

FOR LEASE

THE 1785
OFFICE CENTER

1785 E Sahara Avenue
Las Vegas, NV 89104

\$0.80/SF + \$0.75 NNN Fees

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.

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.

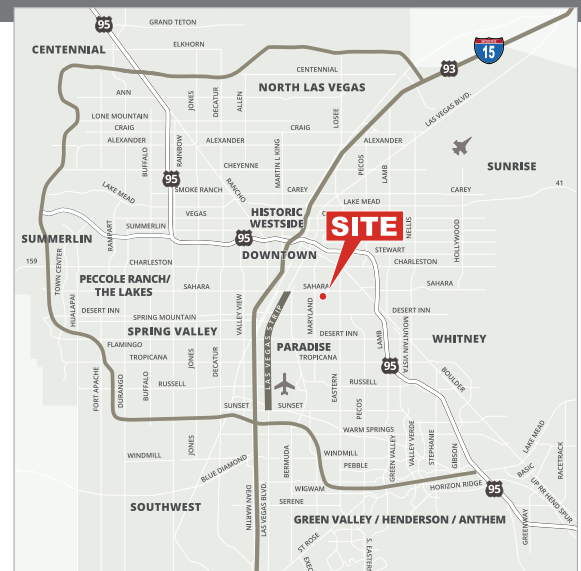
FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

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

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

PROPERTY OVERVIEW

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

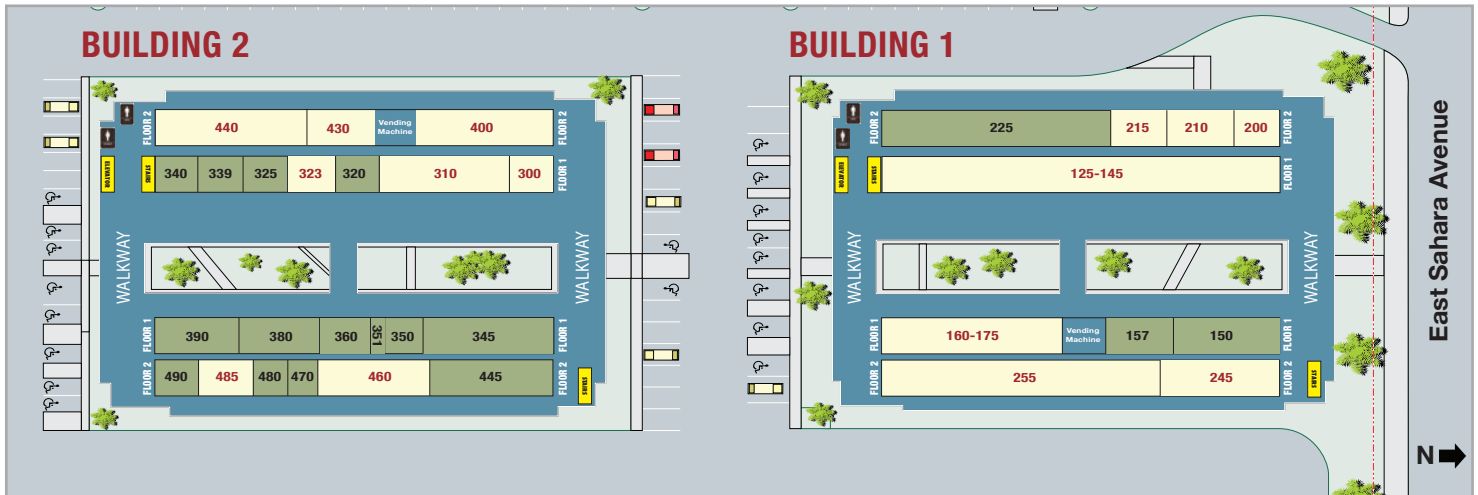
Zoning: General Commercial (C-2)

Min. Divisible: 849 SF

Building Class: B

Year Built: 1979

Max. Contiguous: 10,667 SF



*Combo Options Available

BUILDING 100 AVAILABILITY

SUITE #	SQ. FT.
125-145	10,667
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



