

# FOR LEASE

THE 1785  
OFFICE CENTER

**1785 E Sahara Avenue**  
Las Vegas, NV 89104

**\$0.80/SF + \$0.75 NNN Fees**

## 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:

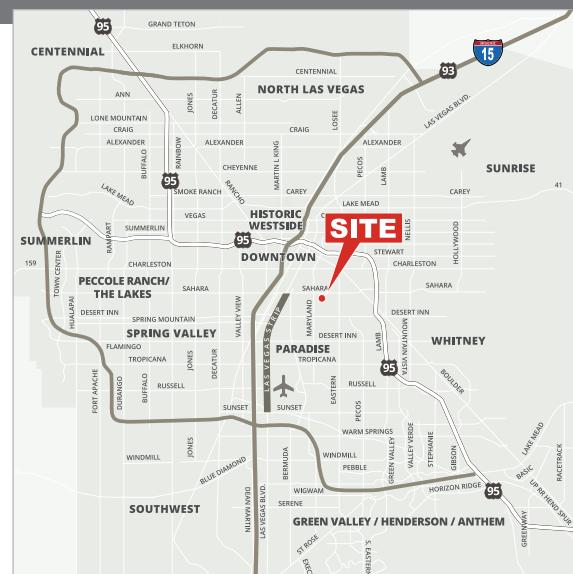
**GERI JAMESON | NV Lic # S.0190514**

o: 702.787.0123 | c: 702.907.0767 | [leasing@virtusco.com](mailto:leasing@virtusco.com)

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

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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.



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

## PROPERTY OVERVIEW

Lease Rate: \$0.80/SF + \$0.75 NNN Fees

Zoning: General Commercial (C-2)

