



FOR LEASE

2675 S Jones Blvd
Las Vegas, NV 89146

ELDORA PROFESSIONAL CENTER
±582 – 2,142 SF OFFICE

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

PROPERTY NAME	Eldora Professional Center
PROPERTY ADDRESS	2675 S Jones Blvd Las Vegas, NV 89146
LEASE RATE	\$1.50/sf/mo
AVAILABLE SQFT	±1,176 – ±2,142 SF
ZONING	C-P, Office and Professional
LEASE TYPE	Modified Gross

- Newly-Renovated, 2-Story Office Building
- Prominent Commercial Corridor
- Available Sizes ±1,176 SF – ±2,142 SF
- Up to ±8763 SF Available (non-contiguous) on 2nd Floor
- Minutes from The Lakes, Summerlin, I-15, Resort Corridor, etc.
- Covered & Convenient Parking & Elevator Access
- Built-out Suites Available for Immediate Occupancy



OR TEXT 21055 TO 39200

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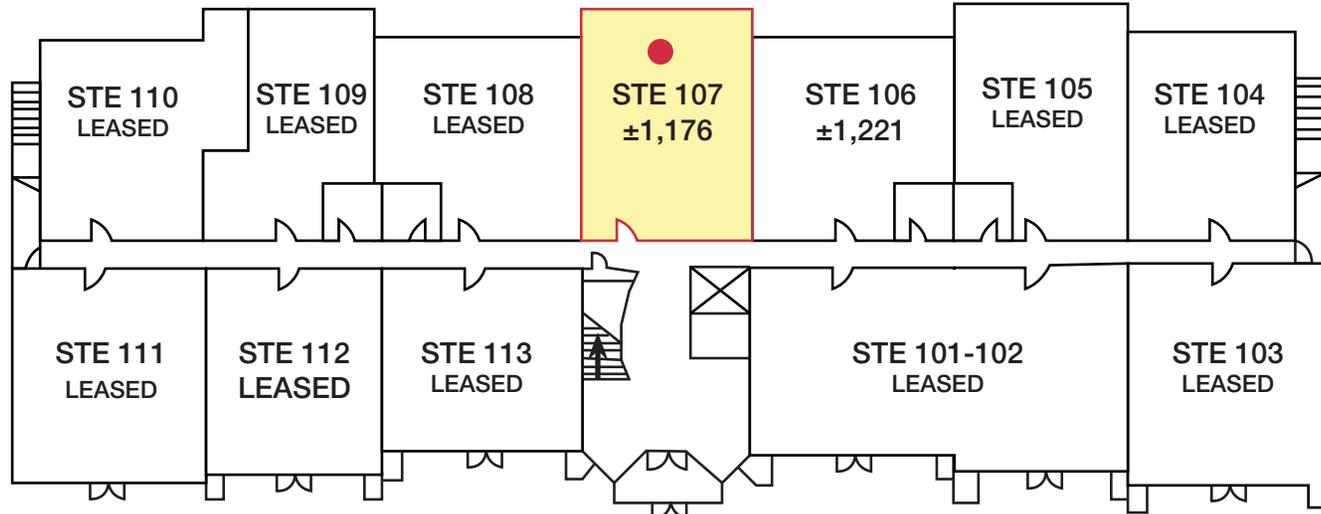