Courtyard

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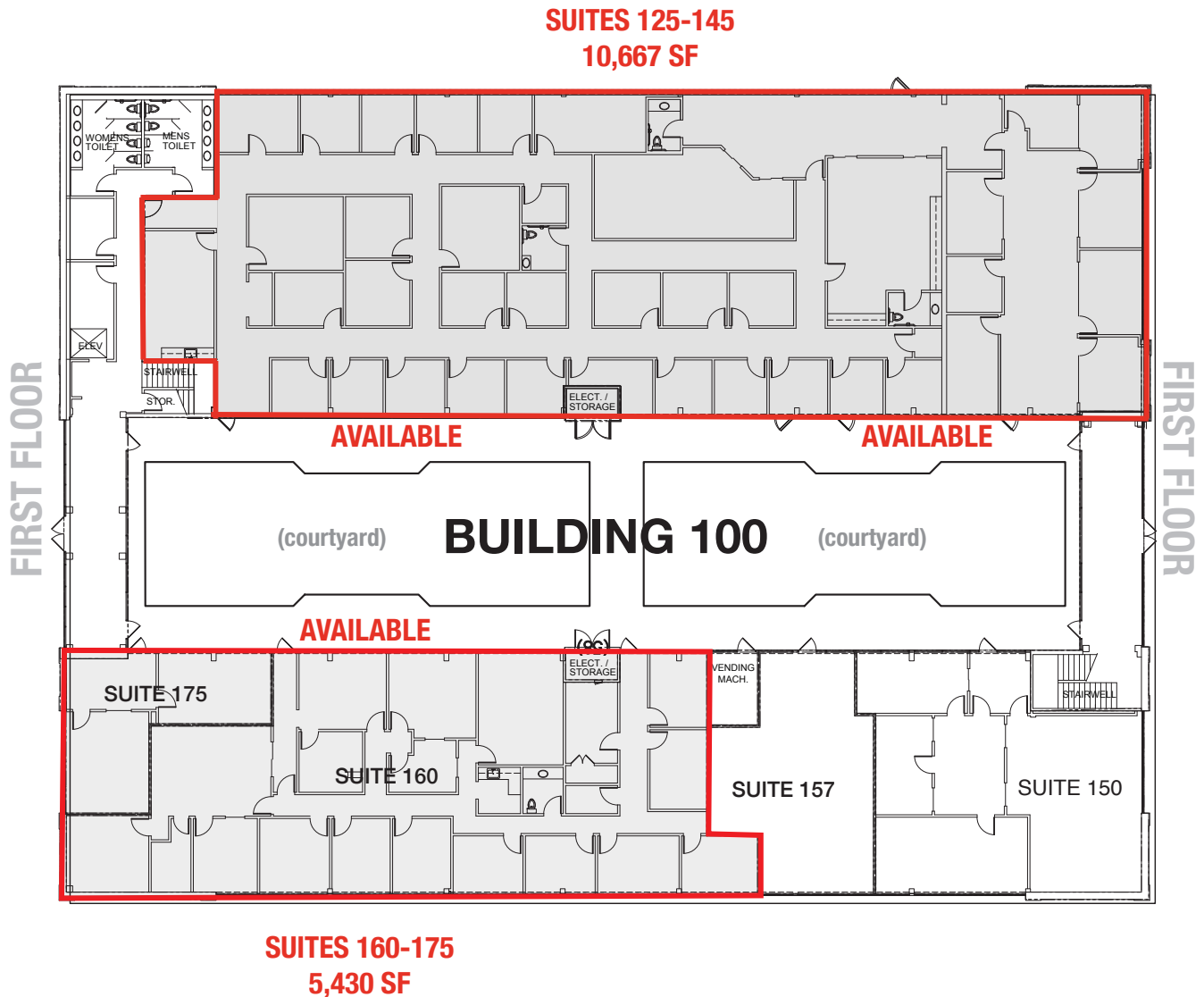
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SITE PLAN OVERVIEW - BUILDING 100**FOR MORE INFORMATION CONTACT:**

