

SPACE AVAILABLE

Summerlin Class A Office Building

HUGHES PLAZA WEST

10100 West Charleston Boulevard
Suite 120
Las Vegas, Nevada 89135





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DANIEL LOERA JR. **JEFF SUSA**

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LIC. # S.176662

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LIMITED TIME SUBLEASE OPPORTUNITY—PRICED BELOW MARKET

This former insurance office space is located in a prime, off-lobby location with great visibility and easy access. Most requested layout with 4-5 private offices and an open bullpen. Some furniture is available.



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Suite 120 – 3,311 sq. ft. (+/-)

**STARTING AT \$2.58/SQ. FT., PER MONTH
FULL SERVICE GROSS RENT**



QUICK LOOK

Parcel number: 137-36-811-018
Building Sq. Ft.: 71,546 (+/-)
Land Sq. Ft.: 174,240 (+/-)
Land Acres: 4.000 (+/-)
Recently renovated.
Upscale lobby, Stone floor
Covered parking available.



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A PREMIUM, UPSCALE FACILITY LOCATED AT ONE OF SUMMERLIN'S BUSIEST INTERSECTIONS, HUGHES PLAZA WEST IS A CLASS A OFFICE BUILDING WITH STATE OF THE ART AMENITIES.

The building interior includes quality stone floors throughout; sleek woodwork; and an airy, upscale lobby with modern design details. Outside, the prestigious Hughes Plaza West boasts sophisticated architecture; lush, mature landscaping; ample, convenient parking; and covered parking options.

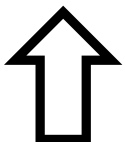
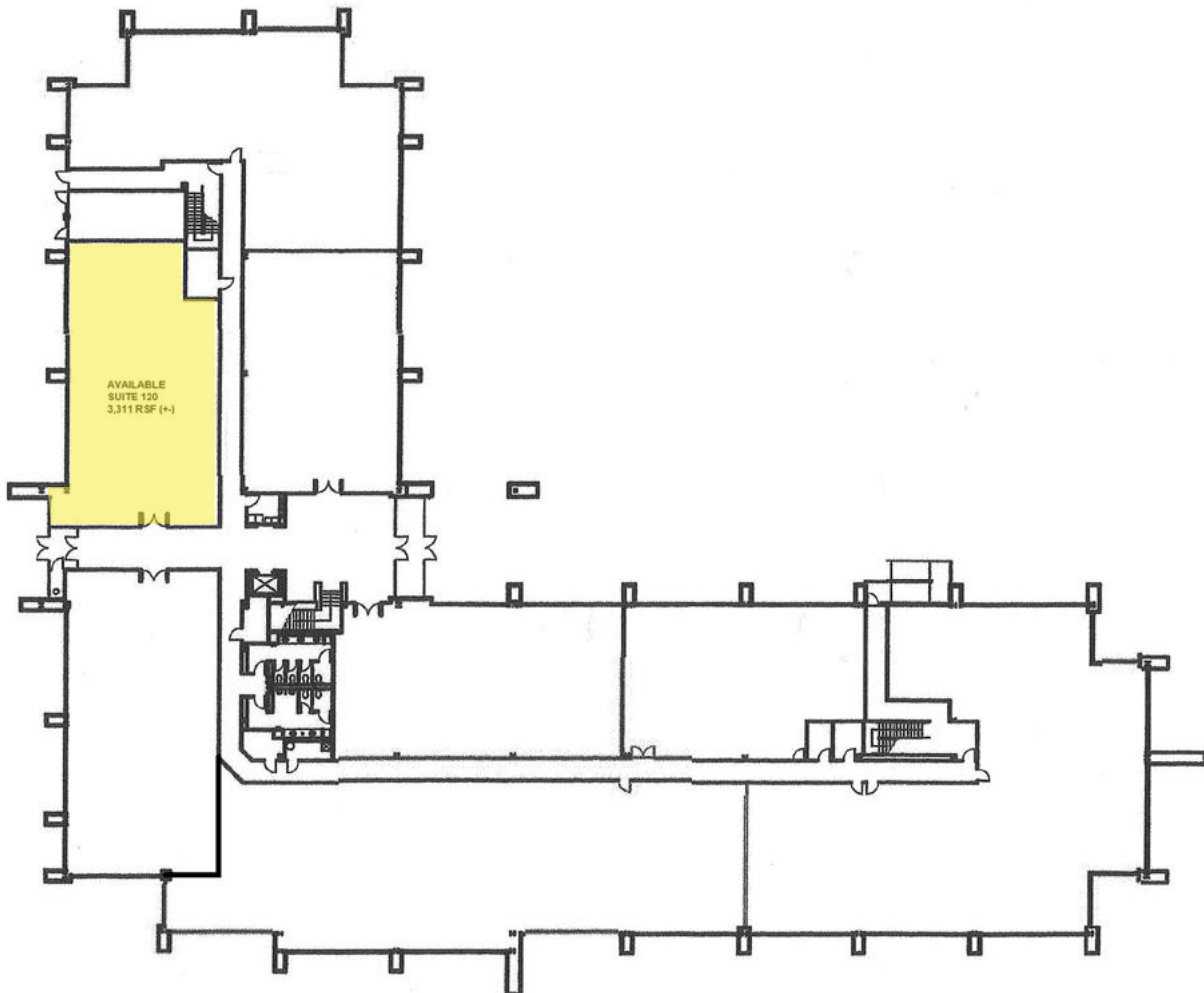
At 71,546 sq. ft. (+/-) with two stories, the building is home to established tenants that include Vintner Grill, House Advantage, Sierra Pacific, Synergy Sotheby's International Realty, Tiffany & Bosco P.A., Buckley Wealth Management, and Santoro Whitmire, among others.



