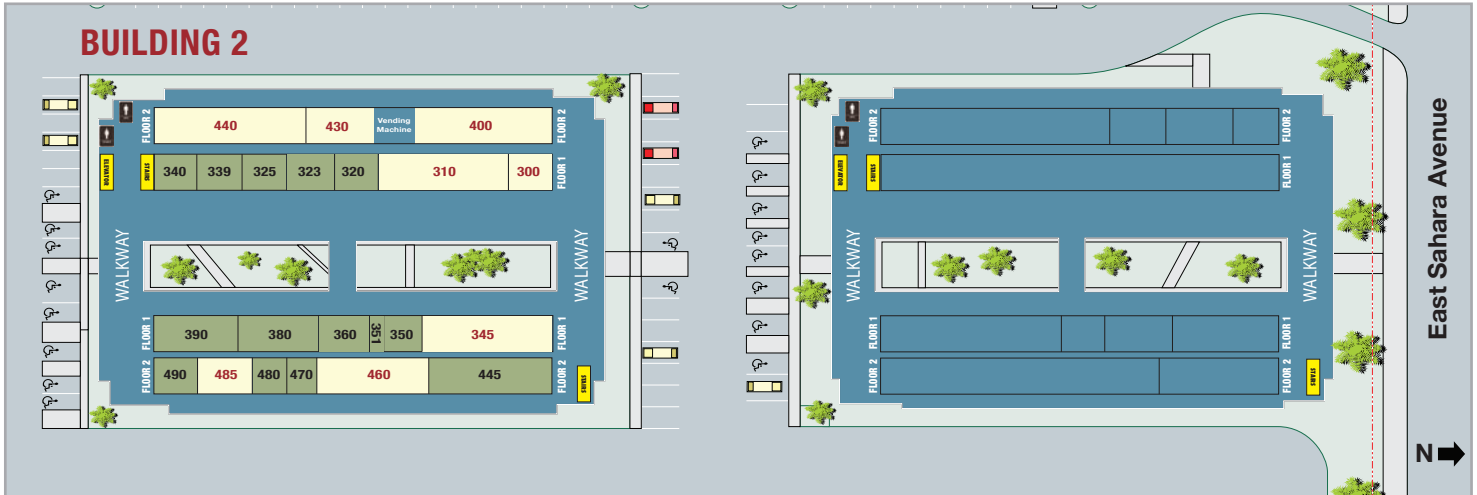
FOR LEASE

LEASE RATE: \$0.80/SF/Mo + \$0.75/SF/Mo NNN Fees

1785 E Sahara Avenue | Las Vegas, Nevada 89104

PROPERTY OVERVIEW

Lease Rate: \$0.80/SF/Mo + \$0.75/SF/Mo NNN Fees	Building Class: B
Zoning: General Commercial (C-2)	Year Built: 1979
Min. Divisible: 1,375 SF	Max. Contiguous: 10,350 SF



***Combo Options Available**

BUILDING 2

BUILDING 300 AVAILABILITY

SUITE #	SQ. FT.
300*	1,749
310*	3,746
345	2,212

BUILDING 400 AVAILABILITY

SUITE #	SQ. FT.
400*	3,102
430*	2,440
440*	4,808
460	2,566
485	1,375



Courtyard

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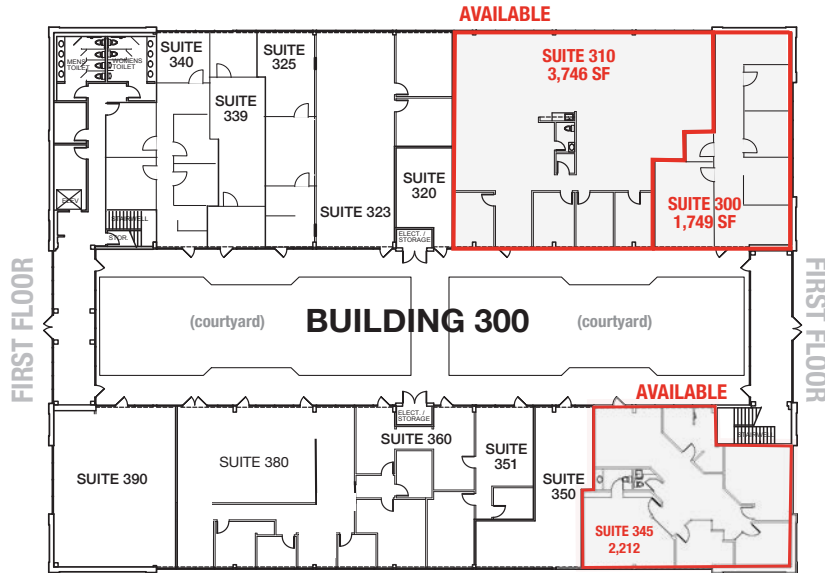
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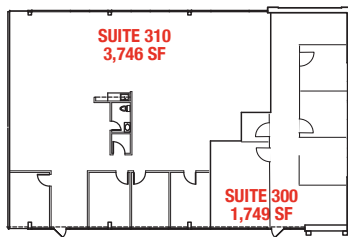
SITE PLAN OVERVIEW - BUILDING 300



