



1,609 SF & 2,892 SF

OFFICE SPACE AVAILABLE FOR LEASE

10000 W CHARLESTON



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

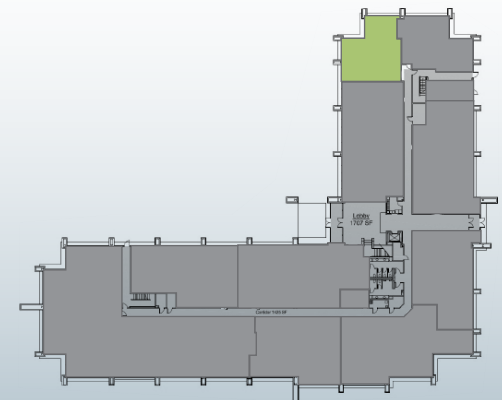
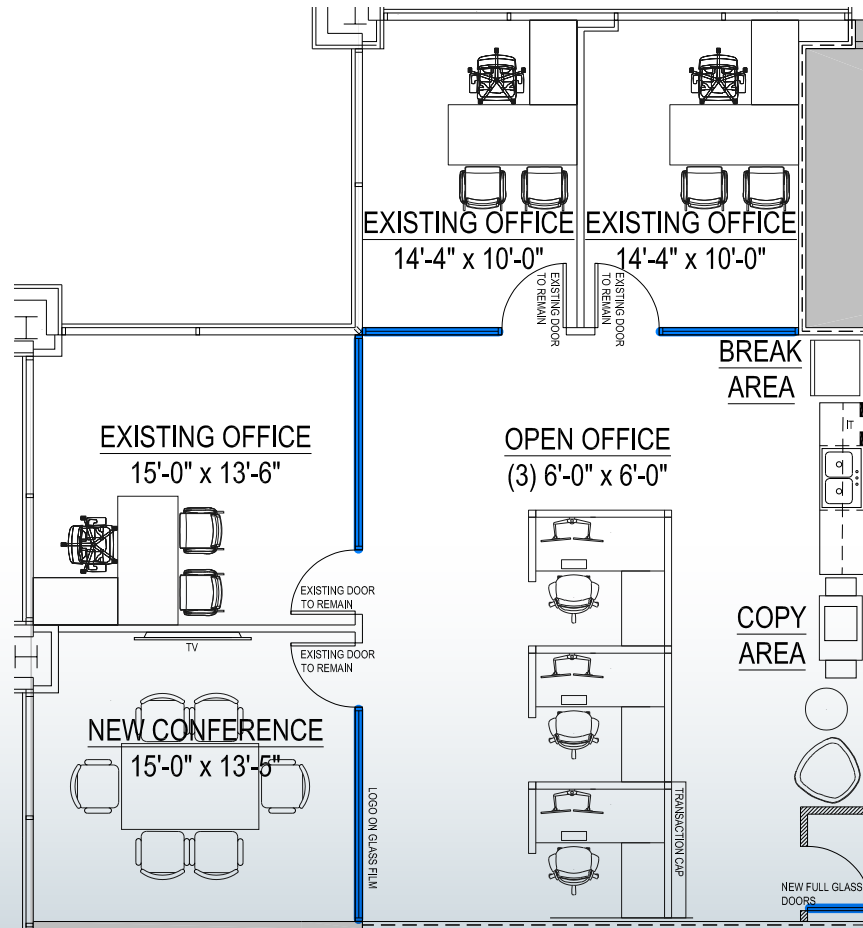