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

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SUITES 160-175



SUITES 125-145



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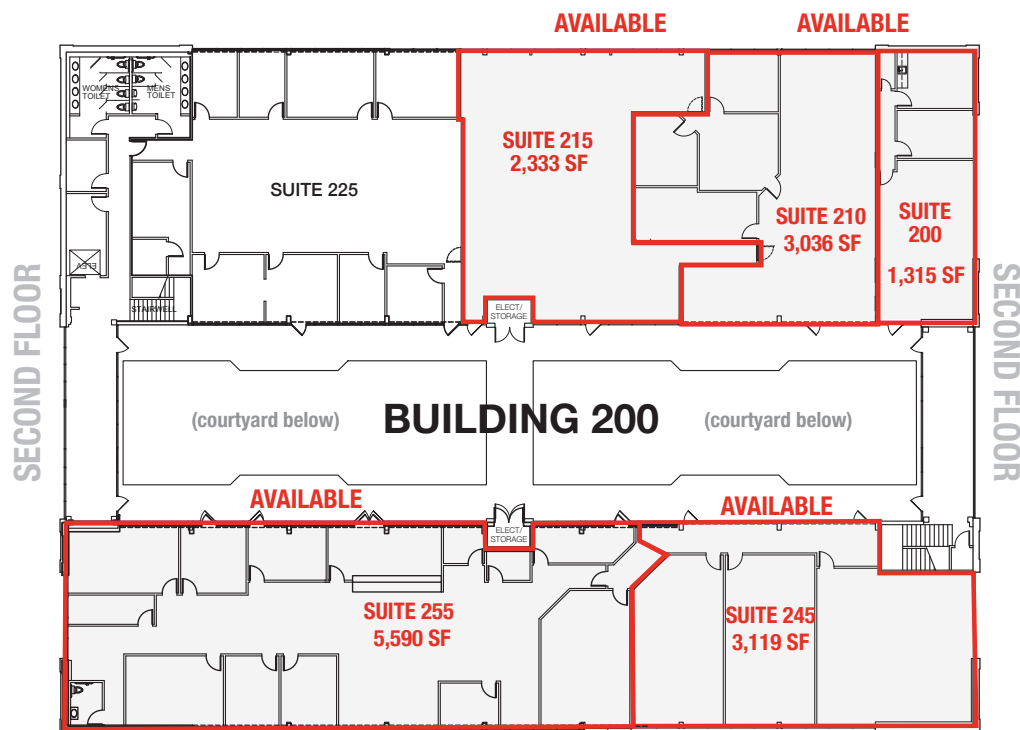
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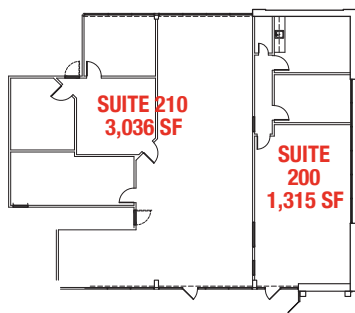
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SITE PLAN OVERVIEW - BUILDING 200

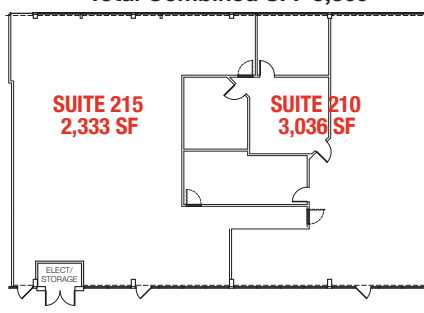


COMBO OPTION(S) AVAILABLE

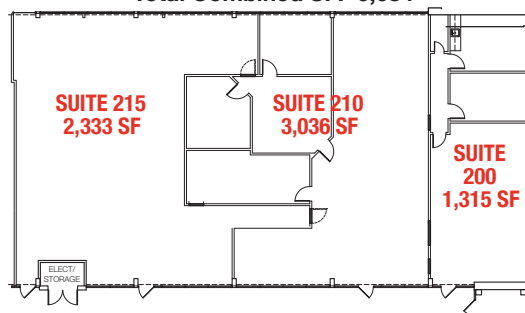
COMBO OPTION A
Suites 200 & 210
Total Combined SF: 4,351