SUMMARY

FLOOR PLAN

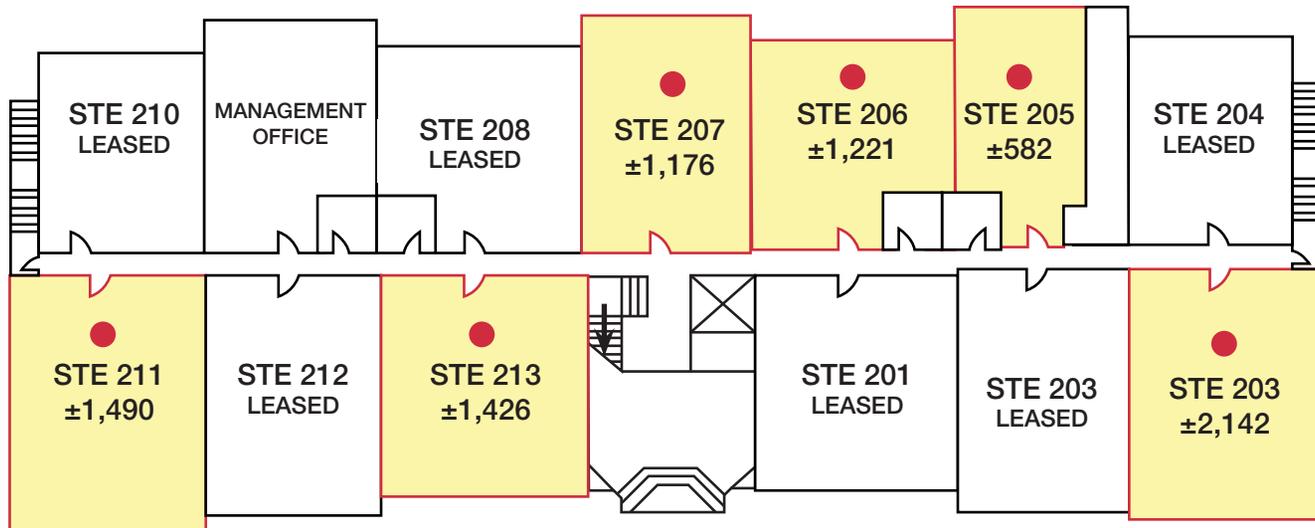
1st Floor

- - AVAILABLE UNITS
- - VIRTUAL TOUR AVAILABLE



2nd Floor

- - AVAILABLE UNITS
- - VIRTUAL TOUR AVAILABLE



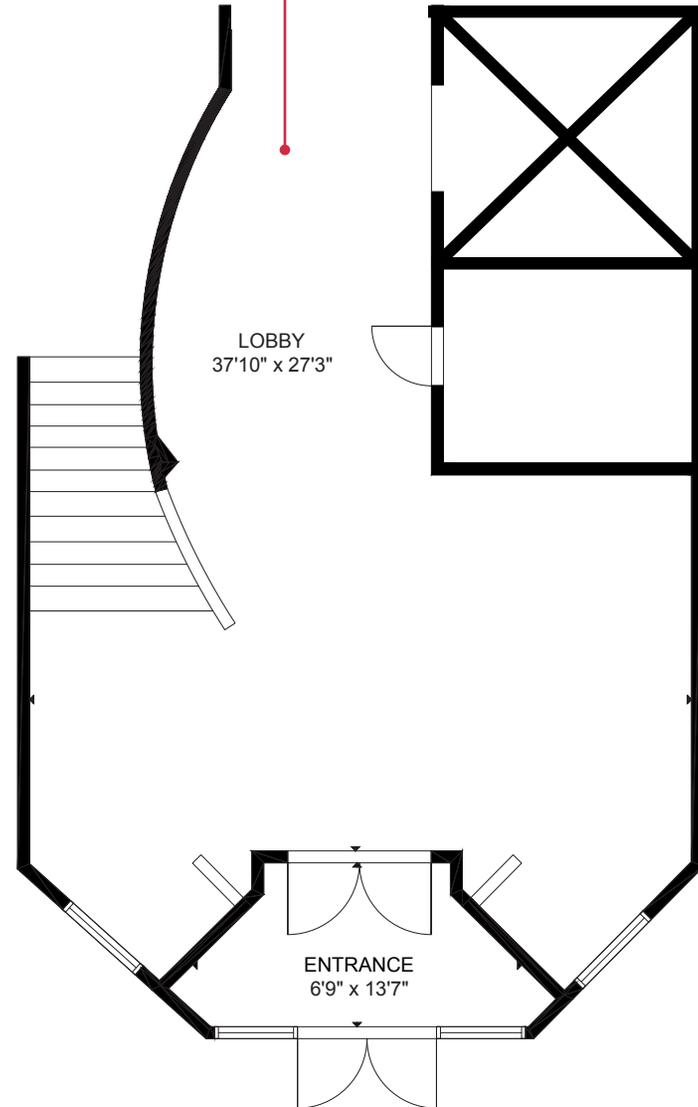


PHOTOS