FLOOR PLANS

Spec Suite 170 | 1,609 RSF

\$3.25 /RSF/MO Full Service Gross

Available 4/1/2025

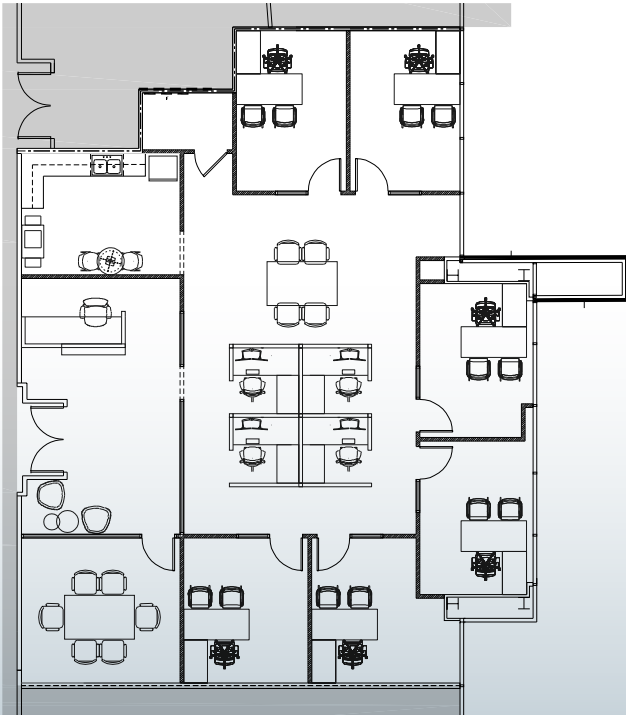


FLOOR PLANS

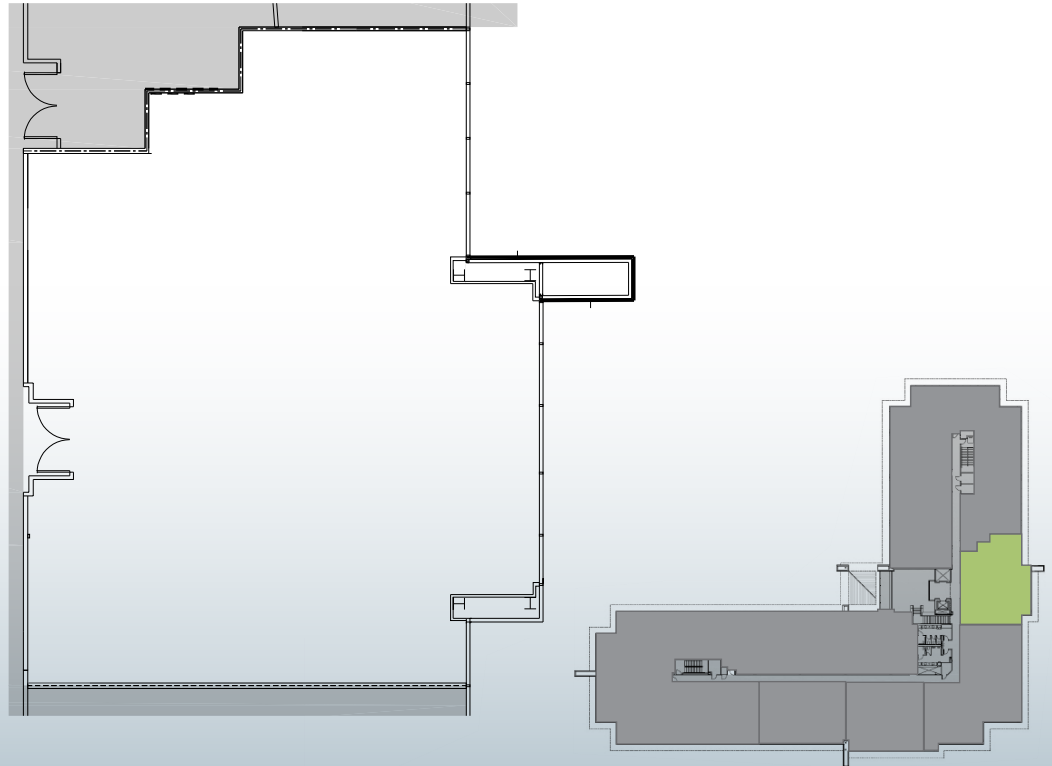
SUITE 235 | 2,892 RSF

\$3.25 /RSF/MO Full Service Gross

Conceptual Plan

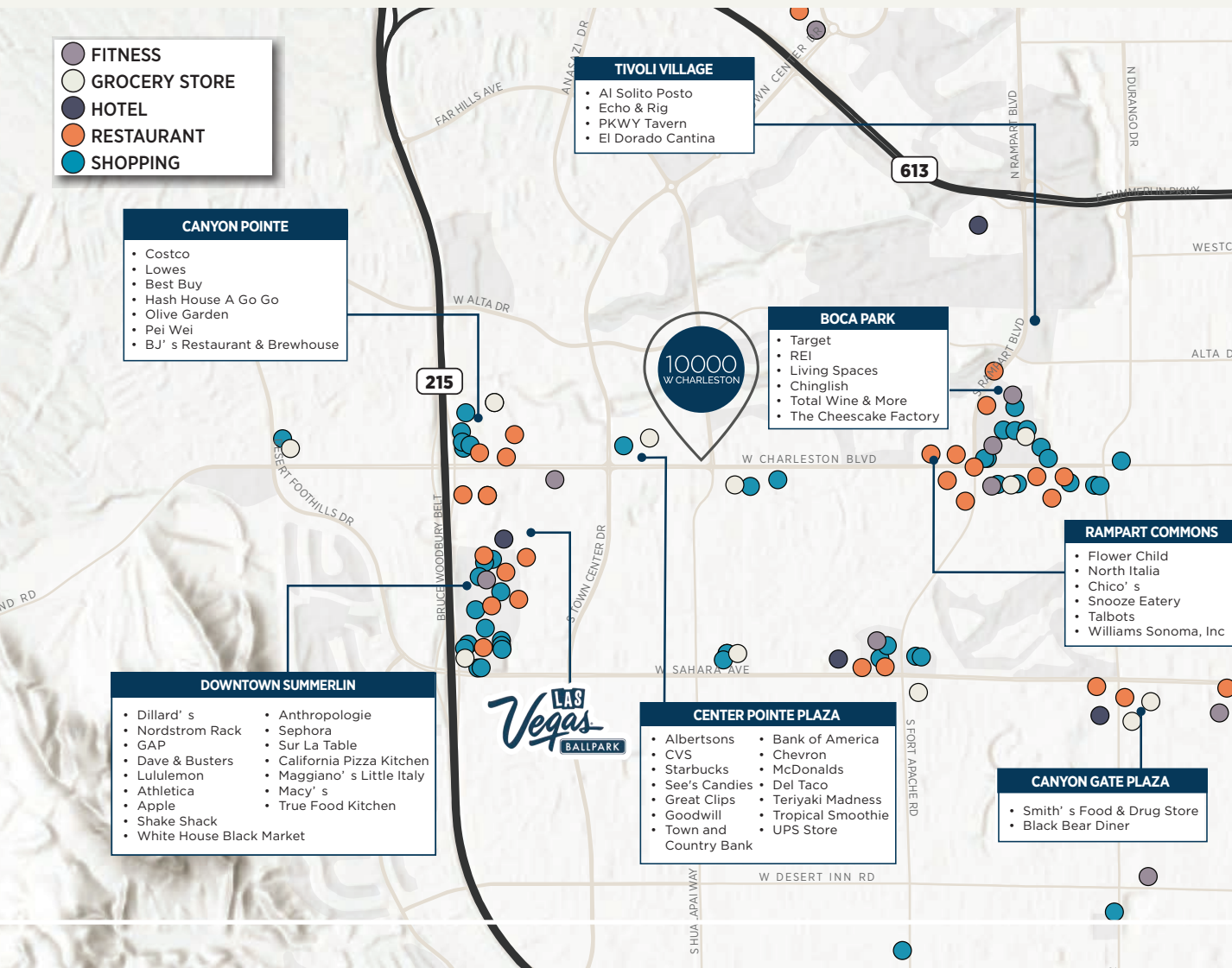


Currently in Shell Condition



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+

*within 5 miles ESRI 2024

LOCATION MAP



1 RED ROCK CASINO RESORT AND SPA
0.5 MILES

2 DOWNTOWN SUMMERLIN
1 MILE

3 DOWNTOWN LAS VEGAS
13 MILES

4 RED ROCK NATIONAL CONSERVATION AREA
3 MILES

5 T-MOBILE ARENA
12 MILES

6 ALLEGIANT STADIUM
17 MILES

7 HARRY REID INT'L AIRPORT
20 MILES



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.



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)

10000 W CHARLESTON

1,609 SF & 2,892 SF

OFFICE SPACE AVAILABLE FOR LEASE

CHARLES W. VAN GEEL

Senior Director

NV License #BS.044616

+1 702 688 6966

Charles.VanGeel@cushwake.com

MATTHEW BEBAN

Associate

NV License #S.0202638

+1 702 449 2431

Matthew.Beban@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-12.17.2024