

**AVISON
YOUNG**

PROFESSIONAL OFFICE FOR LEASE
Eastern Plaza

8475 S. Eastern Avenue, Las Vegas, NV 89123



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EASTERN SQUARE

8475 Eastern Avenue, Las Vegas, NV 89123

PROPERTY HIGHLIGHTS

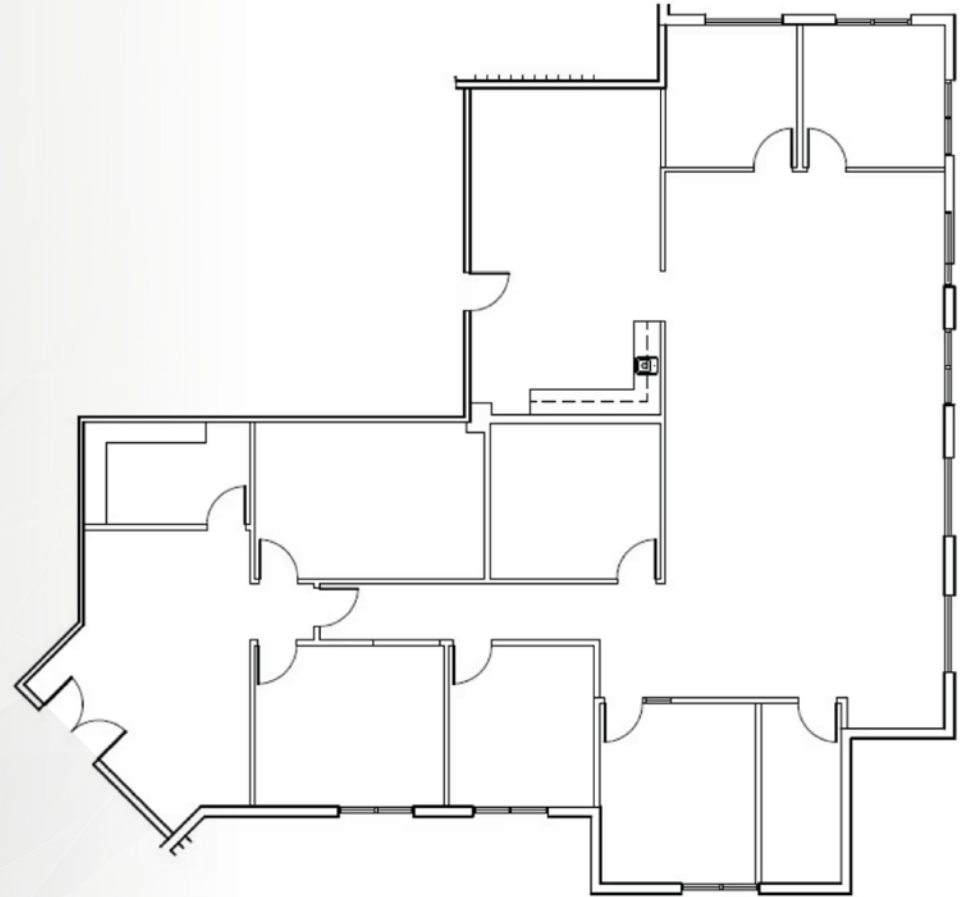
- 2-story, Class B, ±30,150 sf office building
- Modern design and professional image
- An impressive, well-maintained lobby designed to elevate the tenant experience
- Professional and medical tenant mix
- Surface and covered parking available
- Convenient I-215 freeway access via Eastern Avenue or Windmill Lane
- Short distance to dining and retail services on Eastern Avenue

AVAILABLE: ±4,115 rsf

LEASE RATE: \$1.95/sf/mo MG

EASTERN SQUARE

8475 Eastern Avenue, Las Vegas, NV 89123



SUITE 200

±4,115 rsf

Lease rate: \$1.95/sf MG



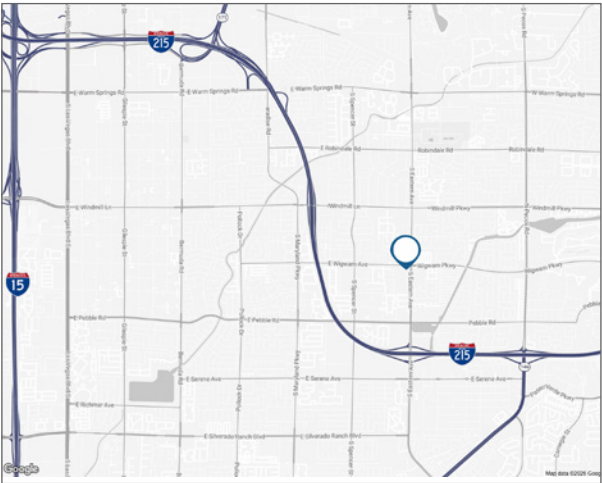




LAS VEGAS STRIP

Located at the prominent northwest corner of Eastern Avenue and Wigwam Parkway in the highly desirable south Las Vegas office submarket, Eastern Plaza offers exceptional visibility and accessibility within one of the valley's busiest commercial corridors. The property benefits from a strategic location along Eastern Avenue, a major north-south arterial connecting businesses, residential communities, and retail destinations throughout the southeast Las Vegas Valley.

LOCATION



DISTANCE TO	
Las Vegas Strip	±9 MI
Harry Reid International Airport	±4.5 MI
Henderson	±9 MI
I-15	±5 MI
I-11 / US-95	±9 MI
I-215	±1 MI