



Holsum

○ ● ● DESIGN CENTER

231 - 241 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102



Lisa Chasteen

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702.335.7338

(text or call)

NV RE License #: S.0178283

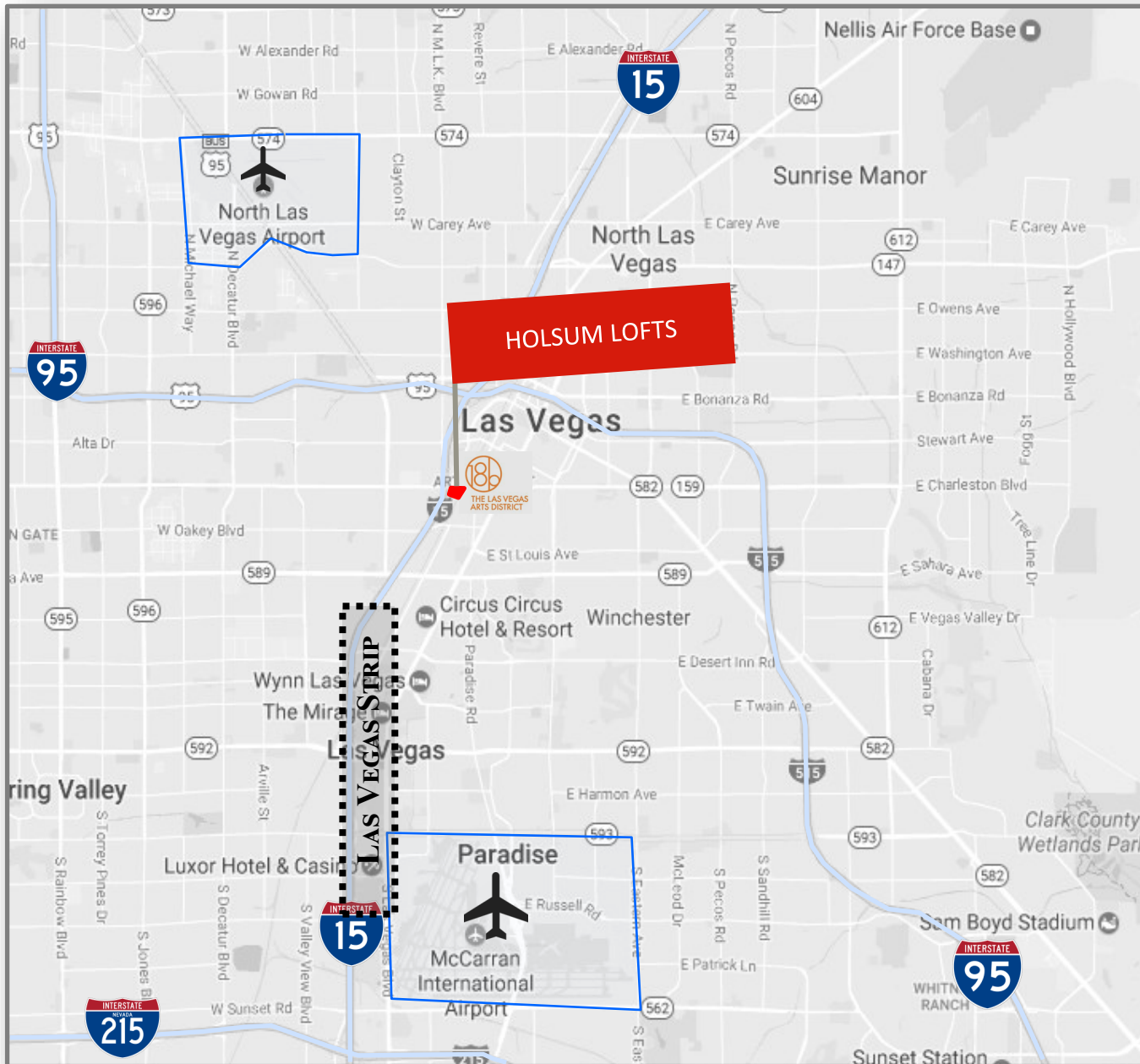
Holsum Lofts is an Urban Collection of offices, showrooms, and services. A historically iconic reuse development located on the corner of Charleston Boulevard and Grand Central Parkway. In close proximity to the flourishing Las Vegas Arts District, Downtown Business District, World Market Center, Clark County Government Center and the Smith Center.