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FIRST FLOOR PLAN



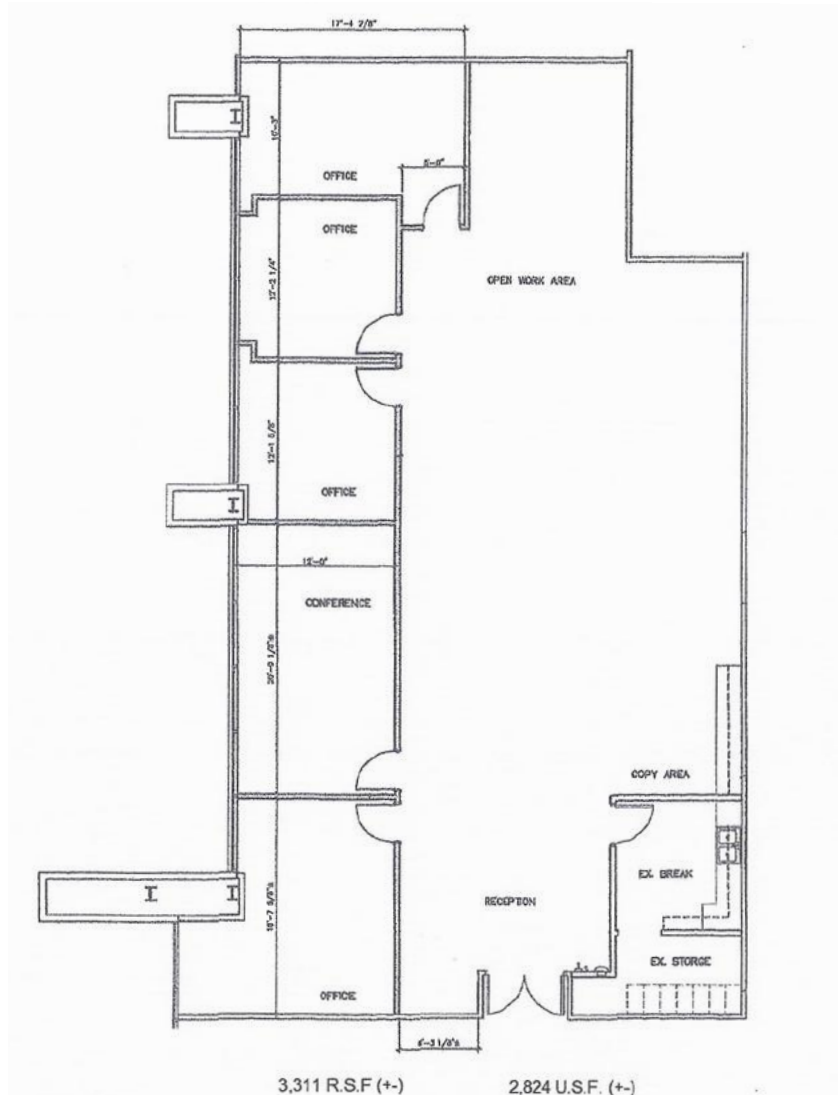
NORTH



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SUITE 120
3,311 R.S.F.



NORTH