



1,609 SF & 2,892 SF

OFFICE SPACE AVAILABLE FOR LEASE

10000
W CHARLESTON



← TENANT PARKING
↑ DELIVERIES
→ VISITOR PARKING

CLICK HERE TO VIEW
PROPERTY VIDEO

PROPERTY HIGHLIGHTS



71,130 SF class A office space



2 story building



Frontage on
West Charleston Boulevard



Convenient access to numerous
amenities including retail,
restaurants, banks and shopping



4:1,000 Parking Ratio



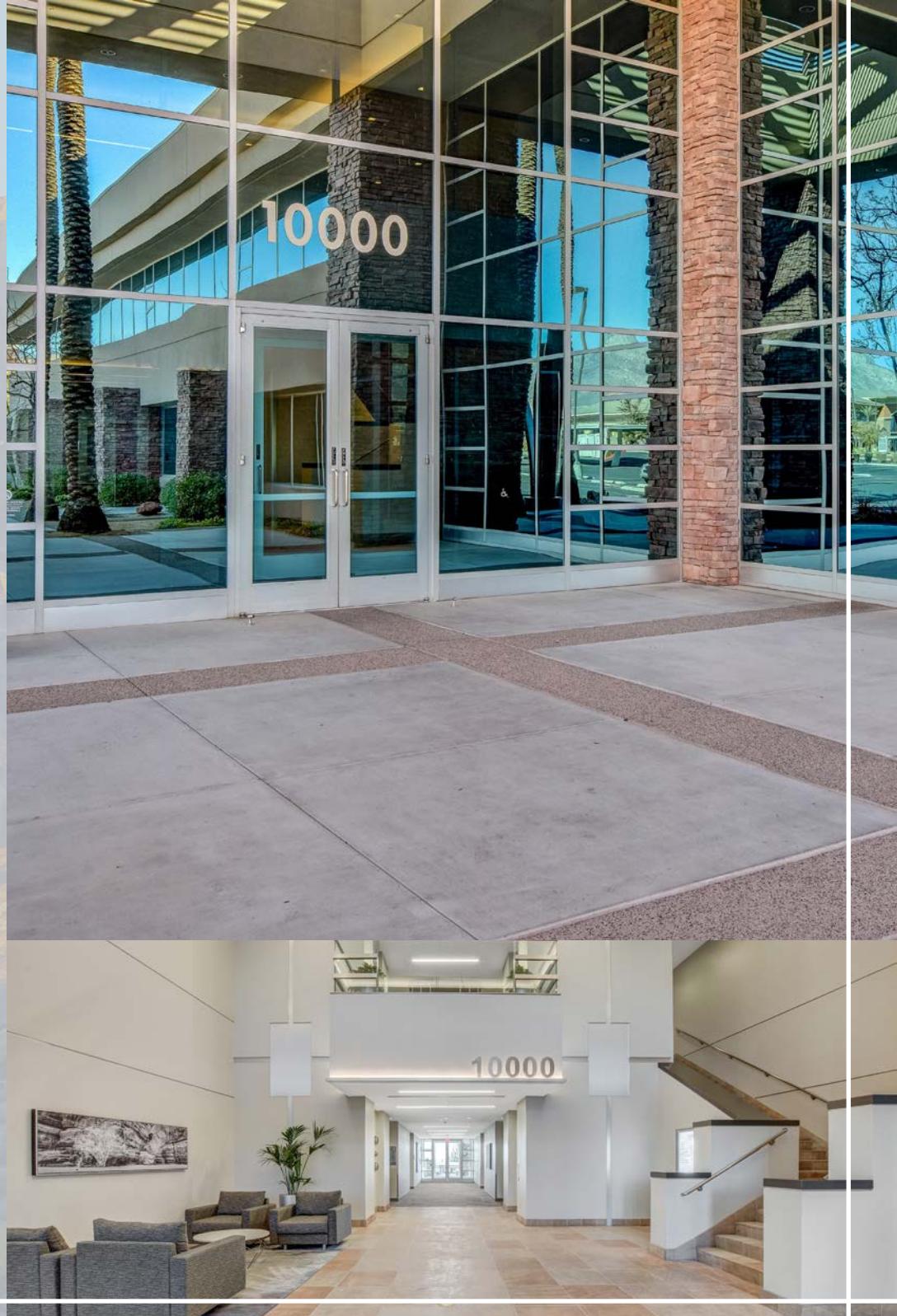
State-of-the-art energy
management system



