

ACUITY FINANCIAL CENTER

7881 W CHARLESTON BLVD., LAS VEGAS, NV 89117 | FOR LEASE



CLICK TO VIEW
VIRTUAL TOUR



LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE #B.0146492

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\$2.15 PSF FSG
Lease rate



±14,484 SF
Space available

PROPERTY HIGHLIGHTS

- Conveniently located at the intersection of Charleston Blvd. & Buffalo Drive
- ±66,000 SF two-story office building with large lobby and multiple waiting and break areas
- Abundant parking with ±227 spaces
- Close proximity to a variety of amenities, including dining, shopping, and convenience stores all within walking distance, with Boca Park and Tivoli Village just a short drive away
- APN: 163-04-514-002

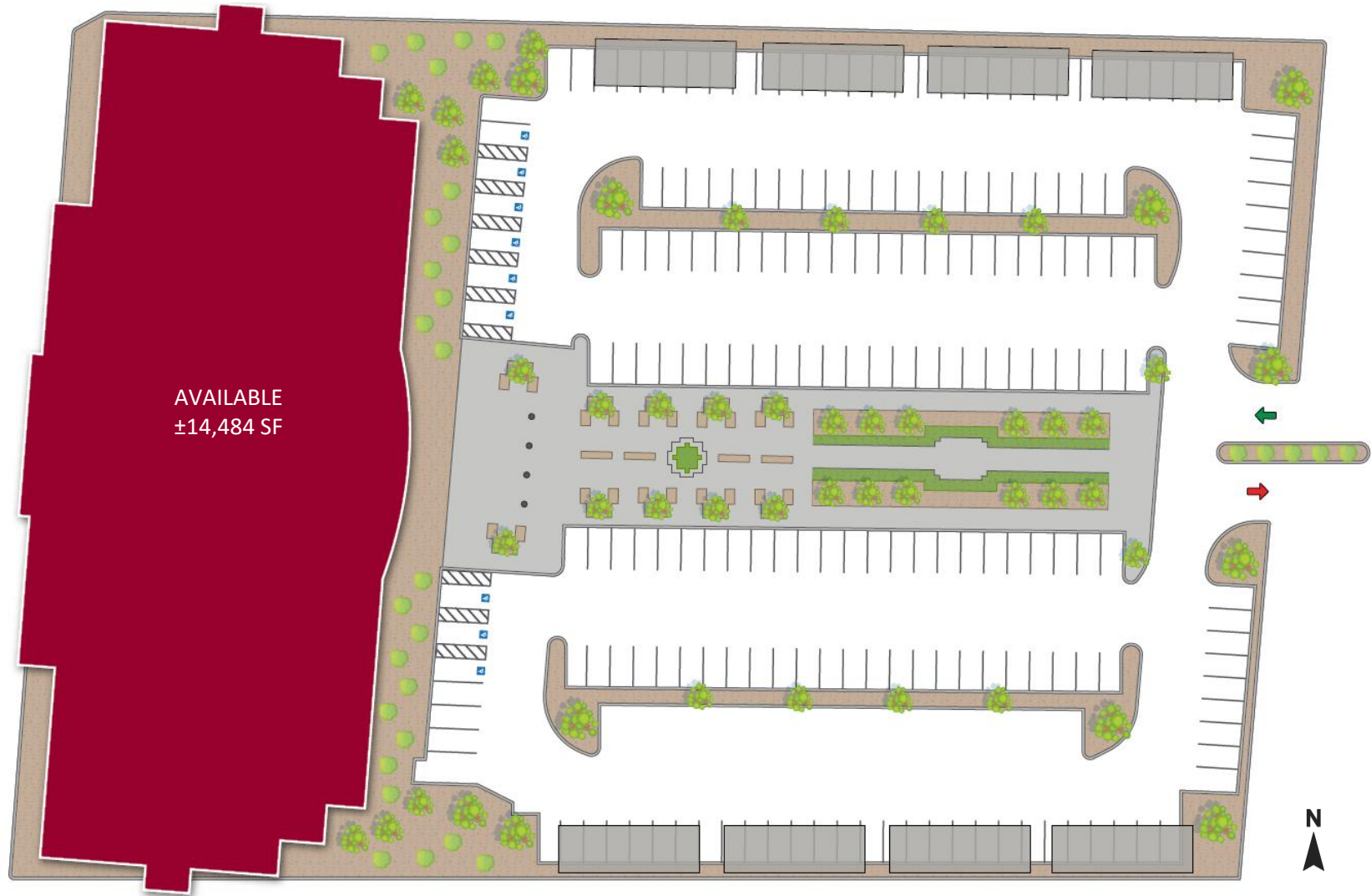


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	18,391	170,562	488,513
2024 AVERAGE HOUSEHOLD INCOME	\$92,920	\$96,670	\$97,779
2024 TOTAL HOUSEHOLDS	7,571	68,203	197,483