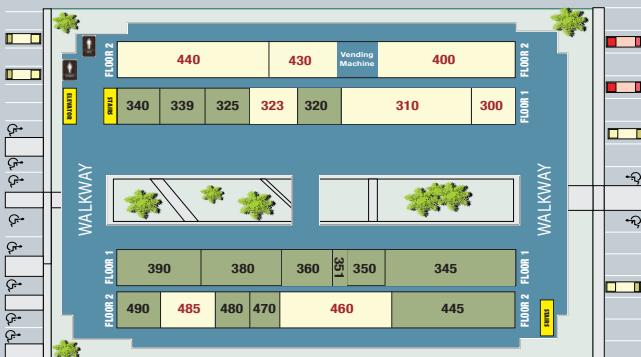
Min. Divisible: 849 SF

Building Class: B

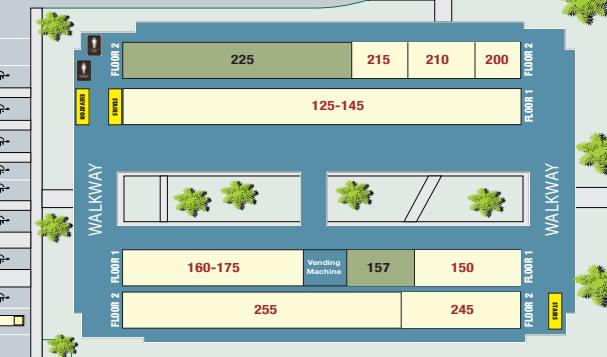
Year Built: 1979

Max. Contiguous: 10,667 SF

### BUILDING 2



### BUILDING 1



### \*Combo Options Available

#### BUILDING 100 AVAILABILITY

SUITE #	SQ. FT.
125-145	10,667
150	2,091
160-175	5,430

#### BUILDING 200 AVAILABILITY

SUITE #	SQ. FT.
200*	1,315
210*	3,036
215*	2,333
245*	3,119
255*	5,590

#### BUILDING 300 AVAILABILITY

SUITE #	SQ. FT.
300*	1,749
310*	3,746
323*	1,781

#### BUILDING 400 AVAILABILITY

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

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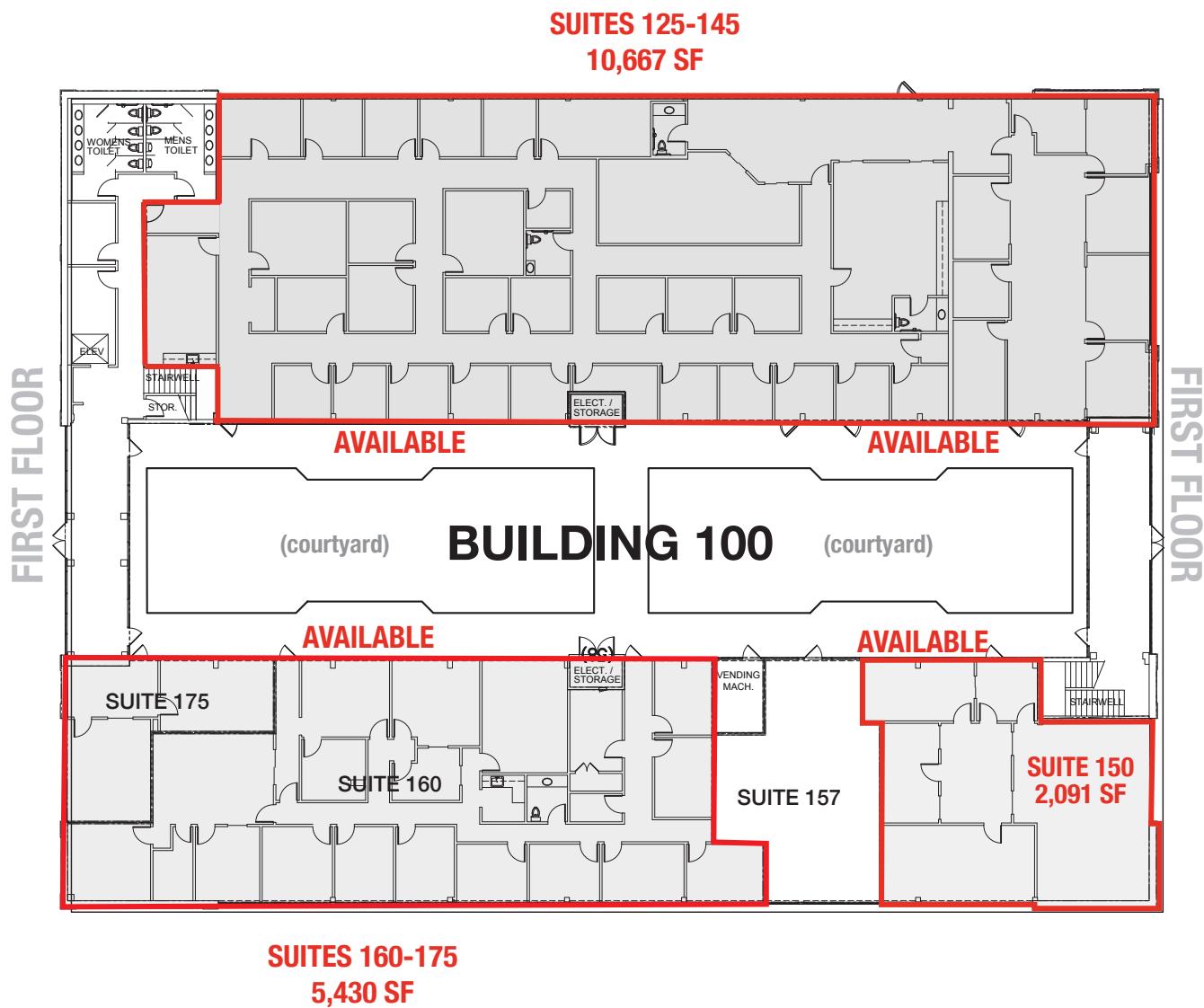


Courtyard

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## SITE PLAN OVERVIEW - BUILDING 100



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Floor plan not to exact scale. It is intended for general information purposes only.