High efficiency heating/
cooling equipment



Prominent Signage Opportunity

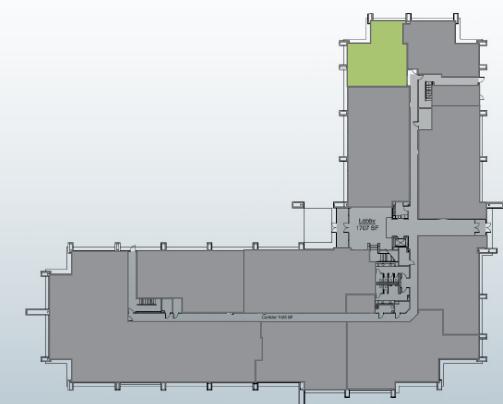
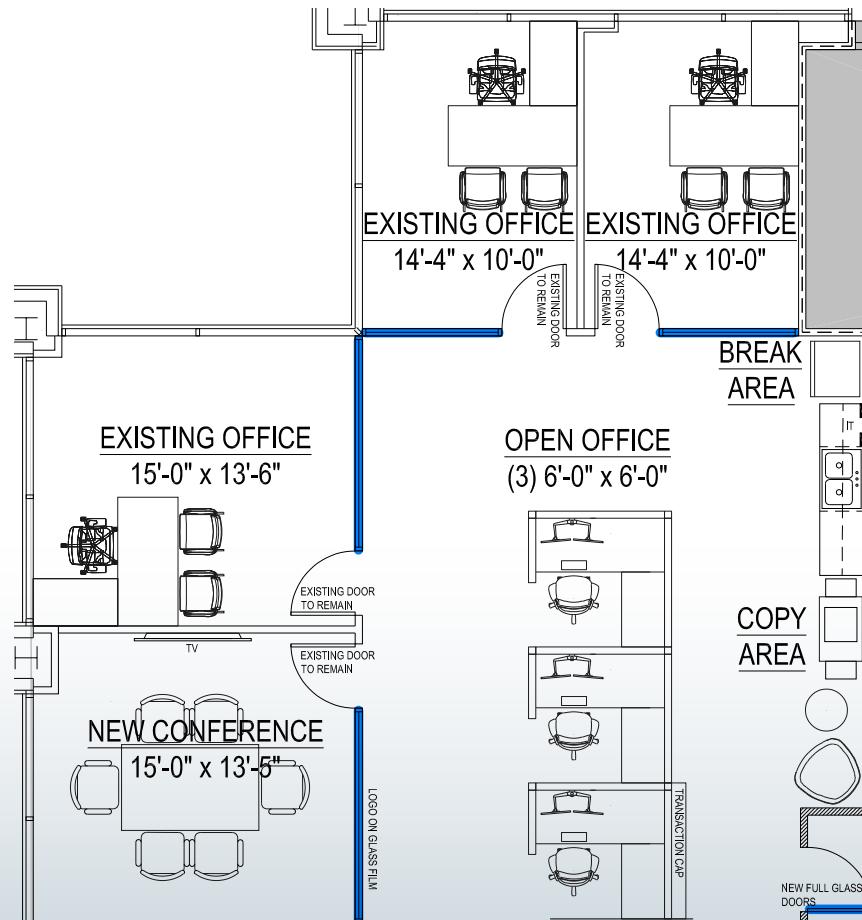