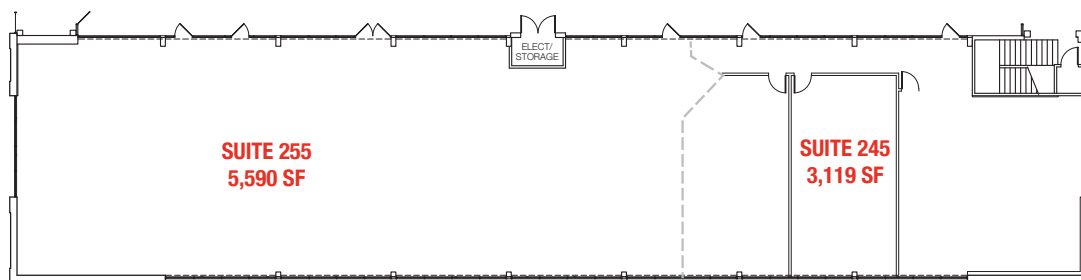
COMBO OPTION B
Suites 210 & 215
Total Combined SF: 5,369



COMBO OPTION C
Suites 200, 210 & 215
Total Combined SF: 6,684



COMBO OPTION D
Suites 245 & 255 - Total Combined SF: 8,709



FOR MORE INFORMATION CONTACT:

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Suite 245



Suite 210



Suite 200



Suite 215



Suite 255

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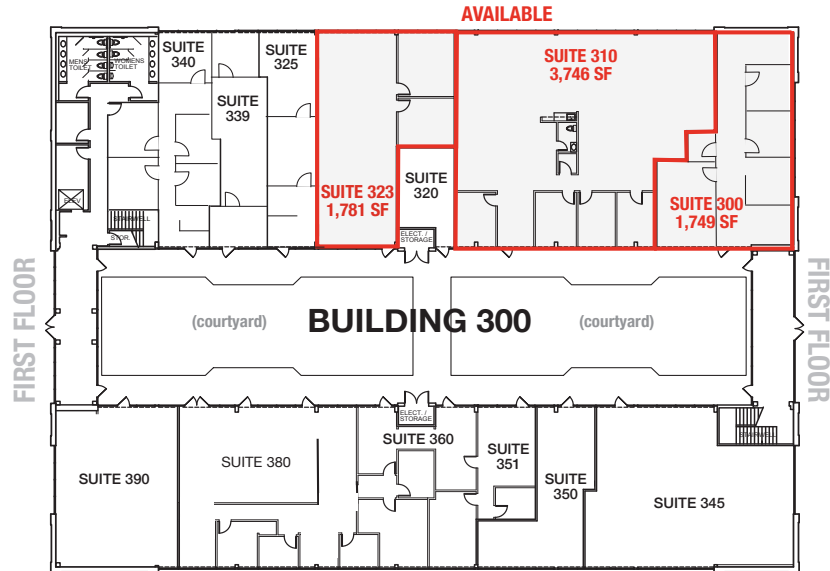
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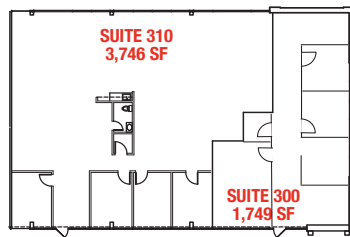
SITE PLAN OVERVIEW - BUILDING 300