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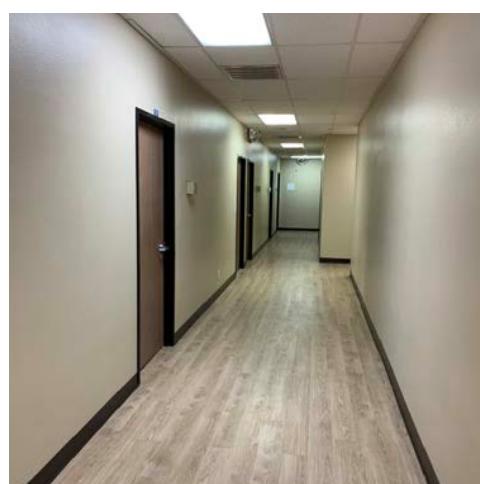
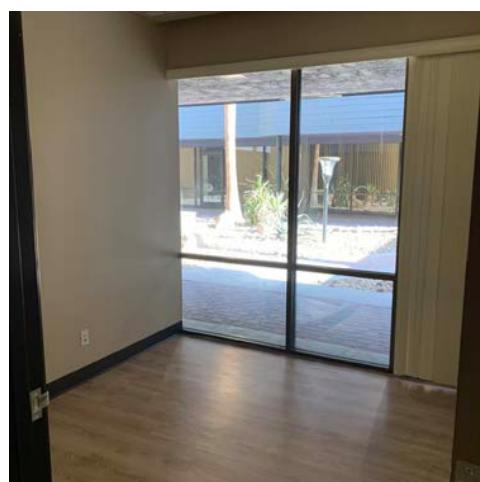
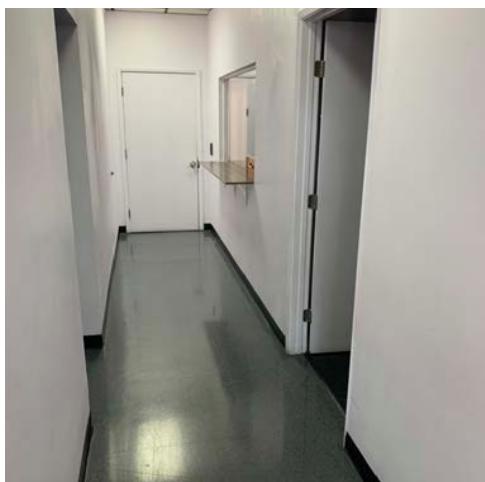
## SUITES 160-175



## SUITES 125-145



## SUITE 150



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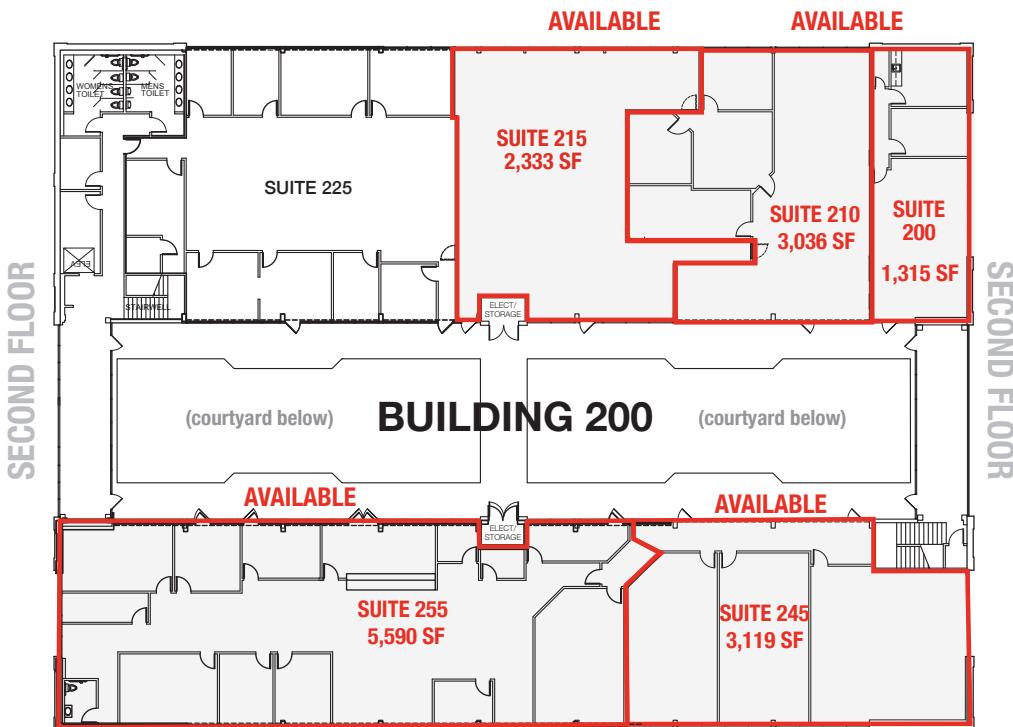
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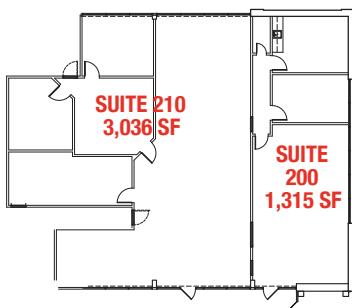
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## SITE PLAN OVERVIEW - BUILDING 200