Property features include a beautiful open courtyard, on-site restaurant, variety of floor plans and square footage options, building signage, Charleston visibility and proximity to a variety of amenities at this renowned location. The property also provides Alpha Video Surveillance, which is recognized as the valley's leading provider of commercial-grade video security systems.

FOR LEASE

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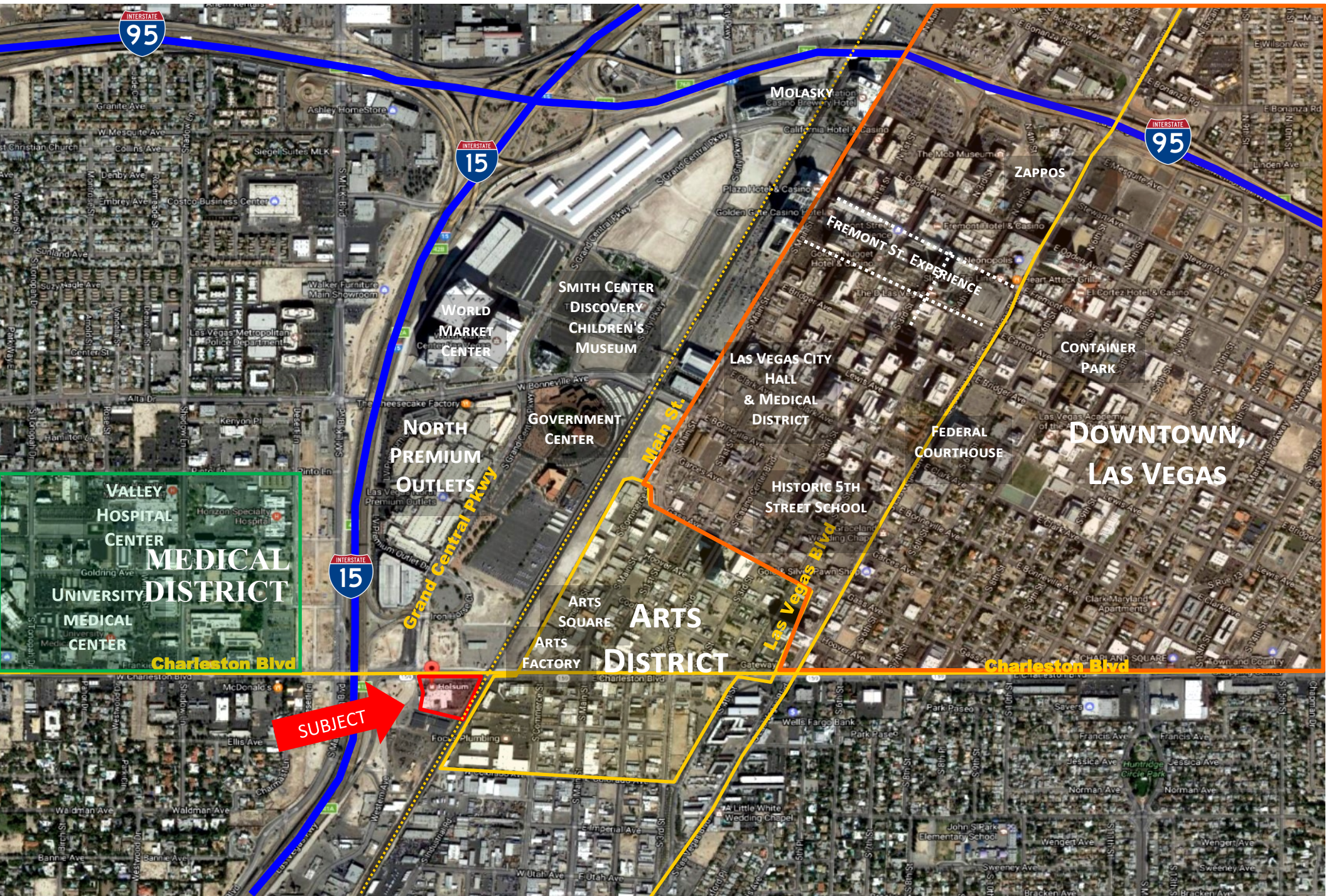
DESIGN CENTER

- ◇ From 351 SF
- ◇ Open Air Courtyard
- ◇ Direct Access From Charleston Blvd at I-15
- ◇ Signage Opportunities
- ◇ I-15 and Charleston Visibility
- ◇ Upscale Urban Image
- ◇ Hard corner of Grand Central Parkway & Charleston Blvd
- ◇ Over 51 restaurants within 5 mins including Brooklyn's Best located onsite.