COMBO OPTION(S) AVAILABLE

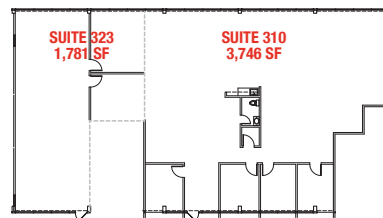
COMBO OPTION A

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



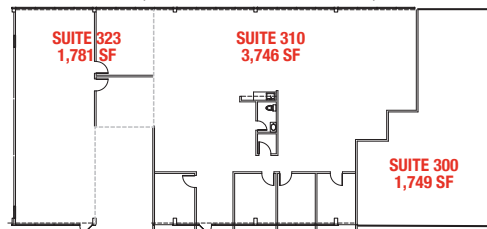
COMBO OPTION B

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



COMBO OPTION C

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



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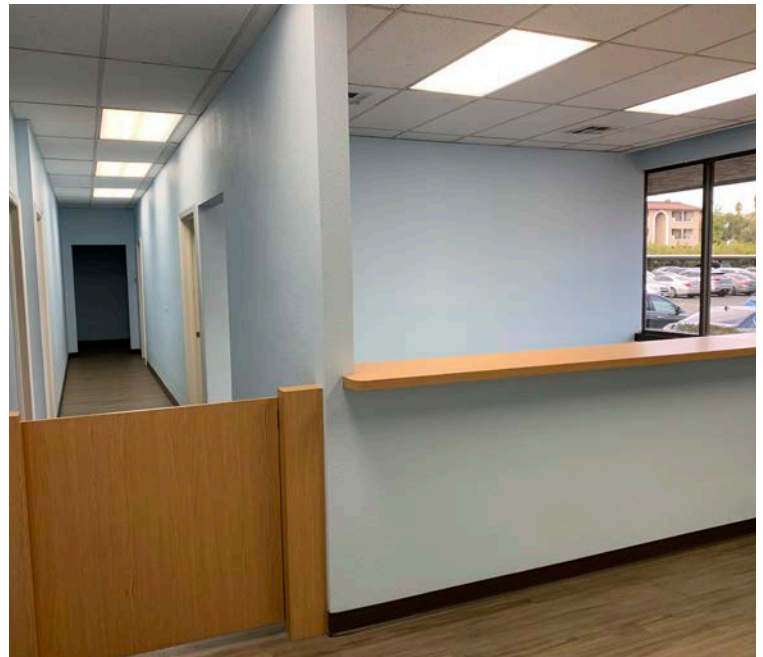
Suite 323



Suite 310



Suite 300



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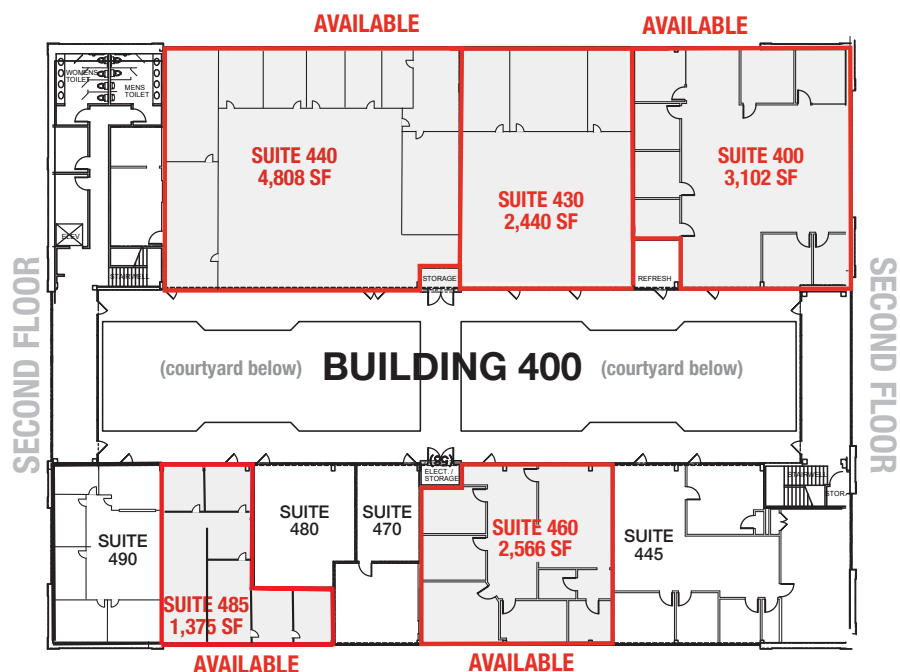
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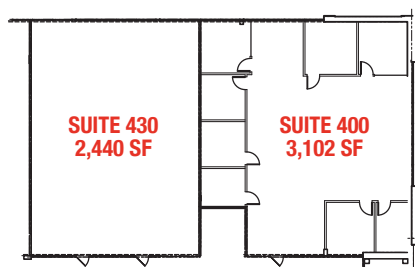
SITE PLAN OVERVIEW - BUILDING 400



