

# FOR LEASE



## BONNEVILLE SQUARE

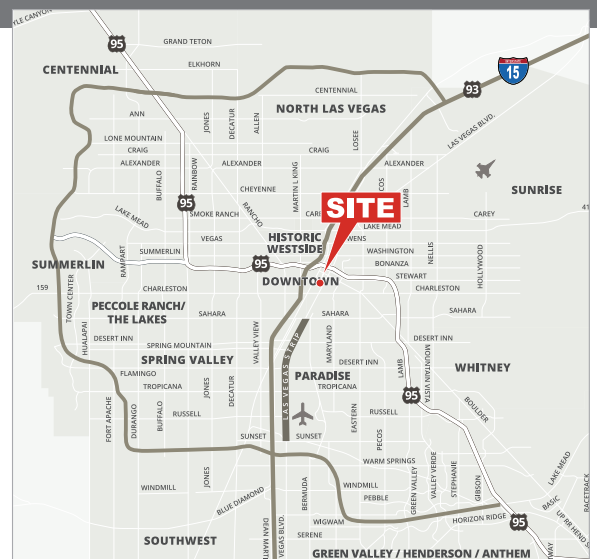
411 East Bonneville Avenue | Las Vegas, NV 89101

Lease Rate: \$1.50/SF MG

## PROPERTY HIGHLIGHTS

**BONNEVILLE SQUARE** is a +/-92,402 sq. ft., 5-story office building located at the northwest corner of East Bonneville and Las Vegas Boulevard South.

Close proximity to both the I-95/515 and I-15 freeways via the “Spaghetti Bowl” interchange provide easy access to all surrounding submarkets and Downtown areas.



FOR MORE INFORMATION CONTACT:

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

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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# FOR LEASE

411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50/SF MG

## PROPERTY HIGHLIGHTS

Solid presence in the booming Downtown business district area.

- \$1.50/sf starting lease rate.
- Easy freeway access.
- Ample covered & surface parking.
- Accessible from Las Vegas Blvd., 4th St., and Bonneville Ave.
- Close proximity to businesses and restaurants.