**COMBO OPTION(S) AVAILABLE****COMBO OPTION A**

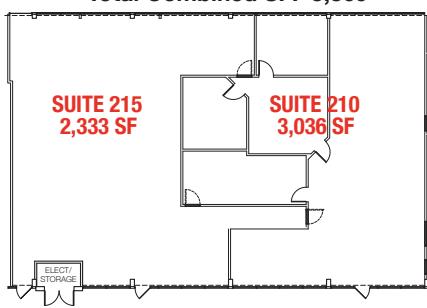
Suites 200 &amp; 210

Total Combined SF: 4,351

**COMBO OPTION B**

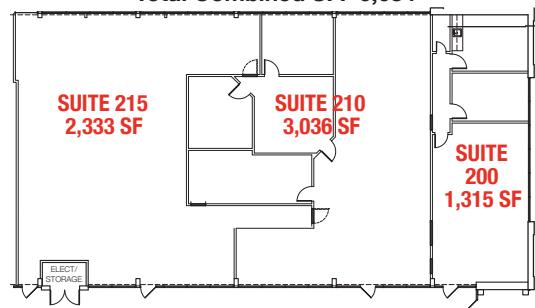
Suites 210 &amp; 215

Total Combined SF: 5,369

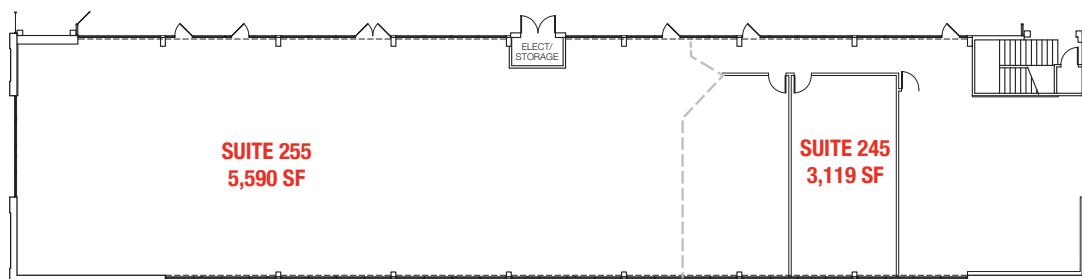
**COMBO OPTION C**

Suites 200, 210 &amp; 215

Total Combined SF: 6,684

**COMBO OPTION D**

Suites 245 &amp; 255 - Total Combined SF: 8,709



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



Suite 245



Suite 210



Suite 200



Suite 215



Suite 255

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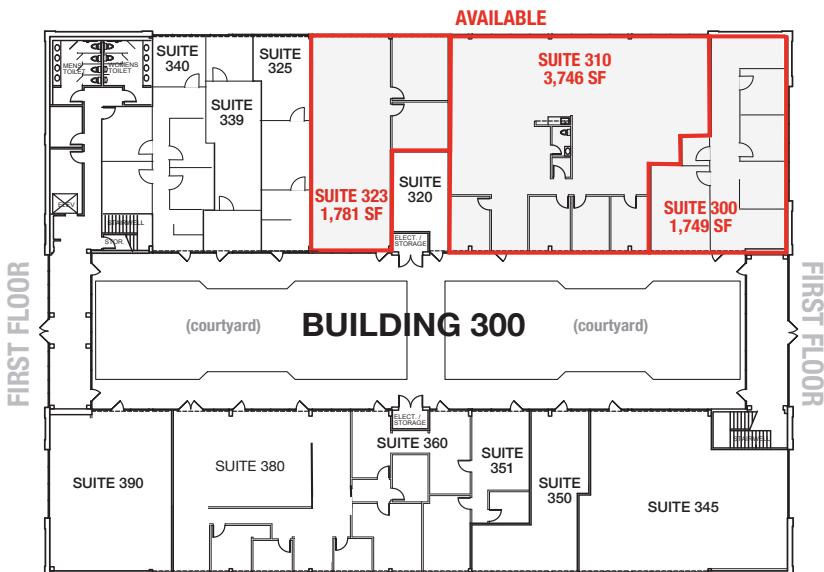
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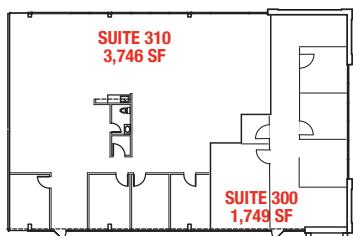
## SITE PLAN OVERVIEW - BUILDING 300



