

SUB-LEASE

10100 W. Charleston Blvd. Suite 250

Las Vegas, NV 89135

PRESENTED BY:

ERIC ROGOSCH

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NV #S.0052003



PROPERTY DESCRIPTION



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10100 W. CHARLESTON BLVD. SUITE 250 | Las Vegas, NV 89135

PROPERTY DESCRIPTION:

Position your business in one of Summerlin's premier Class A office buildings. This turnkey office suite offers an efficient blend of private offices and collaborative workspace, making it ideal for law firms, financial services, professional offices, corporate headquarters, or other office users seeking a move-in-ready solution.

Located within Hughes Plaza West at the signalized intersection of West Charleston Boulevard and Hualapai Way, the property provides excellent accessibility, a professional business environment, and immediate access to Summerlin's premier retail, dining, and business amenities.

PROPERTY HIGHLIGHTS:

- ±6,860 SF Turnkey Office Sublease
- Sublease Through March 31, 2030
- Lease Rate: \$3.29 SF/month (Full Service)
- 11 Private Offices
- Large Open Bullpen Area
- Two Conference Rooms
- Reception & Lobby
- Break Room
- File & Copy Room
- Move-In Ready
- Professional Corporate Environment
- Full Service Lease
- On-site Amenity – Vintner Grill
- Convenient Access to Summerlin Parkway & I-215 Beltway
- Minutes From Downtown Summerlin
- Includes one (1) covered parking space