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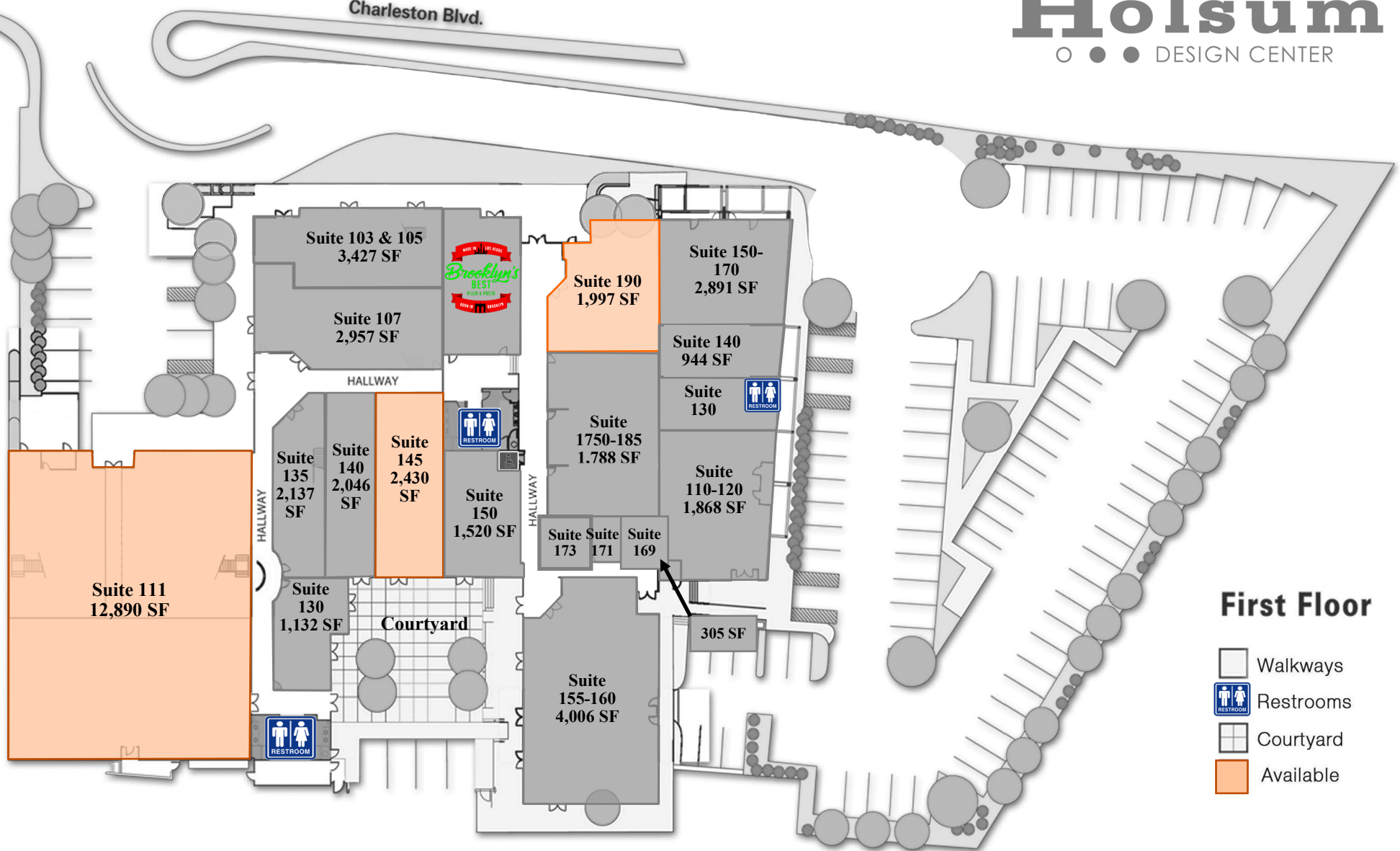


Charleston Blvd.

Holsum
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Grand Central Pkwy

Industrial Road



First Floor

- Walkways
- Restrooms
- Courtyard
- Available

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231 - 241 W. Charleston Blvd. Las Vegas, Nevada 89102

Direct access and visibility from Charleston Blvd. Easy access to major transportation routes ensuring a convenient commute. Close proximity to I-15, I-95, Arts District, Downtown Business Sector, and the Symphony Park.