LOBBY



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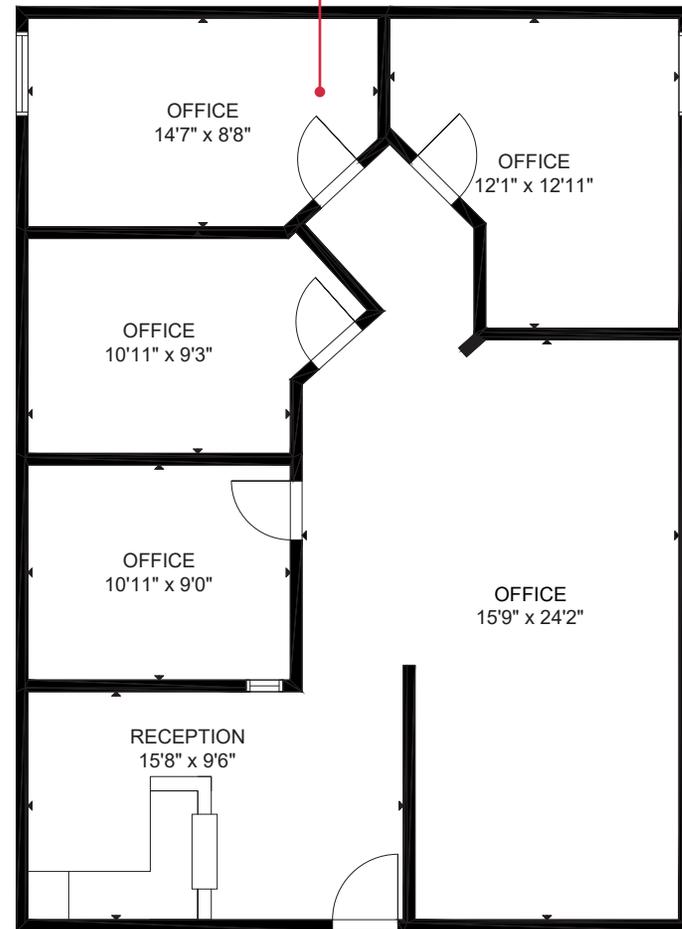


FLOOR PLAN

107



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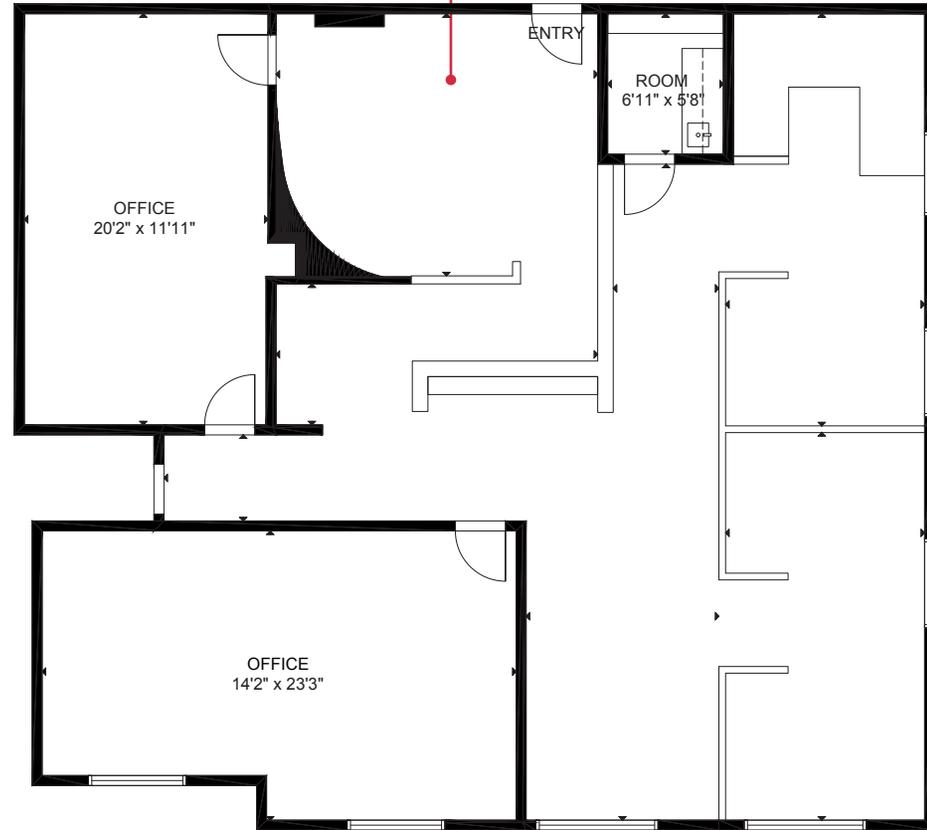
±1,176 SF