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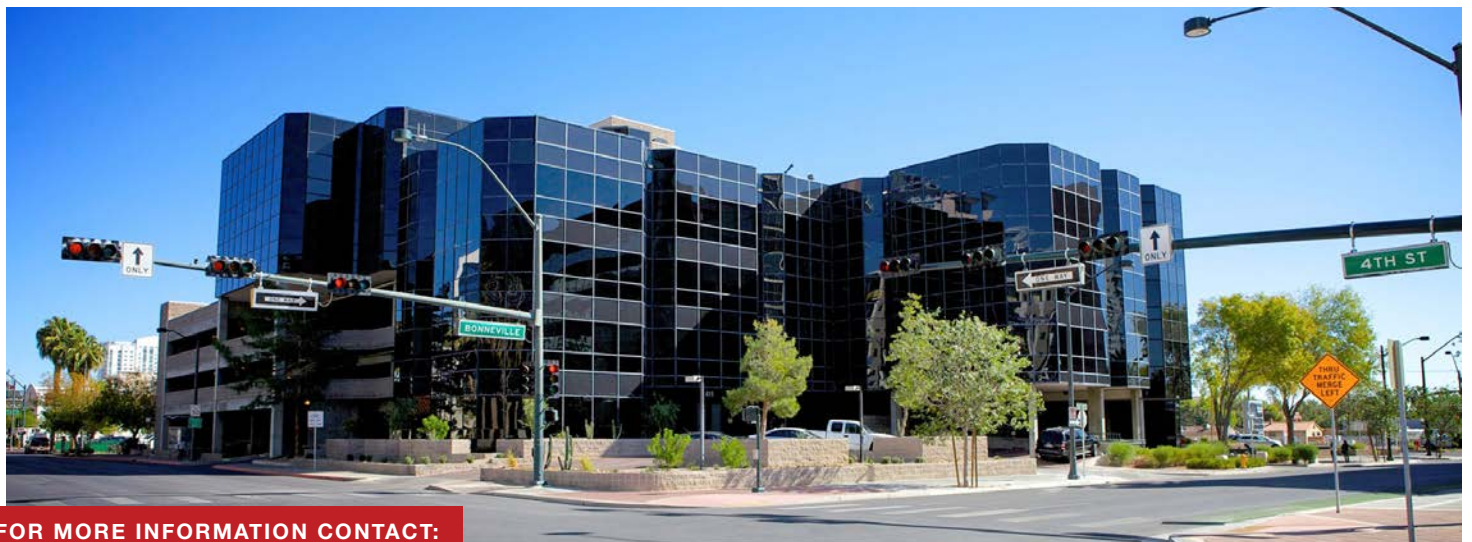
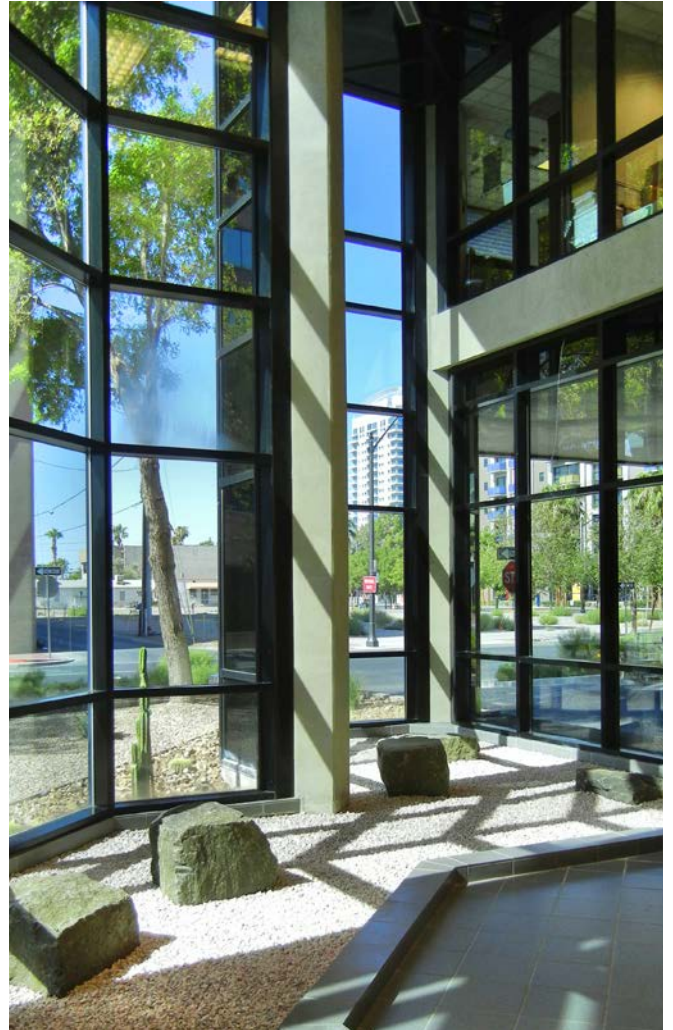
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## AVAILABLE SUITES

SUITE	RSF	TENANT
150	2,465	Wendot Law Group
160	3,346	Chase Bank
201	44,846	General Services Administration
300	2,588	Alice Denton
<b>310</b>	<b>4,223</b>	<b>AVAILABLE</b>
320	2,185	Total Court Services
330	559	Alice Denton
360	6,457	Sanft Law
<b>390</b>	<b>2,611</b>	<b>AVAILABLE</b>
410	1,336	Welt Law
<b>420</b>	<b>1,746</b>	<b>AVAILABLE</b>
430	3,036	Gold Standard CPA
440	4,676	Fabian & Clendenin
450	200	Millenium Transportation
460	200	Millenium Transportation
500	8,269	Supreme Concepts
<b>505</b>	<b>1,825</b>	<b>AVAILABLE</b>



