

Investment Opportunity!



Property	Hughes Plaza West
Property Type	10100 W. Charleston Boulevard
Land Acres/SF	Las Vegas, Nevada 89135
Building Square Feet	Office – Suburban Class A
Occupancy	4.74 / 206,474
Price	71,546
In-Place NOI / Cap Rate	90%
Year Built	\$23,800,000 (\$333/SF)
Notable Occupiers	\$1,658,000 / 7%
	2005
	• Vintner Grill • Centerstone Group • Core Title • Naylor & Braster • CMG Mortgage • Dividend Finance • Buckley Wealth Management • Valley Bank of Nevada
Zoning	P-C
APN	137-36-811-018

Stabilized, suburban Class A multi-tenant office asset positioned for continued success in Summerlin, one of the most dynamic, family-oriented environments in Las Vegas with multitudes of shops, eateries, hot spots and entertainment venues. In addition to having the world-class Vintner Grill on street level, this gorgeous two-level building is walking distance to amazing, first-class amenities including Lifetime Athletic Club, Red Rock Hotel & Casino, Downtown Summerlin and the Las Vegas Ballpark. Call or email us for details.

		
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