■ OFFICE/ SHOWROOM LOFTS FOR LEASE. ■

SUMMARY - SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY						MONTHLY
	ADDRESS	SQ. FT. (+/-)	2nd FLOOR S.F.	BASE RENT	NNN FEE	TOTAL
Loft	241/111	12,890	N/A	\$1.30/SF	\$0.47SF	\$22,815
Loft	241/145	2,430	N/A	\$1.85/SF	\$0.47SF	\$5,637
	231/190	1,997	N/A	\$1.90/SF	\$0.47SF	\$4,733

GENERAL BUILDING COMMENTS

- M ZONING
- 100% OFFICE
- IMMEDIATE AVAILABILITY / MOVE IN READY
- OPEN AIR COURTYARD
- UPGRADE URBAN OFFICE AND SHOWROOM SUITES

FOR ADDITIONAL INFORMATION CONTACT

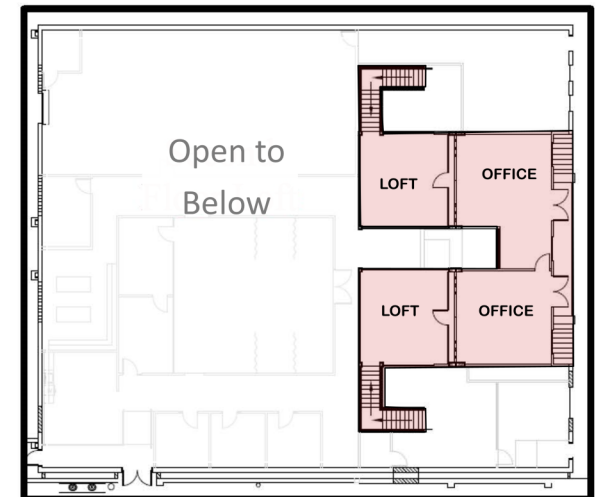
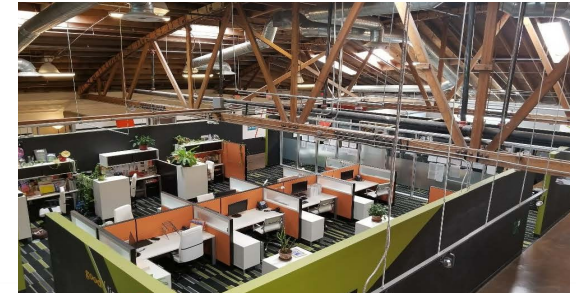
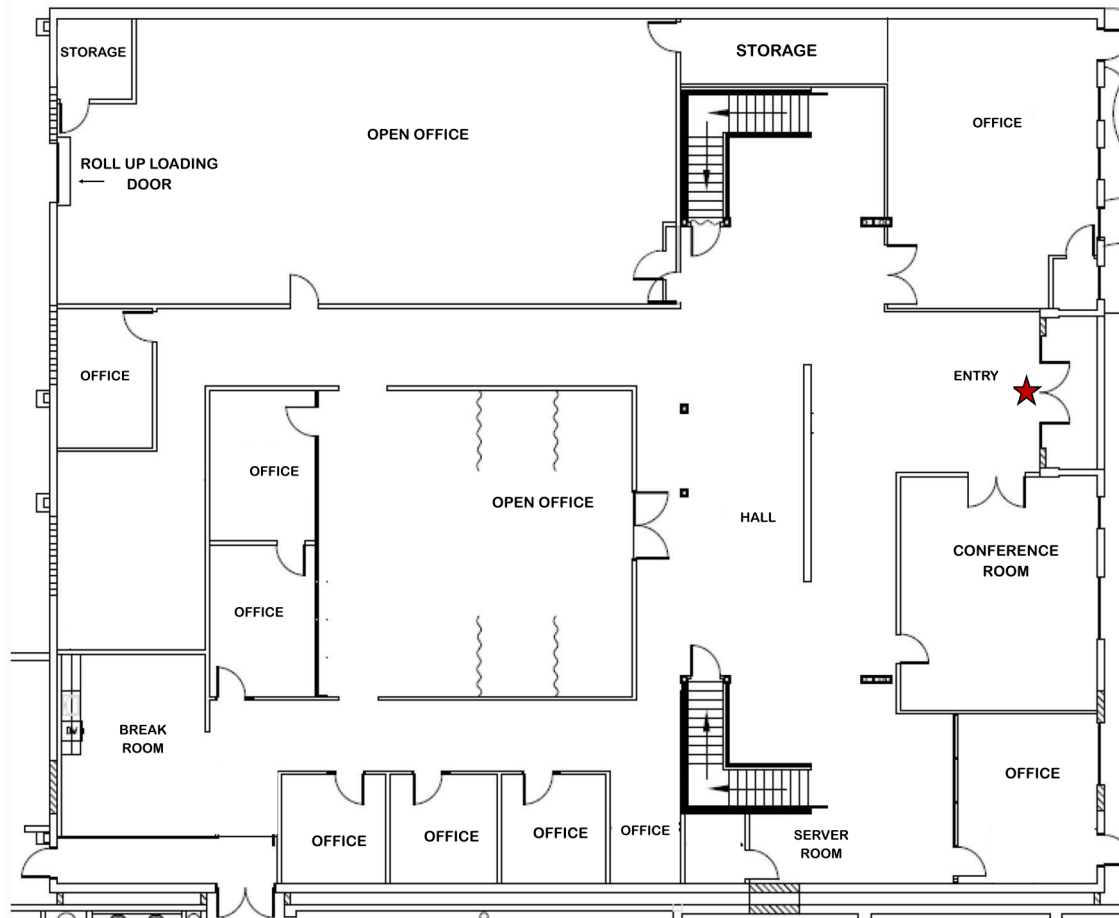