COMBO OPTION(S) AVAILABLE

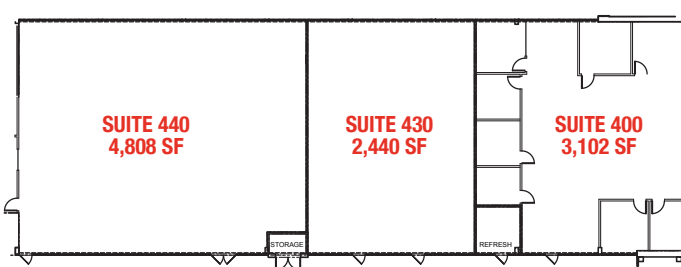
COMBO OPTION A

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



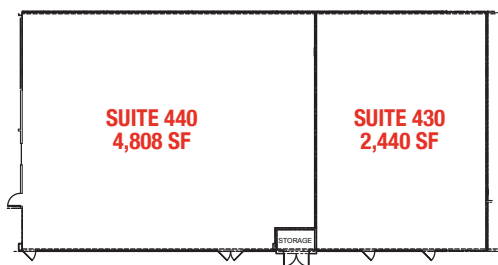
COMBO OPTION B

Suites 400, 430 & 440 - Total Combined SF: 10,350



COMBO OPTION C

Suites 430 & 440 - Total Combined SF: 7,248



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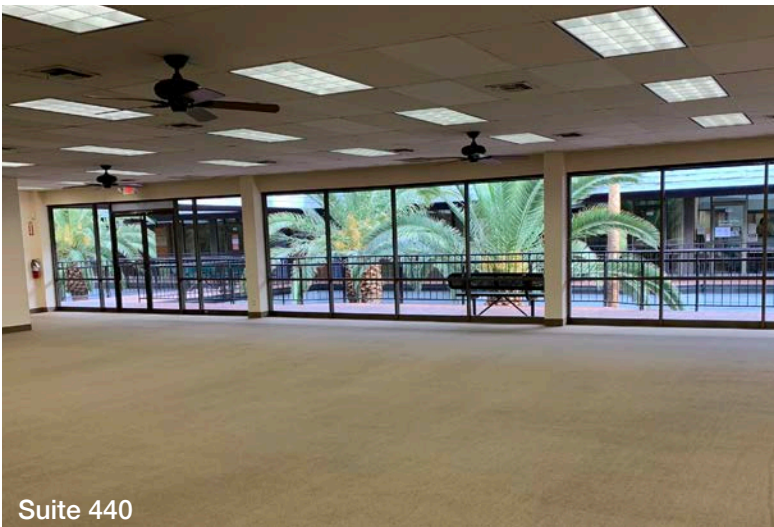
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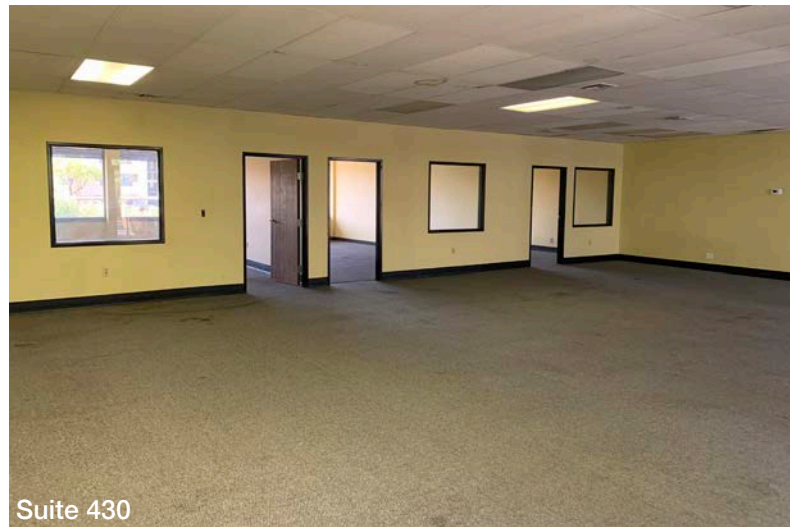
Suite 460



Suite 400



Suite 440



Suite 430



Suite 485



Suite 485

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common area refurbishment,
new paint and bathroom upgrades.



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