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8515 EDNA AVENUE Las Vegas, NV 89117



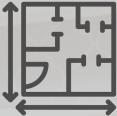







EDNA PLAZA

Westside quiet street office complex with direct access suites and 2nd floor suites with views

+/- 432 to 903 Usable SF
turnkey suite available
NOW



Edna Plaza is a neighborhood Summerlin adjacent office complex near Durango & Sahara, and close to a myriad of amenities and residential areas. The second floor office spaces available now feature valley views, elevator and stair access, and the ground floor spaces feature direct access from the courtyard.

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 West Las Vegas Durango Corridor	 Professional Office	 +/- 543 to 1,134 Rentable Square Feet available	 C-P Office & Professional (Unincorporated Clark County)	 \$1.20-1.25 Triple Net (NNN) + 2024 Estimated NNNs @ \$0.39 / SF
POWER	VISIBILITY	RESTROOMS	SIGNAGE	CLEAR HEIGHT
 Standard office sufficient power; some suites feature separate panels	 Monument sign on Edna; building signage possible	 Common area restrooms; some suites feature interior restrooms	 Monument sign on Edna	 9' - 12' ceiling heights, (sprinklered building)

EDNA PLAZA



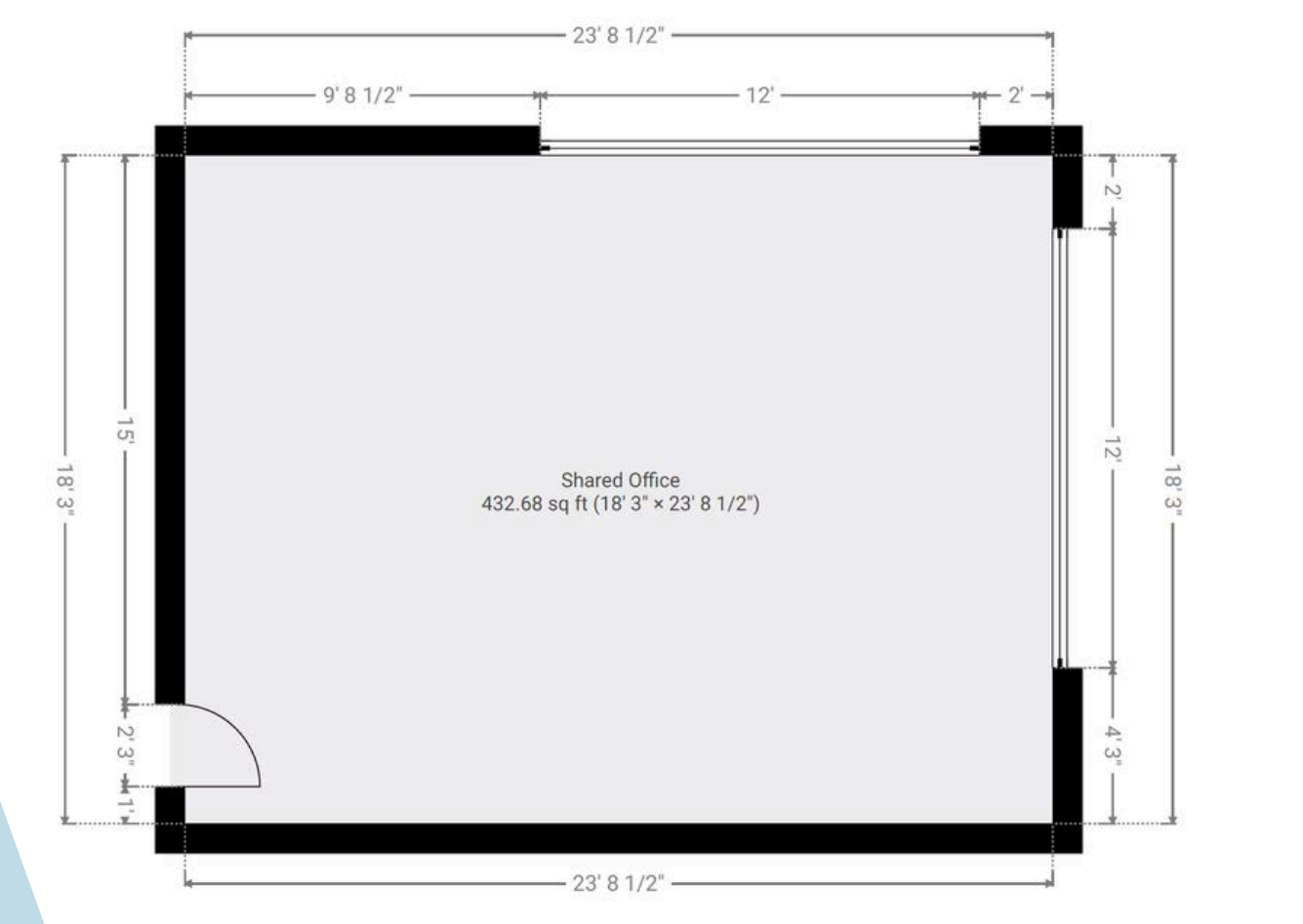
EDNA PLAZA

AVAILABILITIES