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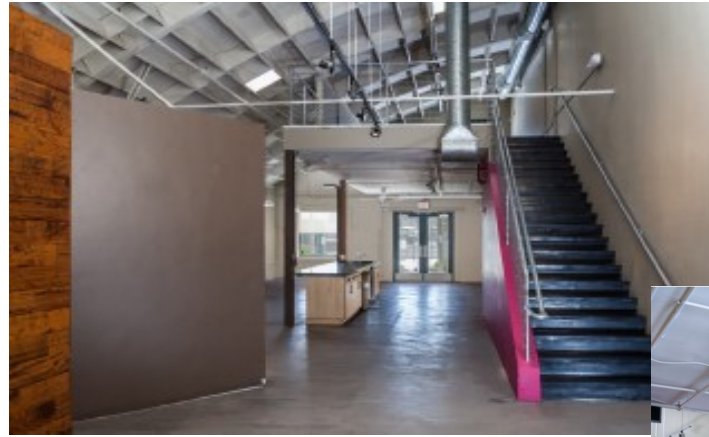
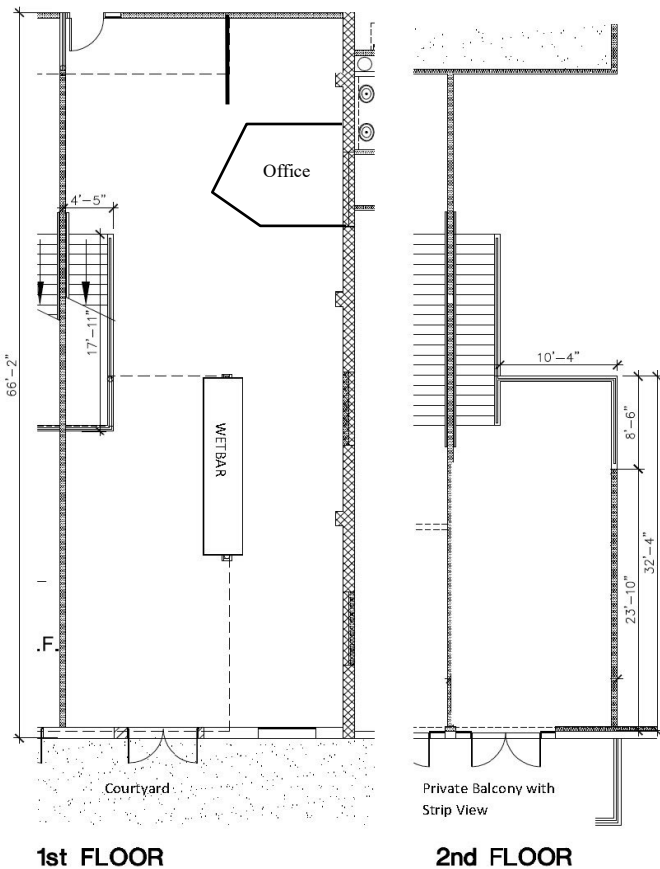
241 W. Charleston Boulevard - Suite 111