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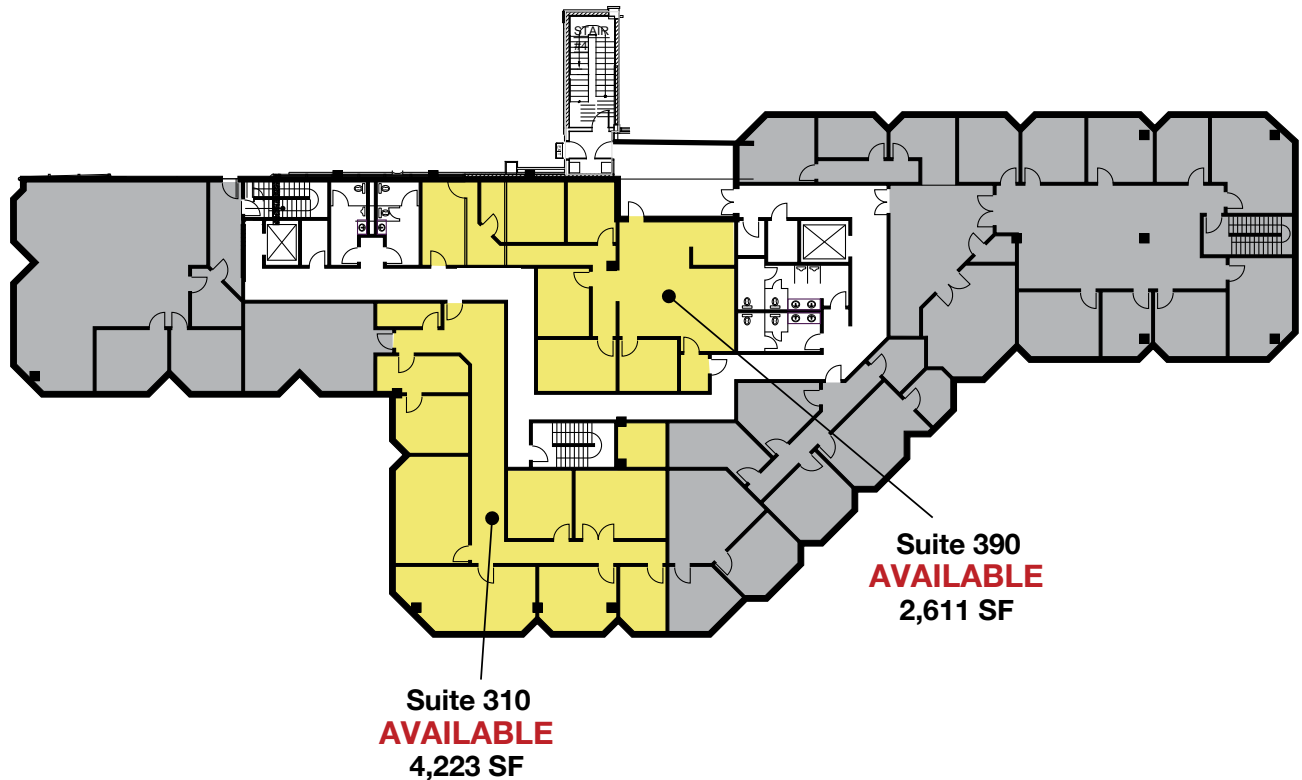
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411 E Bonneville Ave | Las Vegas, NV 89101