FLOOR PLAN

203



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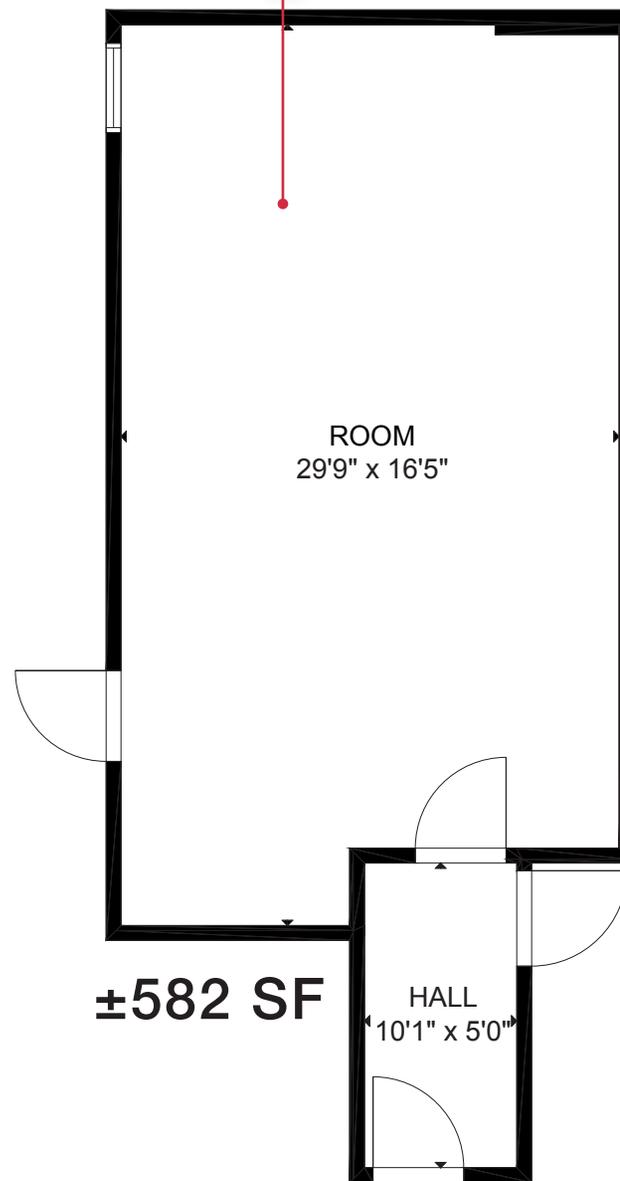
±2,142 SF

FLOOR PLAN

205



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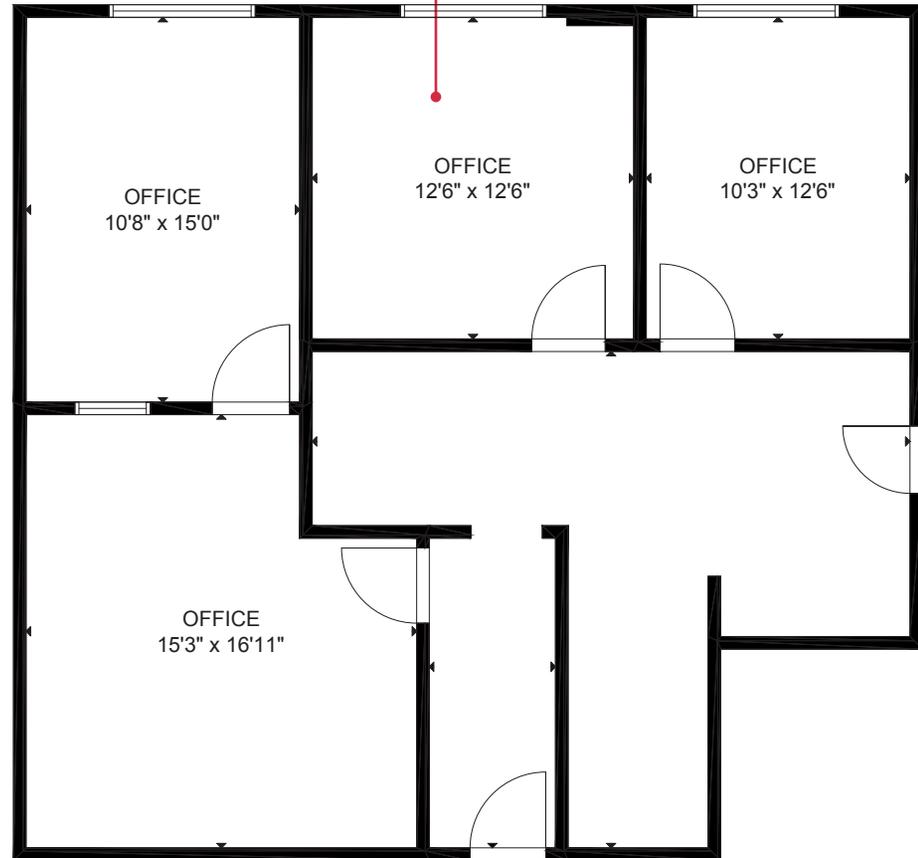


