

**OFFICE
SPACE
AVAILABLE
NOW**

STATE BAR OF NEVADA BUILDING

OFFICE/MEDICAL SPACE

3100 W. Charleston Blvd,
Las Vegas, NV 89102

DESCRIPTION

Campbell Court, anchored by the State Bar of Nevada, a two story office building constructed with a stucco finish and tile accents to provide an attractive finish and professional image. Campbell Court is located along West Charleston Blvd. between Rancho Lane and S Valley View Blvd with convenient access to all the Downtown courthouses. The area also includes two major hospitals, University Medical Center and Valley Hospital, which hospitals attract medical related businesses. Nearby amenities include restaurants, banks and shopping, The building is also located in the Las Vegas Medical District.

HIGHLIGHTS

Rental Rate: **\$1.25 - \$1.50/SF/Mo**

Property Type: Office

Property Sub-type: Medical

Available SF: 1,989 & 3,234 SF

Year Built: 1993

**FOR
LEASE**



LISTING SPACES

• 2ND FLOOR SUITE 210

| | |
|------------------|-----------------------|
| Space Available: | 1,989 SF |
| Rental Rate: | \$1.25 /SF/Mo |
| Date Available: | Immediate |
| Service Type: | Triple Net |
| Built Out as: | Professional Services |
| Space Type: | Relet |
| Space Use: | Office |
| Lease Term: | 3-5 Years |

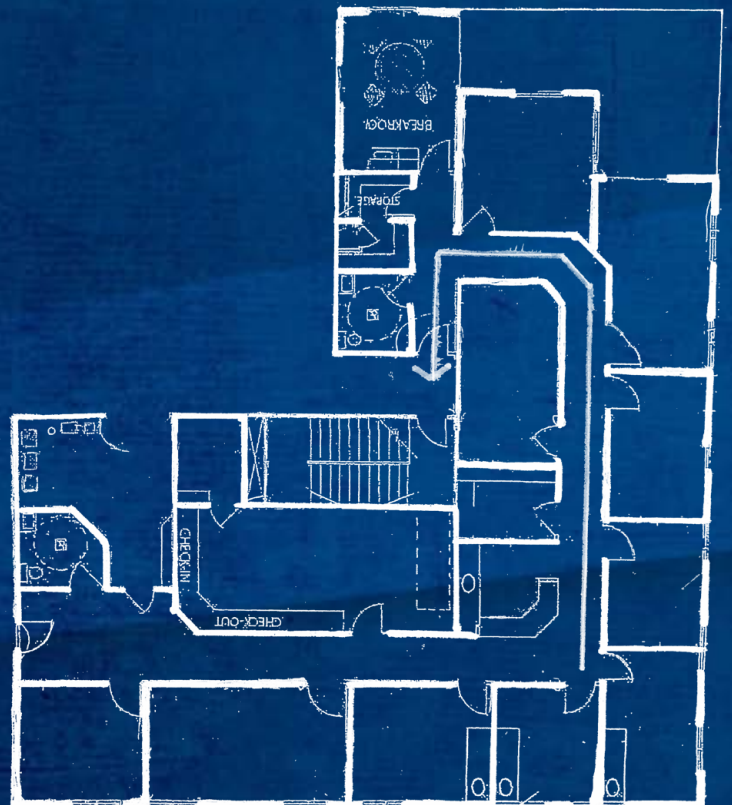
Former Medical Office, 5-6 Exam Rooms, Admin Office, 2 Restrooms, Open Area.