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## FLOOR PLANS

### FLOOR PLAN - 3rd Floor



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

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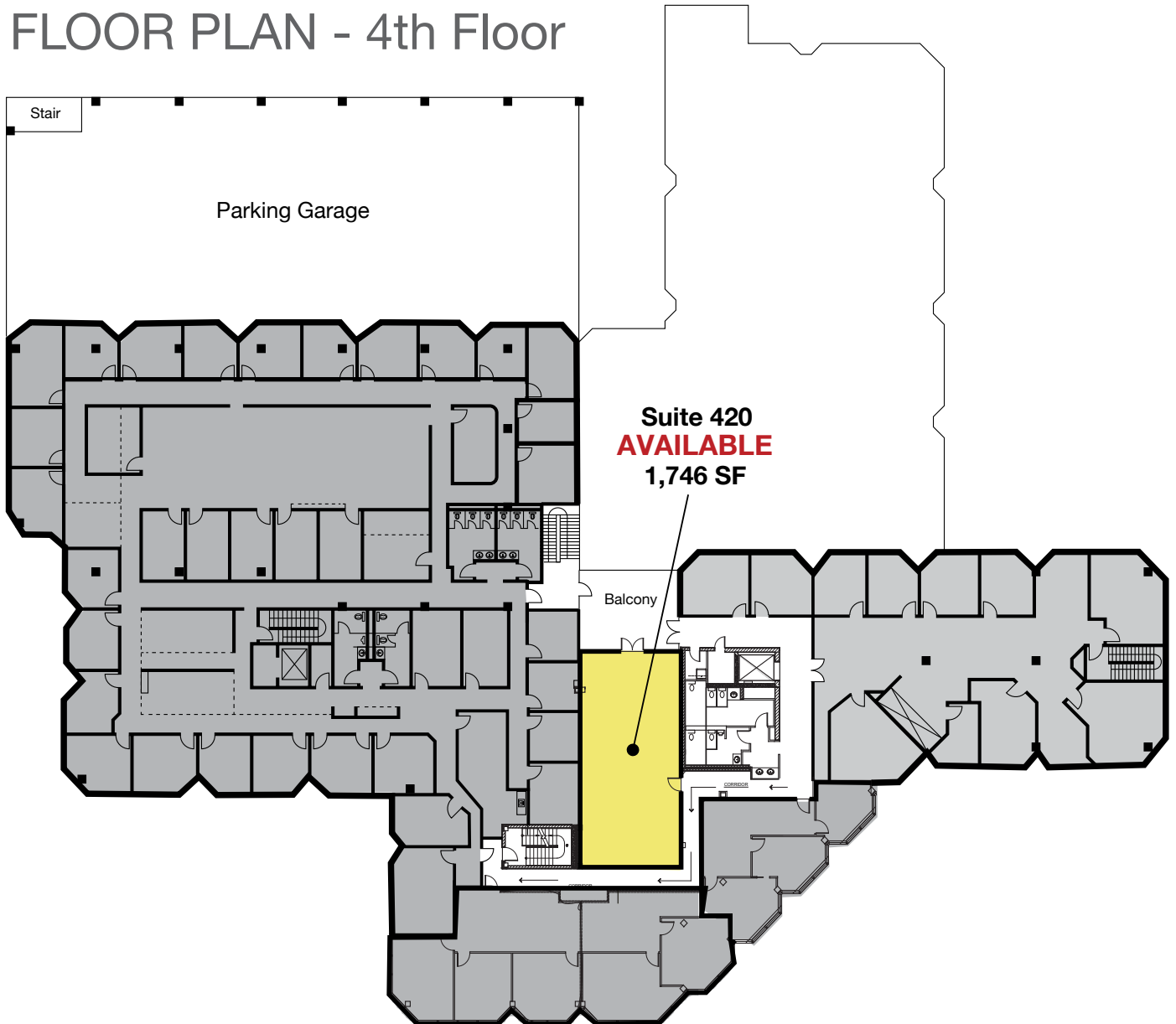
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## FLOOR PLANS