### COMBO OPTION(S) AVAILABLE

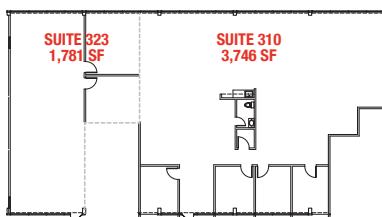
#### COMBO OPTION A

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



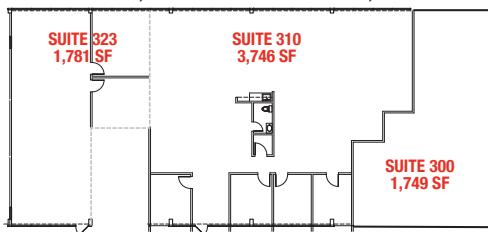
#### COMBO OPTION B

Suites 310 & 323 - Total Combined SF: 5,527



#### COMBO OPTION C

Suites 300, 310 & 323 - Total Combined SF: 7,276



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**Suite 323**



**Suite 310**



**Suite 300**



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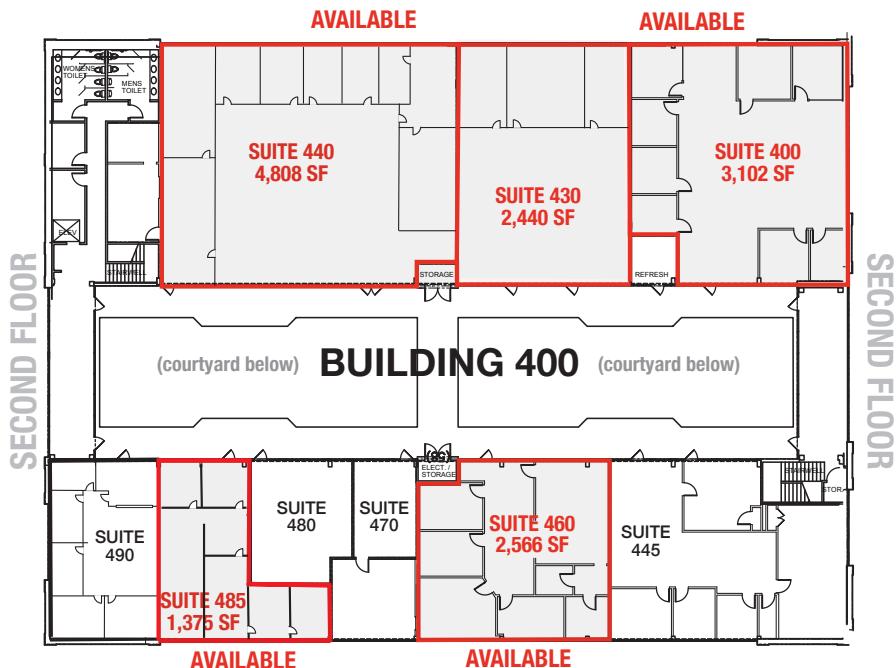
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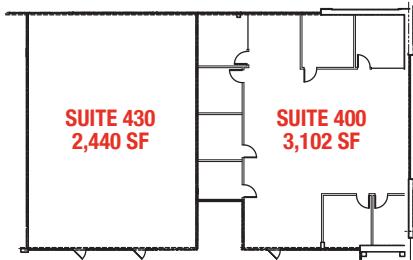
## SITE PLAN OVERVIEW - BUILDING 400



### COMBO OPTION(S) AVAILABLE

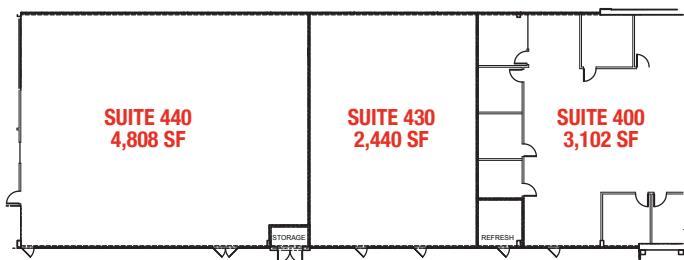
#### COMBO OPTION A

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



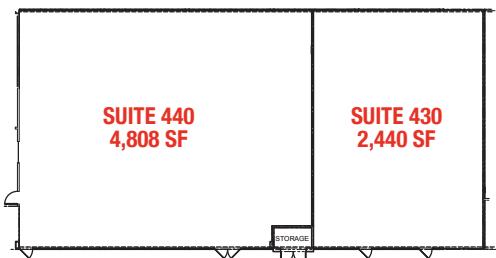
#### COMBO OPTION B

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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including landscaping, parking lot upgrades,  
common area refurbishment,  
new paint and bathroom upgrades.**



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