COMBO OPTION(S) AVAILABLE

COMBO OPTION A

Suites 300 & 310 - Total Combined SF: 5,495



Floor Plan is not to exact scale. It is intended for general information purposes only. Floor plan, dimensions and partitions shown are approximate and subject to verification.

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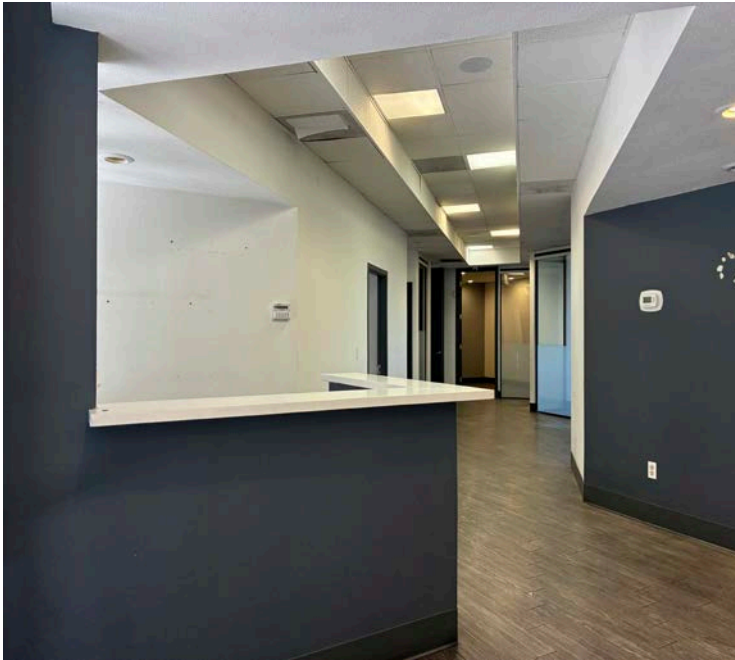


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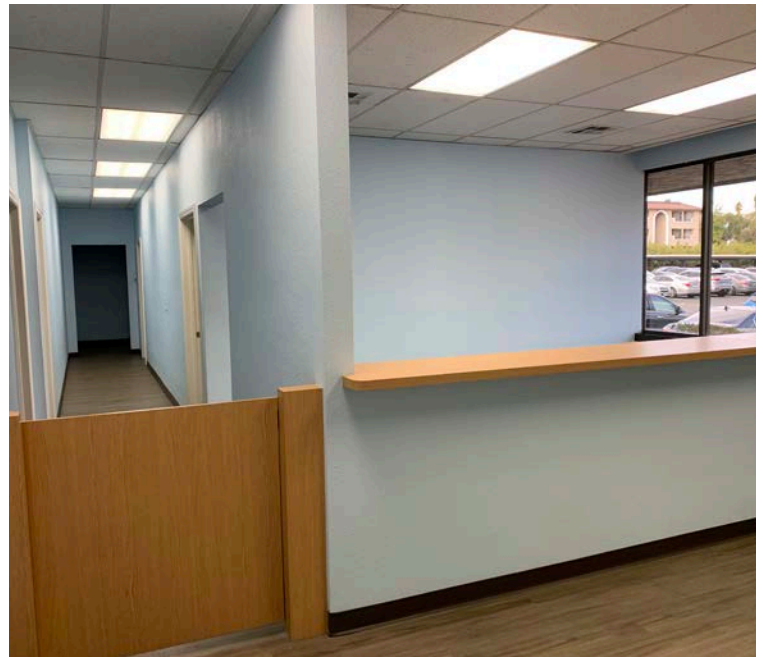
Suite 345