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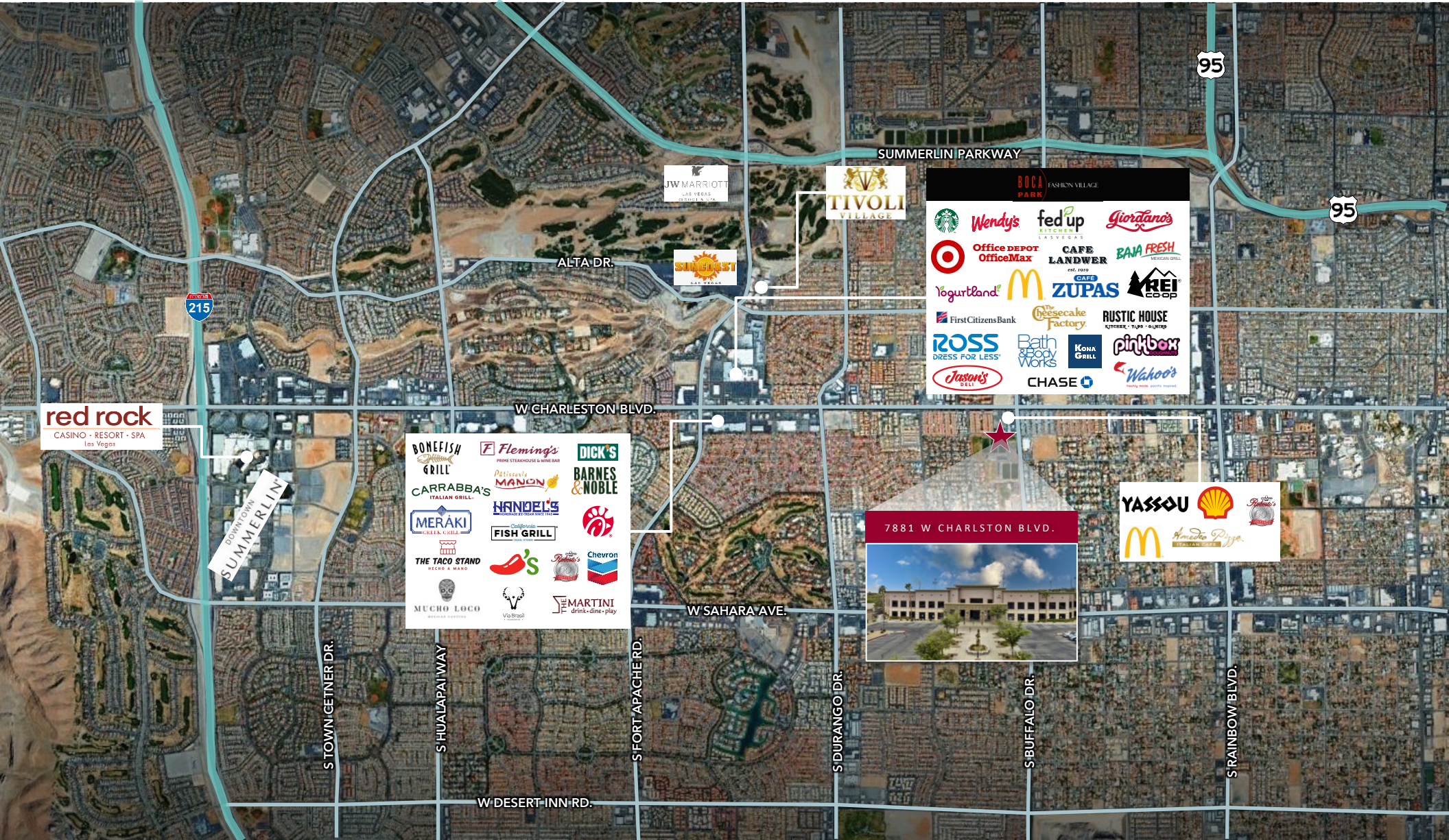
SUITE 250 | ±14,484 SF

- 24 private offices
- Multiple conference rooms
- Reception area
- Open office area
- Break room
- Storage room



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red rock
CASINO • RESORT • SPA
Las Vegas

DOWNTOWN
SUMMERLIN

BONEFISH GRILL	Fleming's PRIME STEAKHOUSE & WINE BAR	DICK'S
CARRABBA'S ITALIAN GRILL	Peterson's MANON	BARNES & NOBLE
MERAKI GREEK, CYPRIOT	HANDEL'S CALIFORNIA RESTAURANT	Red Bull
FISH GRILL CALIFORNIA	Chewon	
THE TACO STAND RECIBO & MANGO	Pepper's	
MUCHO LOCO MEXICAN RESTAURANT	Via Road	SE MARTINI drink • dine • play



YASSOU	Shell	Pepper's
McDonald's	Amedeo Pizzeria ITALIAN PIZZA	

Starbucks	Wendy's	fed up KITCHENS LAS VEGAS	Giorlano's
Target	Office DEPOT OfficeMax	CAFE LANDWER est. 1919	EJAY FRESH MEXICAN GRILL
Yogurtland	McDonald's	ZUPAS	REI CO-OP
First Citizens Bank	The Cheesecake Factory	RUSTIC HOUSE KITCHEN • PUB • SALAD	
ROSS DRESS FOR LESS	Bath & Body Works	KONA GRILL	pinkbox
Justo's TACOS	CHASE	Wahoo's STEAKHOUSE • SEAFOOD	



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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