FLOOR PLAN

206



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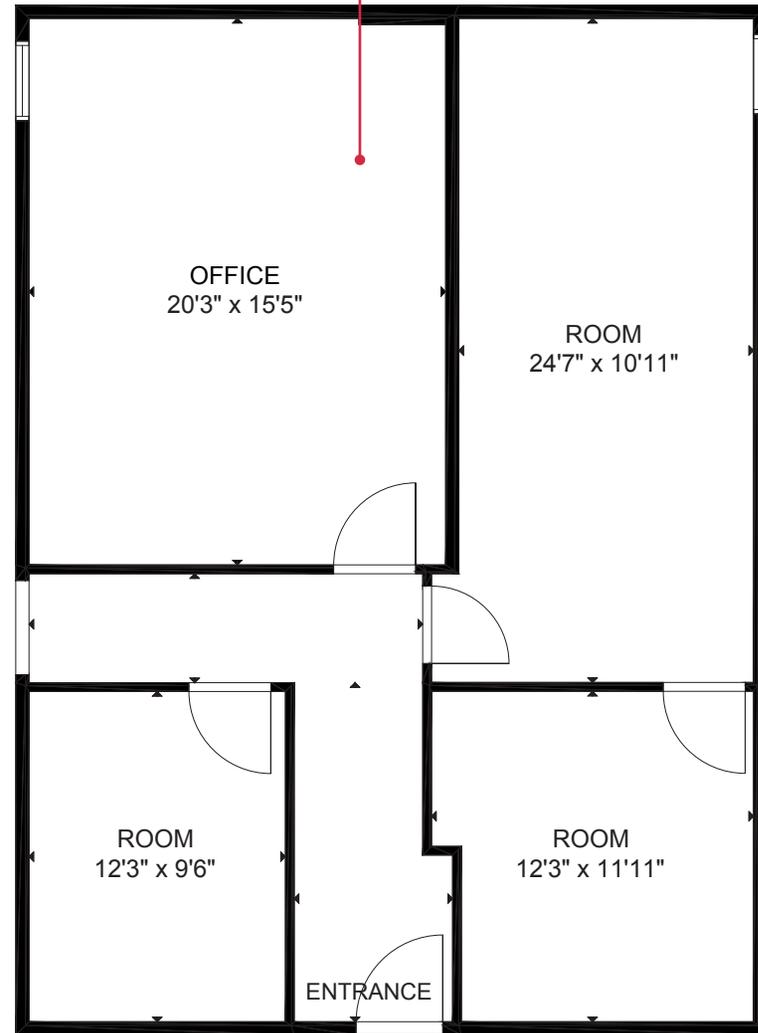
±1,221 SF