Suite 310



Suite 300



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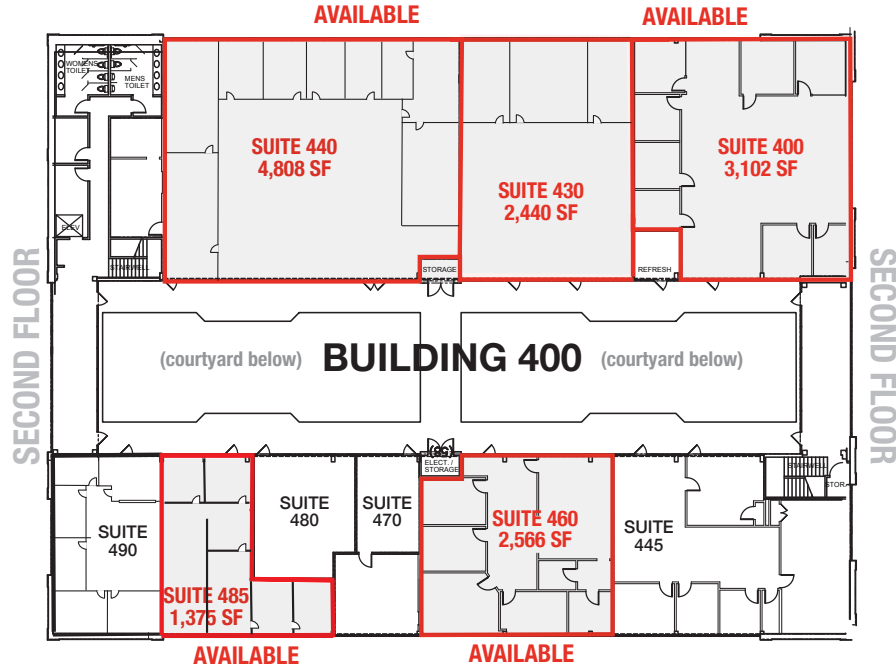
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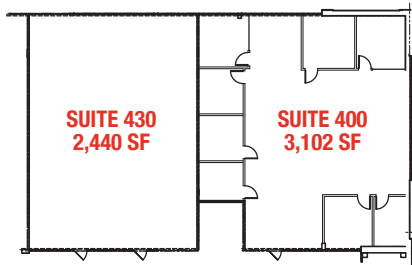
SITE PLAN OVERVIEW - BUILDING 400



COMBO OPTION(S) AVAILABLE

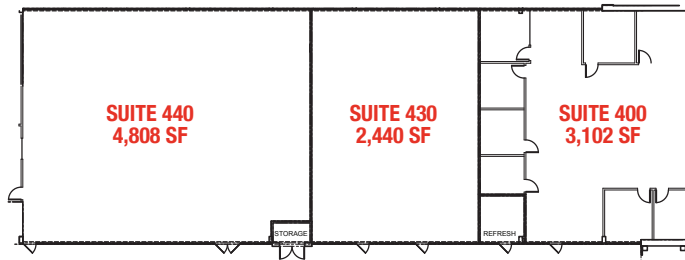
COMBO OPTION A

Suites 430 & 400 - Total Combined SF: 5,542



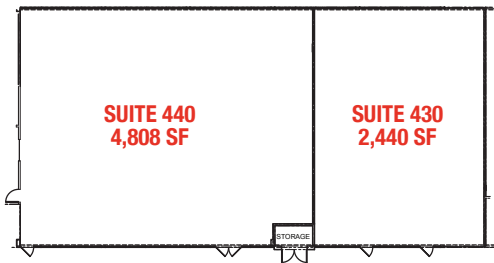
COMBO OPTION B

Suites 400, 430 & 440 - Total Combined SF: 10,350



COMBO OPTION C

Suites 430 & 440 - Total Combined SF: 7,248



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Suite 460



Suite 400



Suite 440



Suite 430



Suite 485



Suite 485

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