### FLOOR PLAN - 4th Floor



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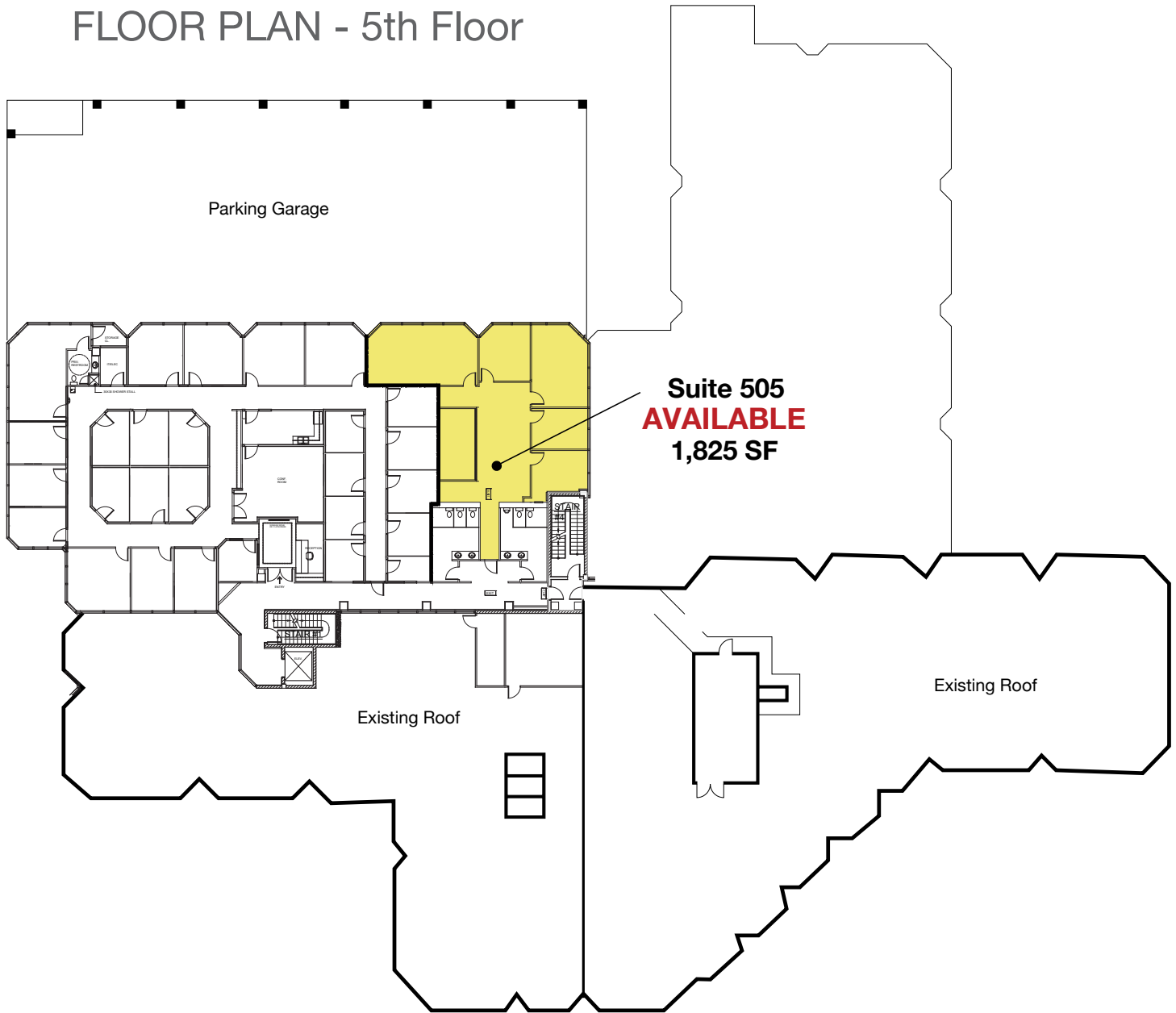
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## FLOOR PLANS

### FLOOR PLAN - 5th Floor



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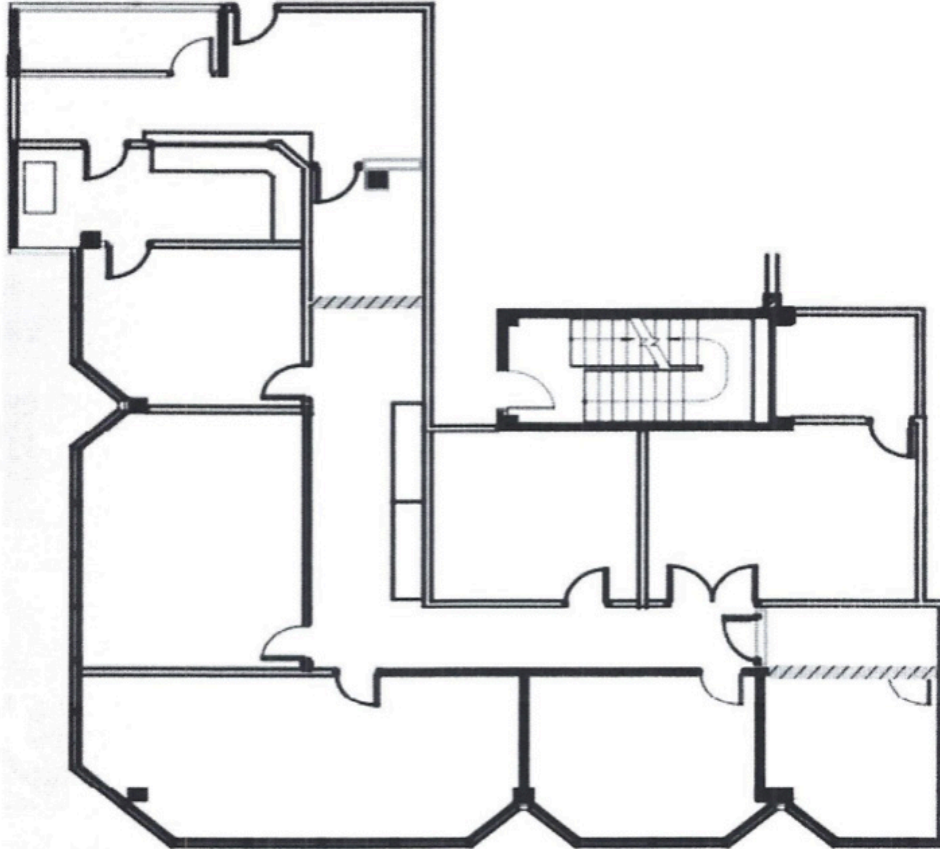
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# FOR LEASE