12,890 RSF

Anchor Tenant

- Semi Private offices, Break Room, Conference Room, Second Floor Loft with Private Balcony & Executive Offices
- Bullpen open office area. Partially Furnished
- Direct Access to Parking Lot and Charleston Boulevard Frontage
- Exposed beam ceiling with skylights and a roll up door
- Urban workspace at its best featuring historic architecture

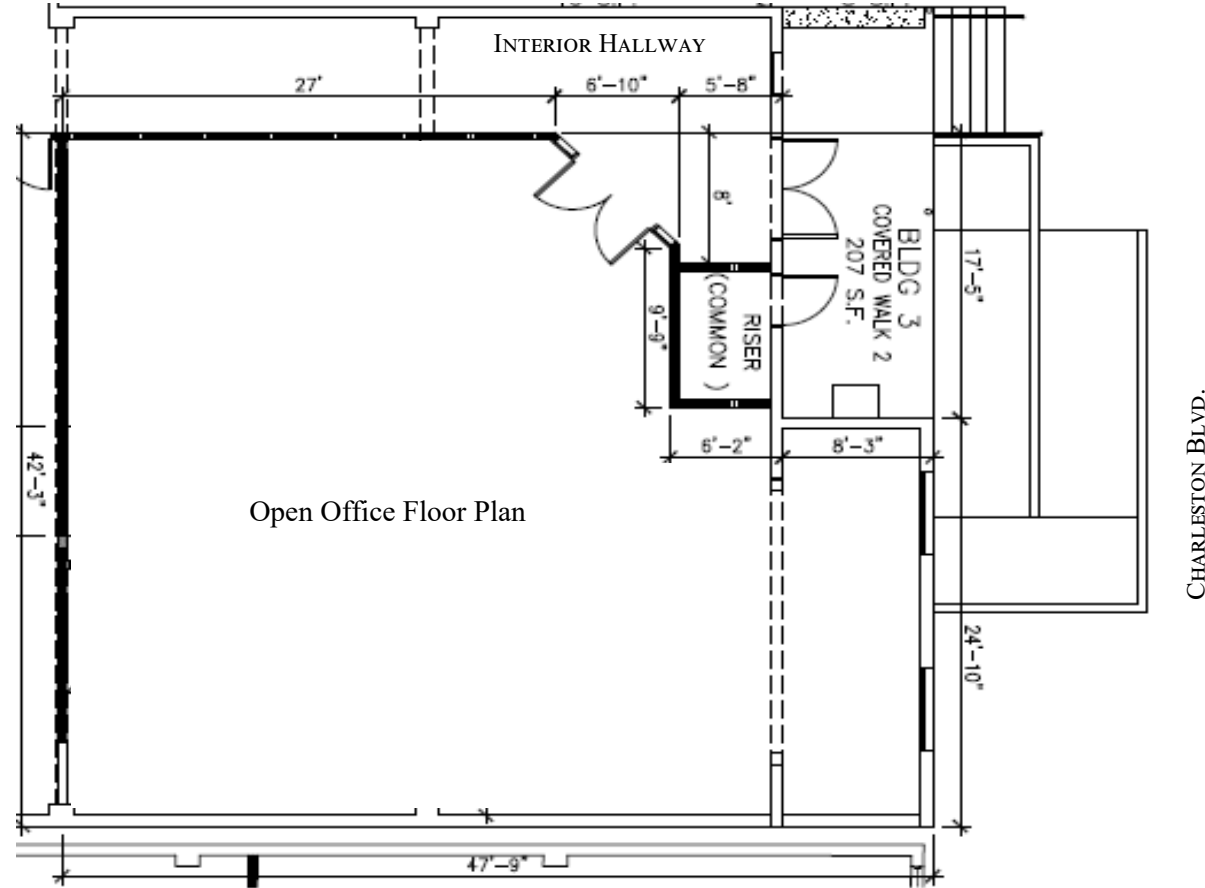
FOR LEASE



241 W. Charleston Boulevard - Suite 145

2,430 RSF

- Urban loft space with 459 SF second floor balcony.
- Open Concept office with wet bar and private balcony. Direct access to the open courtyard.
- Direct Access to Parking Lot and Charleston Boulevard Frontage
- Exposed beam ceiling with skylights and a roll up door
- Urban workspace at its best featuring historic architecture



231 W. Charleston Boulevard - Suite 190

1,997 RSF

- Creative office space with abundant natural light
- Open Concept office with double door entry
- Direct Access to Parking Lot and Charleston Boulevard Frontage
- Exposed beam ceiling with skylights and a roll up door
- Urban workspace at its best featuring historic architecture