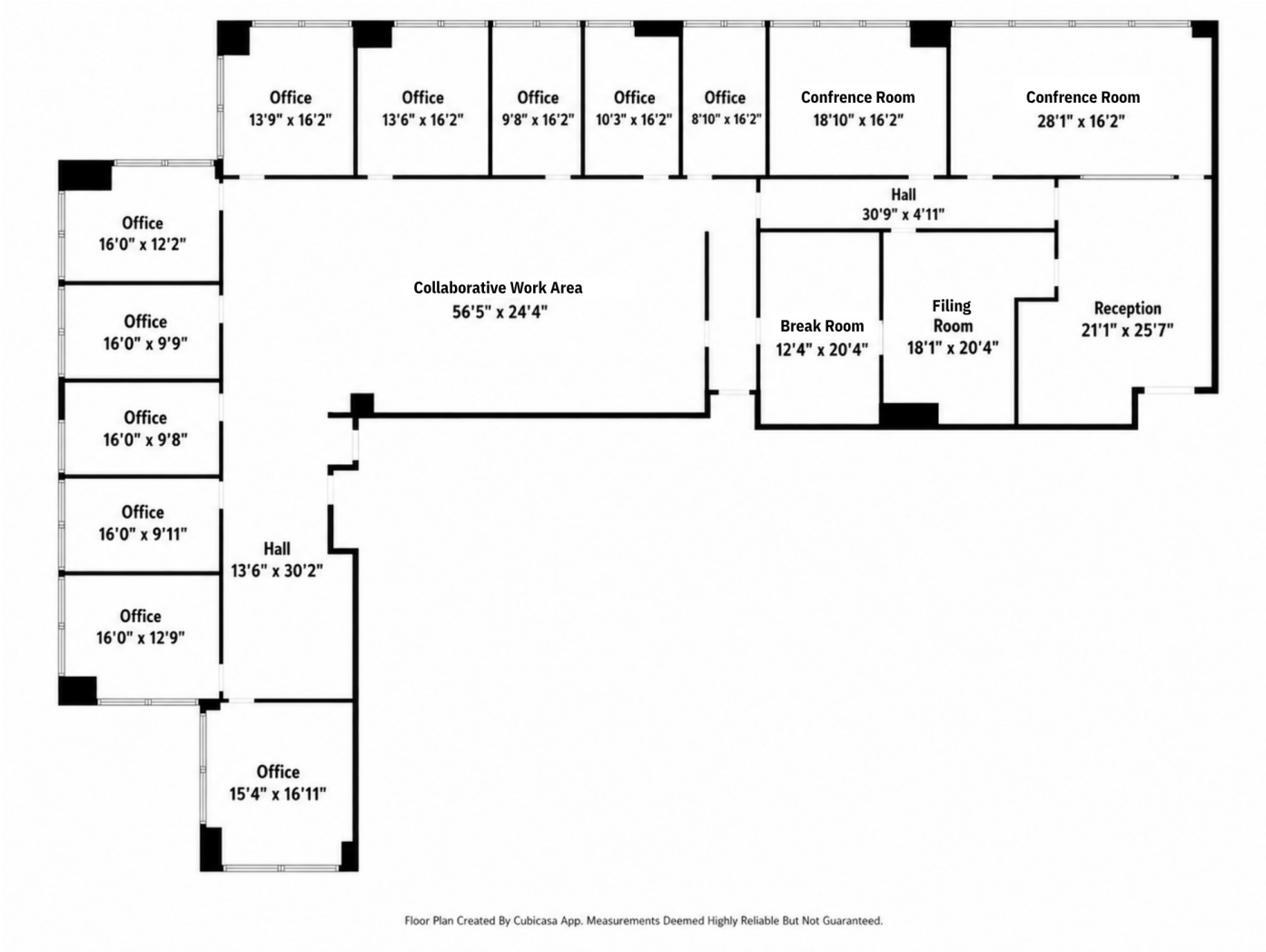
ADDITIONAL PHOTOS



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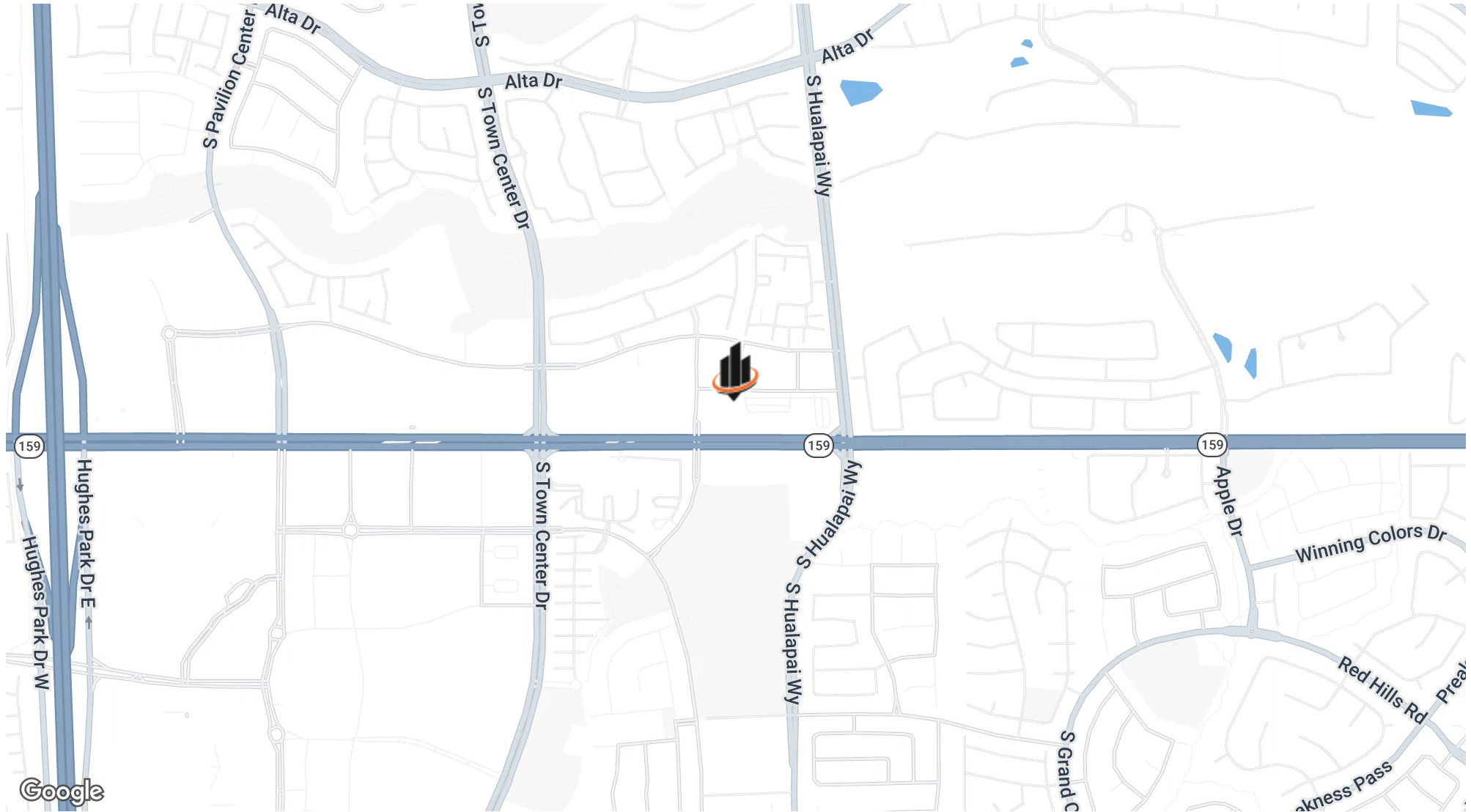
FLOOR PLAN

(Not to Scale)



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LOCATION MAP



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RETAILER MAP

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