411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50/SF MG

## FLOOR PLAN - SUITE 310 - ±4,223 SF



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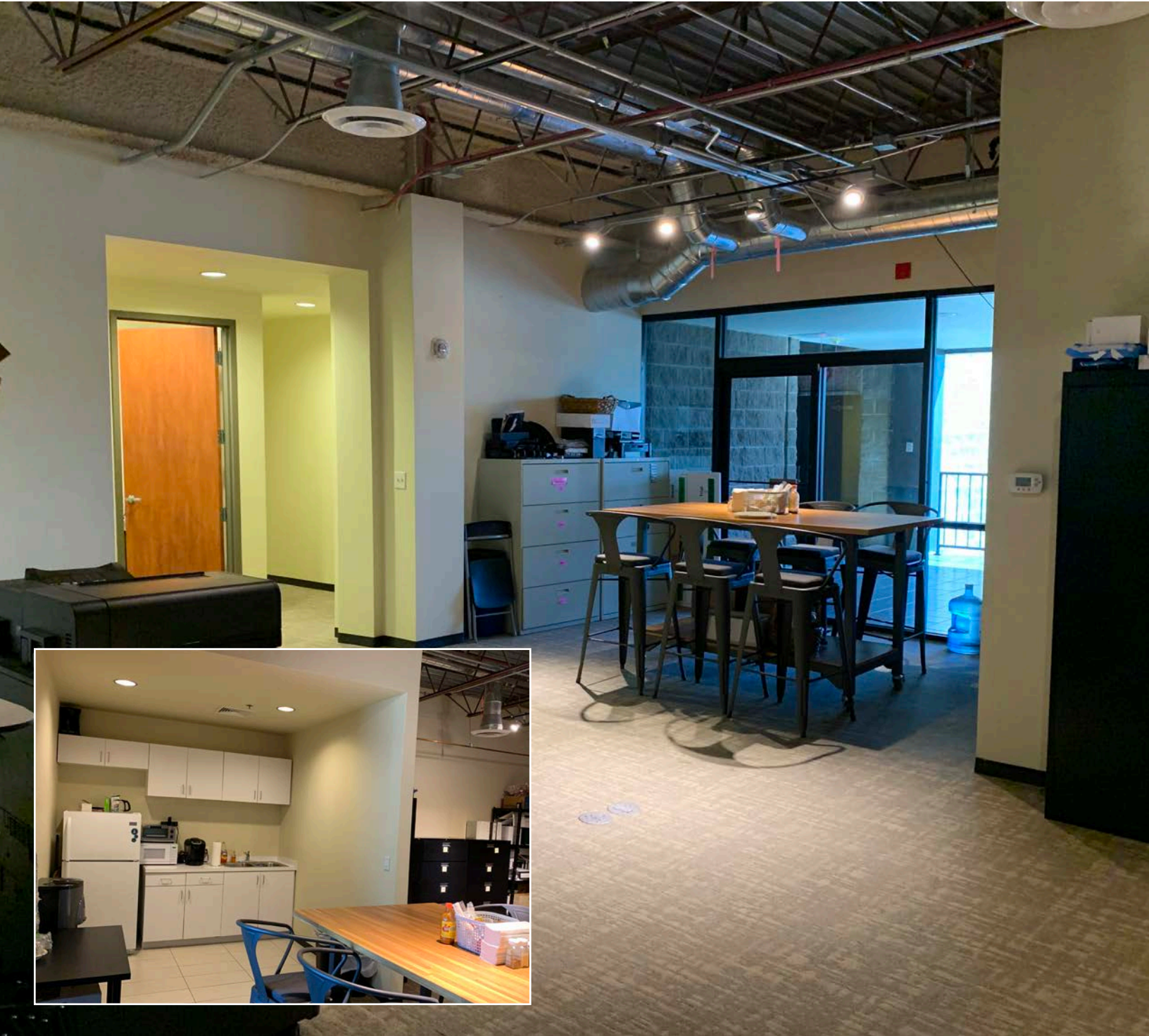
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411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50/SF MG