Suite #	Use Type	Availability	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 270	Office	Immediate	543	471	\$1.20 / SF NNN	\$0.39 / SF	N/A	\$863	Open space, west facing window, can be combined with adjacent 265
Suite 265	Office	Immediate	591	432	\$1.25 / SF NNN	\$0.39 / SF	N/A	\$993	Corner open space, south and west facing windows, can be combined with adjacent 270

EDNA PLAZA

Suite 265



Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 265	Office	591	432	\$1.25/ SF NNN	\$0.39 / SF	N/A	\$993	Open space, corner with south and west facing glass

Suite 265

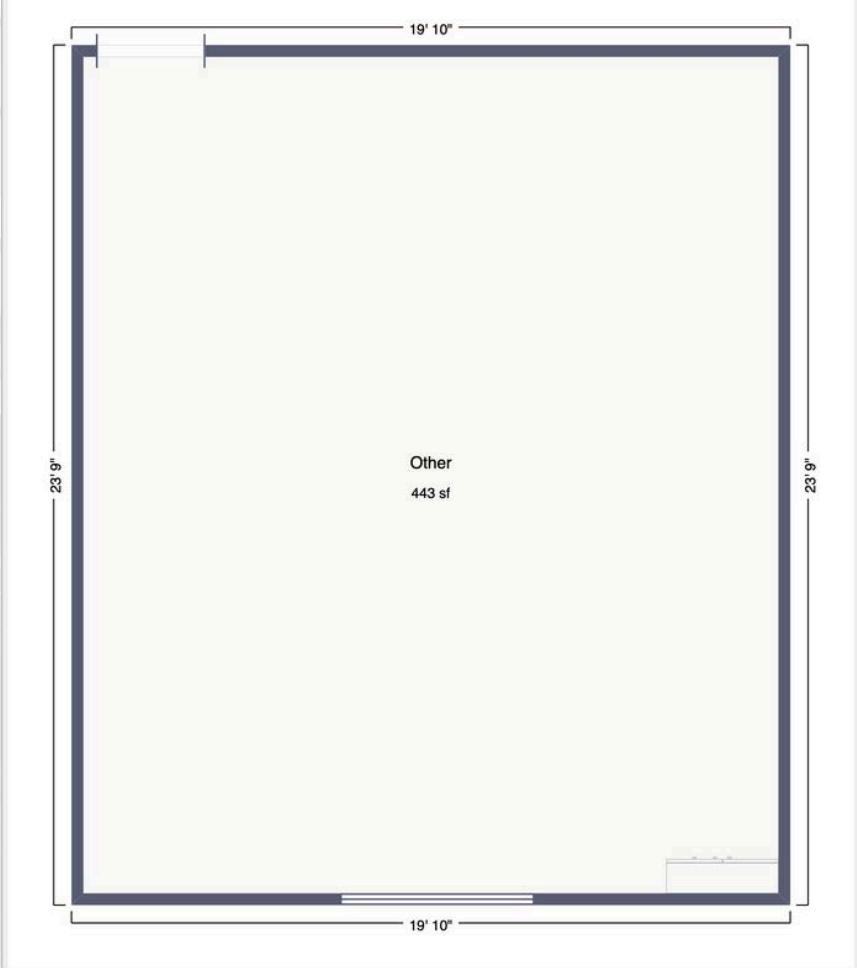
EDNA PLAZA



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EDNA PLAZA

Suite 270



Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 270	Office	543	471	\$1.20 / SF NNN	\$0.39 / SF	N/A	\$863	Open space, west facing

Suite 270

EDNA PLAZA





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Las Vegas, NV 89117

AREA MAP



DOWNTOWN SUMMERLIN RED ROCK RESORT & CASINO

THE LAKES

THE LAKES CORPORATE CENTER

CANYON GATE COUNTRY CLUB

ONE QUEENSRIDGE
CONDOMINIUMS

BOCA PARK

S. DURANGO DRIVE

EDNA PLAZA

EDNA AVENUE

FOR MORE INFO OR TO TOUR:

Ryan Misaresh, LEED® AP | Managing Director

213.309.3279 cell

ryan@systemcrelv.com

NVRED# S.0174644.LLC | CA DRE# 01858655

Kate Chandler | Associate

714.306.6213 cell

kate@systemcrelv.com

NVRED# S.0199912

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