FLOOR PLANS

Spec Suite 170 | 1,609 RSF

\$3.25 /RSF/MO Full Service Gross

Available 4/1/2025

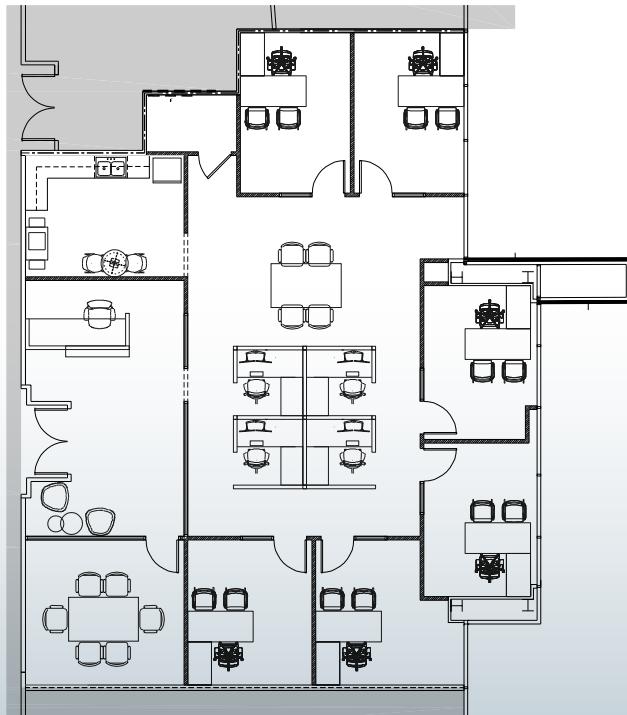


FLOOR PLANS

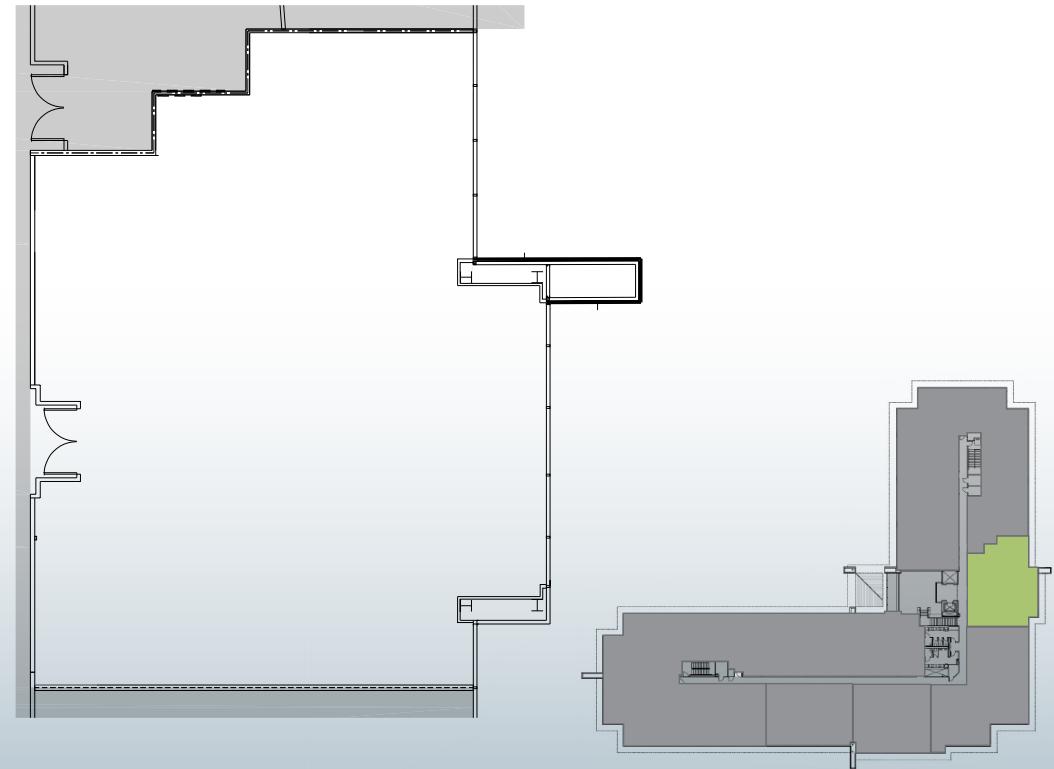
SUITE 235 | 2,892 RSF

\$3.25 /RSF/MO Full Service Gross

Conceptual Plan

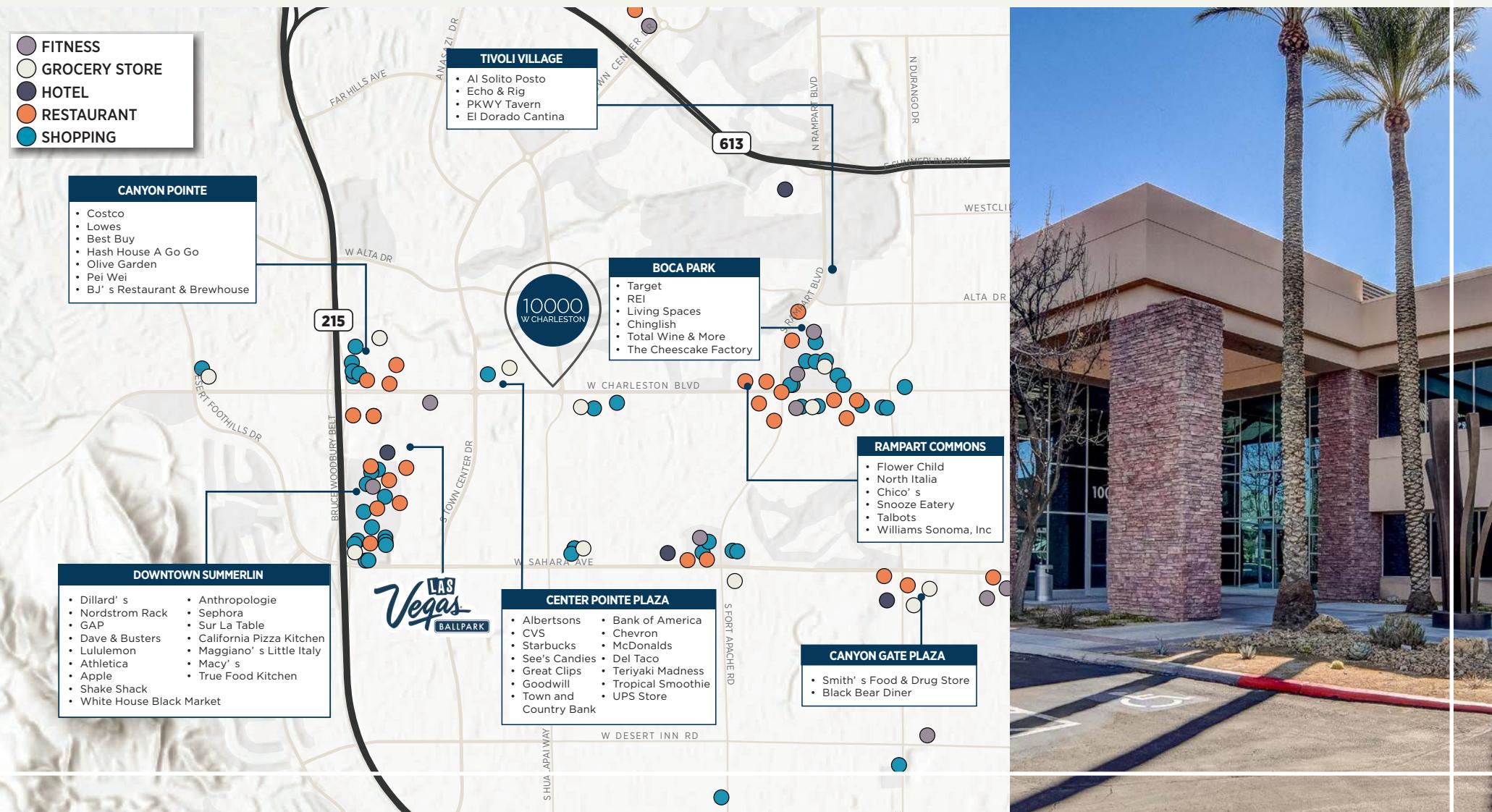


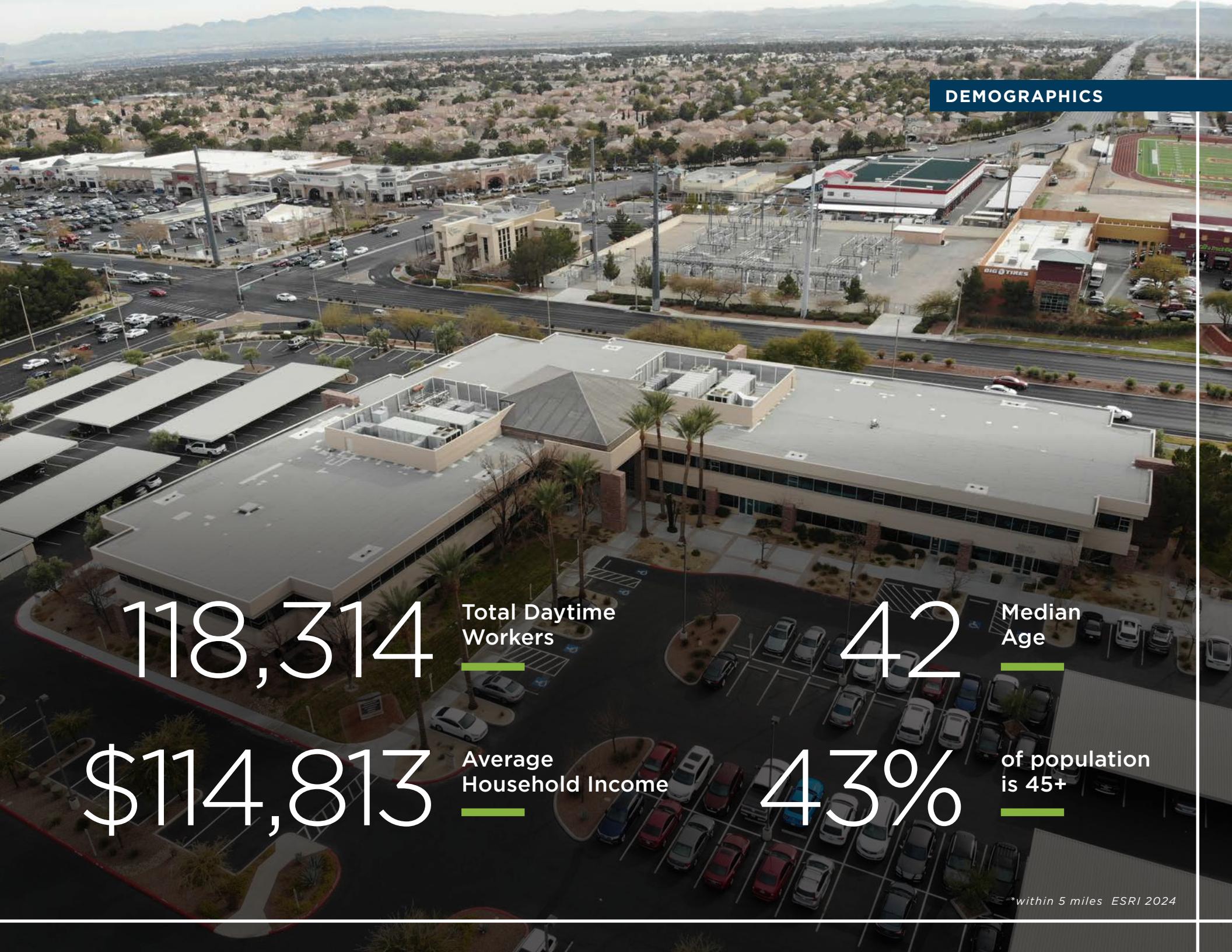
Currently in Shell Condition



PROXIMITY PERFECTED

Experience the best of urban convenience and suburban charm at 10000 W Charleston. Situated near the vibrant Downtown Summerlin, you'll have easy access to premier shopping, dining, and entertainment options. Stay active and healthy with a world-class fitness center at Lifetime Fitness just moments away. Plus, across the street, Center Pointe Plaza offers additional conveniences and services, making our location a prime choice for your business.





DEMOGRAPHICS

118,314

Total Daytime
Workers

42

Median
Age

\$114,813

Average
Household Income

43%

of population