## SUITE 390



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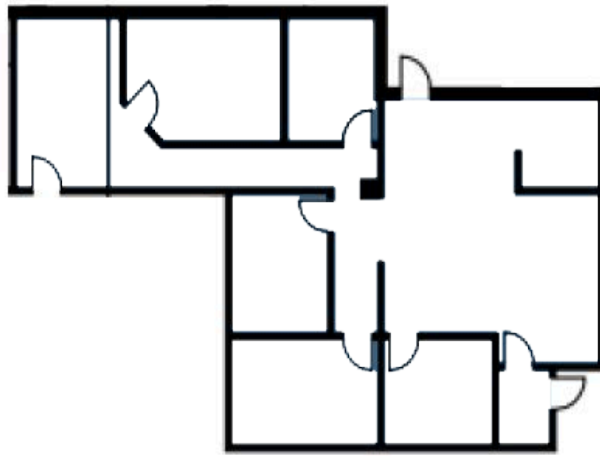


# FOR LEASE

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## FLOOR PLAN - SUITE 390 - ±2,611 SF



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Lease Rate: \$1.50/SF MG

## SUITE 420



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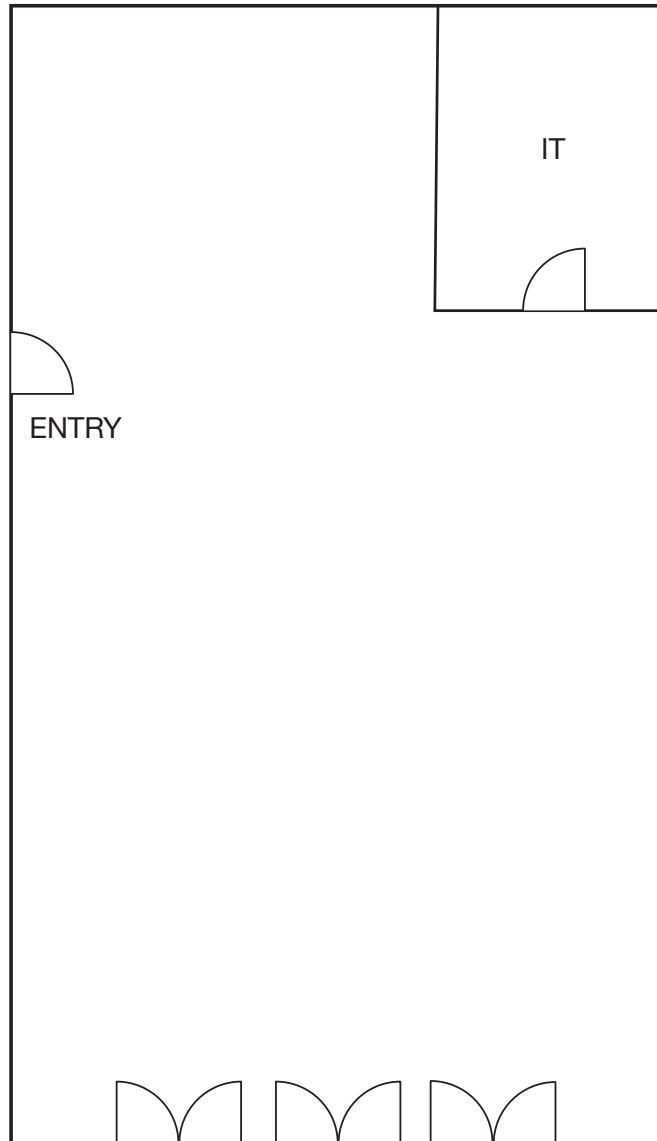
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## FLOOR PLAN - SUITE 420 - ±1,746 SF