FLOOR PLAN

207



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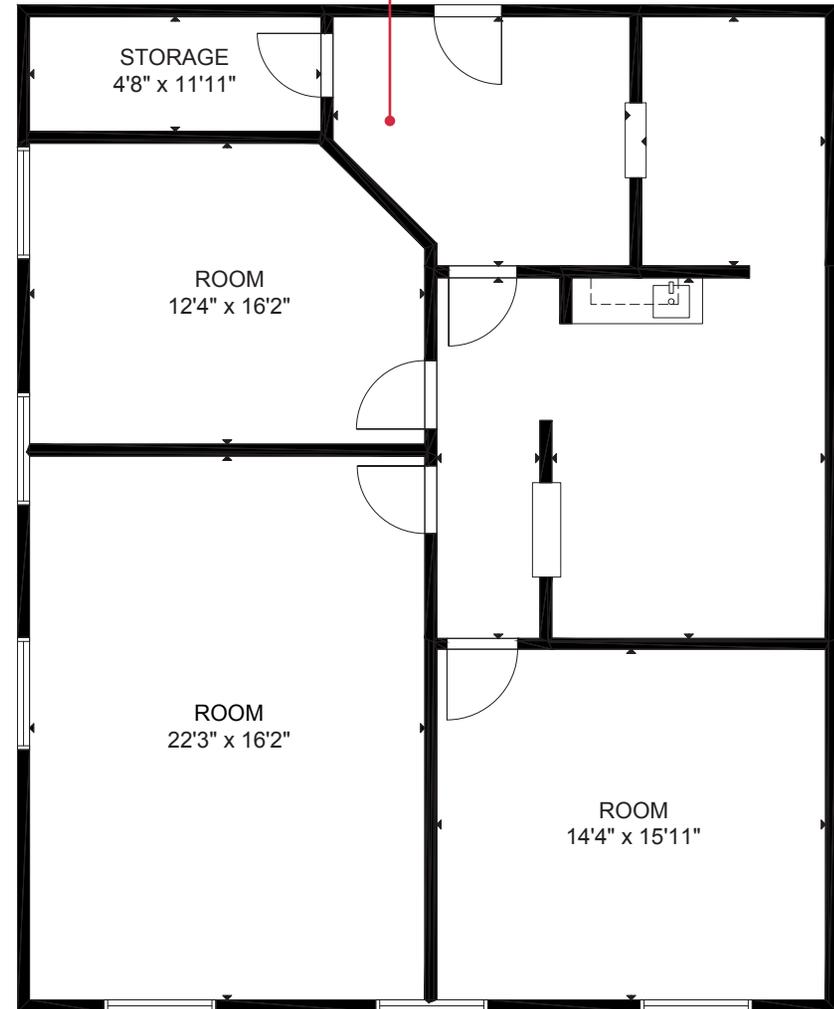
±1,176 SF

FLOOR PLAN

211



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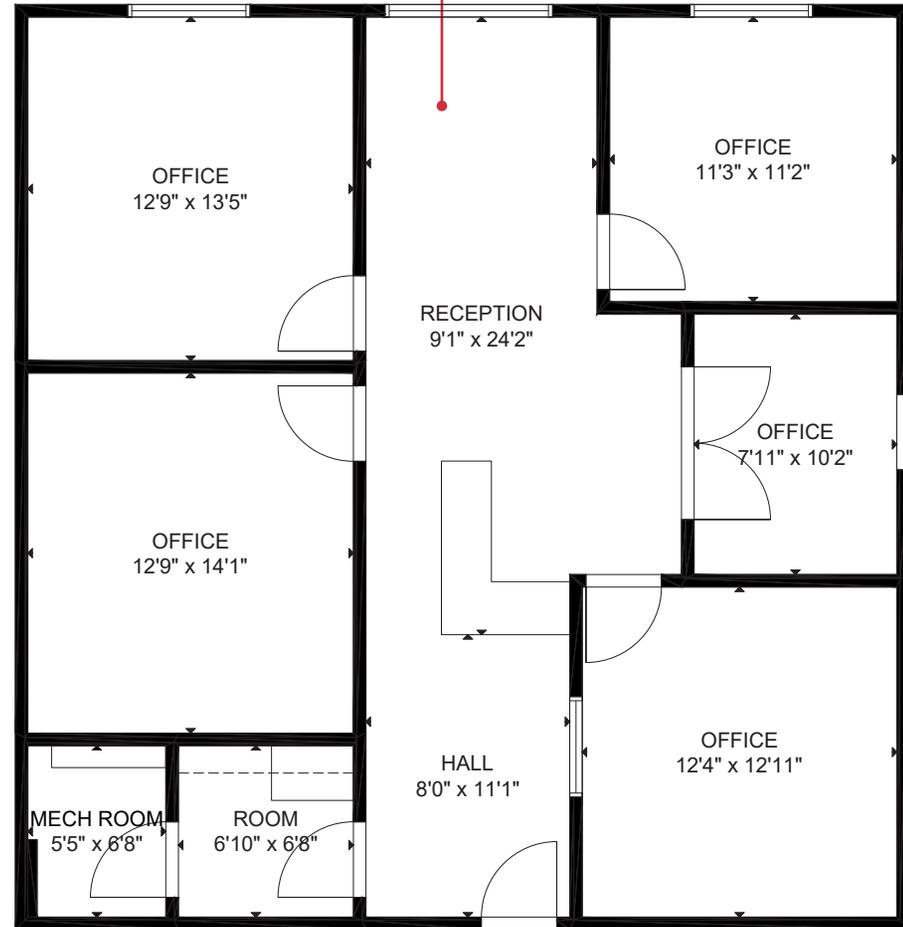
±1,490 SF