is 45+



LOCATION MAP



CORPORATE NEIGHBORS

Discover why Summerlin has become the preferred location for a myriad of professional businesses. Join the ranks and elevate your business by choosing Summerlin as your strategic headquarters.



WILLIAMS-SONOMA



A THRIVING HUB FOR BUSINESS

Set your business apart by relocating to the dynamic community of Summerlin — the epicenter of Las Vegas' premier talent pool. This carefully planned and well-established area offers advantages to elevate your business operations, enhance employee satisfaction, and boost your corporate profile. With more than 100,000 residents who live, work and play here, Summerlin is a vibrant community with endless business potential.

MILES	1	2	3
BUSINESSES	861	3,753	10,066
EMPLOYEES	13,754	48,941	105,636



NEVADA TAX BENEFITS

STANDARD ABATEMENTS

Sales and Use Tax Abatement

- Sales and use tax abatement on qualified capital equipment purchases, with rate reductions as low as 2%

Modified Business Tax Abatement

- An abatement of 50% of the 1.17% rate on quarterly wages exceeding \$50,000

Personal Property Tax Abatement

- An abatement on personal property not to exceed 50% over a maximum of 10 years

Real Property Tax Abatement for Recycling

- Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

NEVADA'S TAX STRUCTURE:

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state. Nevada has...



NO PERSONAL INCOME TAX



NO INVENTORY TAX



NO FRANCHISE TAX



NO INHERITANCE TAX



NO UNITARY TAX



NO ESTATE TAX

RECENT STATE RANKINGS

#1

STATE FOR JOB GROWTH IN THE U.S.

Source: U.S. Bureau of Labor Statistics (June 2020 vs June 2022)

#1

BEST STATE FOR INFRASTRUCTURE

Source: U.S. News & World Report (2021)

#2

TOP MOVING DESTINATION IN THE U.S.

Source: Census Bureau (2020)

#5

BUSINESS COSTS

Source: Forbes (2020)

#5

MOST TAX-FRIENDLY STATES

Source: Kiplinger (2021)



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