SUITE 420 (1,746 SF)



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# FOR LEASE

411 E Bonneville Ave | Las Vegas, NV 89101

Lease Rate: \$1.50/SF MG

## SUITE 505



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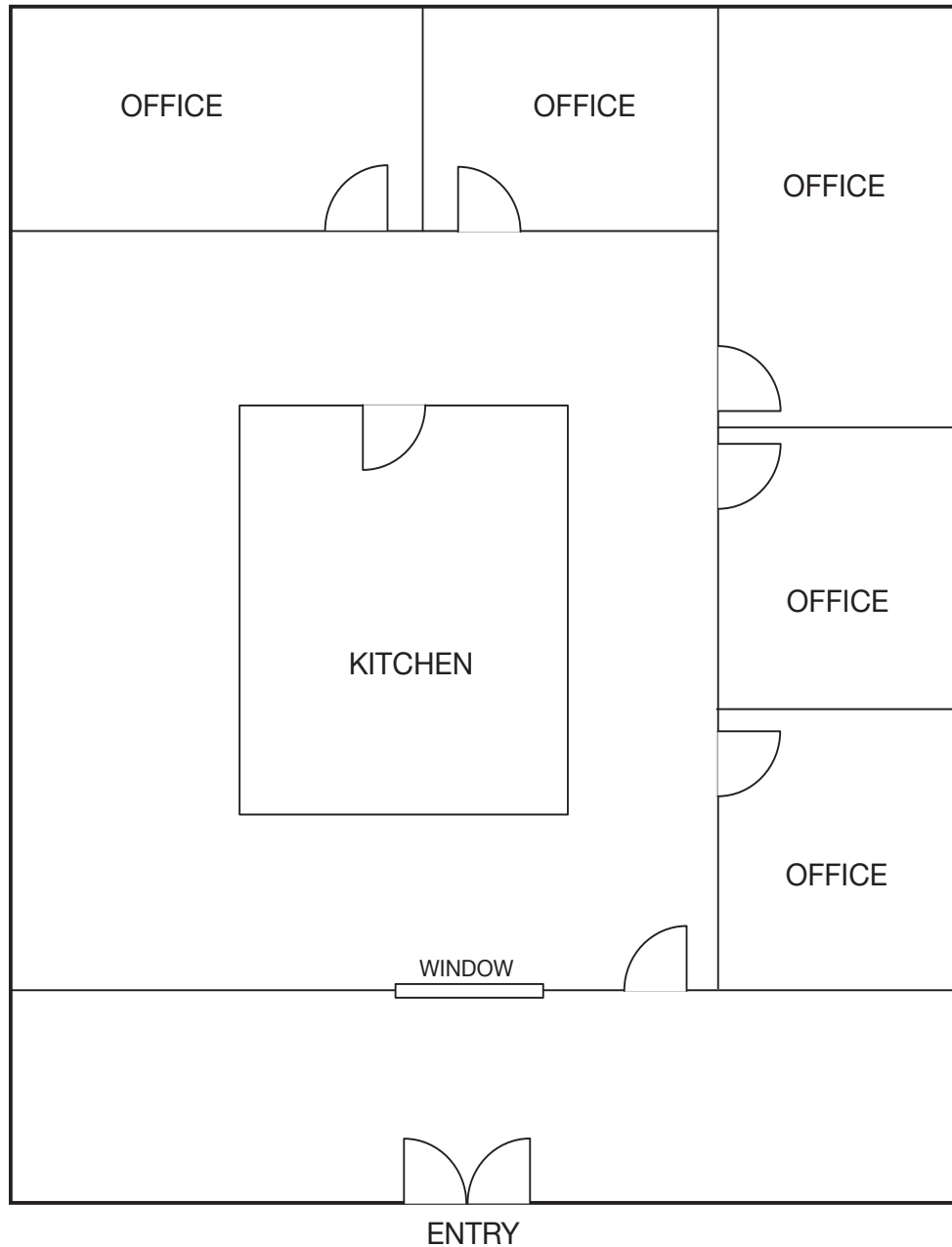
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## FLOOR PLAN - SUITE 505 - ±1,825 SF



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