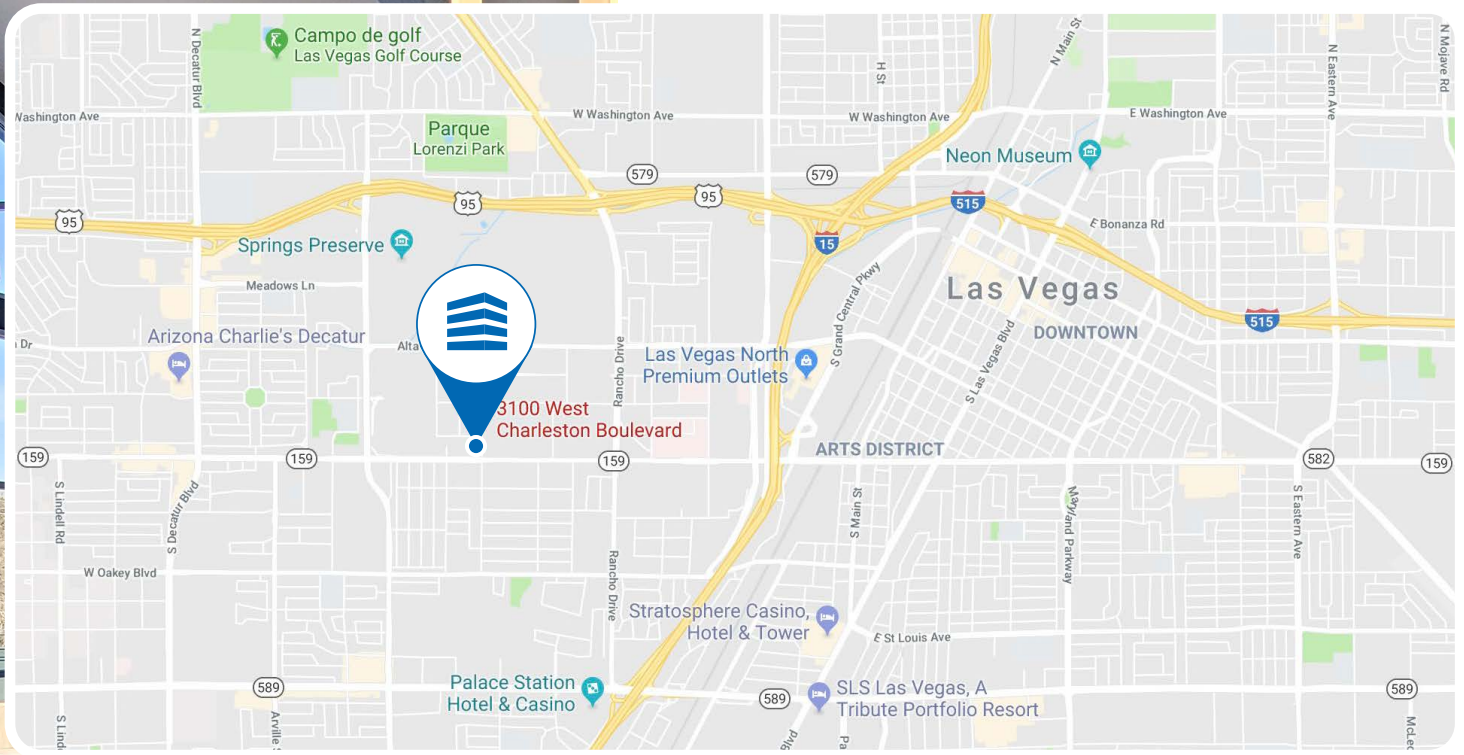
• 2ND FLOOR SUITE 204

| | |
|------------------|-----------------------|
| Space Available: | 3,234 SF |
| Rental Rate: | \$1.50 /SF/Mo |
| Date Available: | Immediate |
| Service Type: | Triple Net |
| Built Out as: | Professional Services |
| Space Type: | Relet |
| Space Use: | Medical Office |
| Lease Term: | 3-5 Years |

Former Medical Office With Sinks



AREA OVERVIEW



PICTURES

SUITE 204



SUITE 210



JAMES S. HAN, CCIM
VP of Commercial Sales & Leasing
702 825 2125
jamesh@northcap.com
License: NV BS.0144720

DEREK BELANUS
VP of Commercial Sales & Leasing
702 286 2355
derek@northcap.com
License: NV BS.0143114.PC

NORTHCAP 
COMMERCIAL