FLOOR PLAN

213



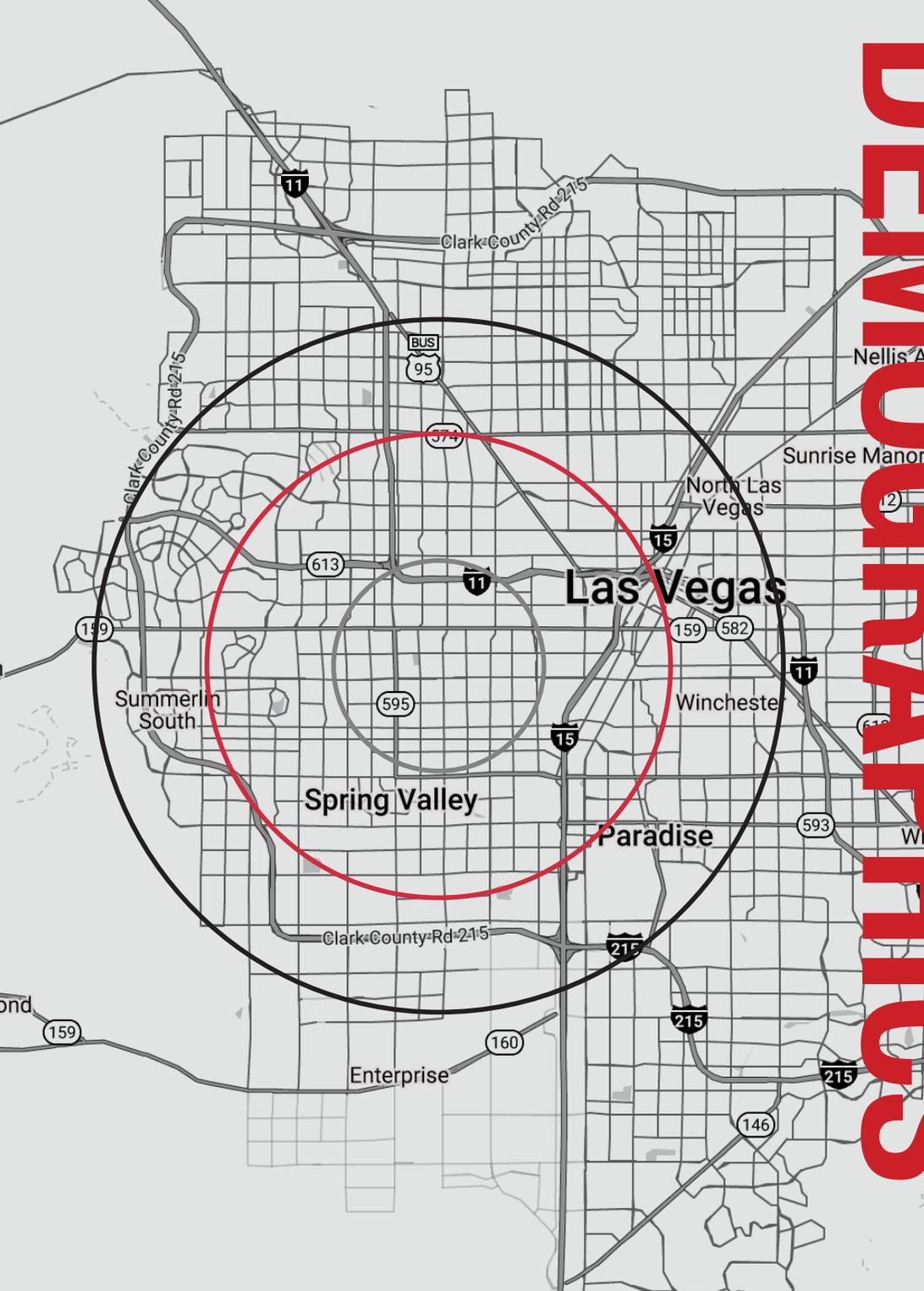
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±1,426 SF

FLOOR PLAN

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	9,607	187,462	461,303
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,703	74,605	189,660
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$106,673	\$81,935	\$90,101

Traffic Counts

STREET	AADT
South Jones Blvd	48,263
West Sahara Ave	41,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+

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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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