

7881 W CHARLESTON BOULEVARD

LAS VEGAS, NV 89117 | FOR LEASE



CLICK TO VIEW
VIRTUAL TOUR



8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

DAVID BAUMAN, SIOR, CCIM

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\$2.15 PSF FSG

Lease rate



±1,854 SF

Space available

PROPERTY HIGHLIGHTS

- Conveniently located at the intersection of Charleston Blvd. & Buffalo Drive
- ±66,000 SF two-story office building with large lobby and multiple waiting and break areas
- Abundant parking with ±227 spaces
- Close proximity to a variety of amenities, including dining, shopping, and convenience stores all within walking distance, with Boca Park and Tivoli Village just a short drive away
- APN: 163-04-514-002

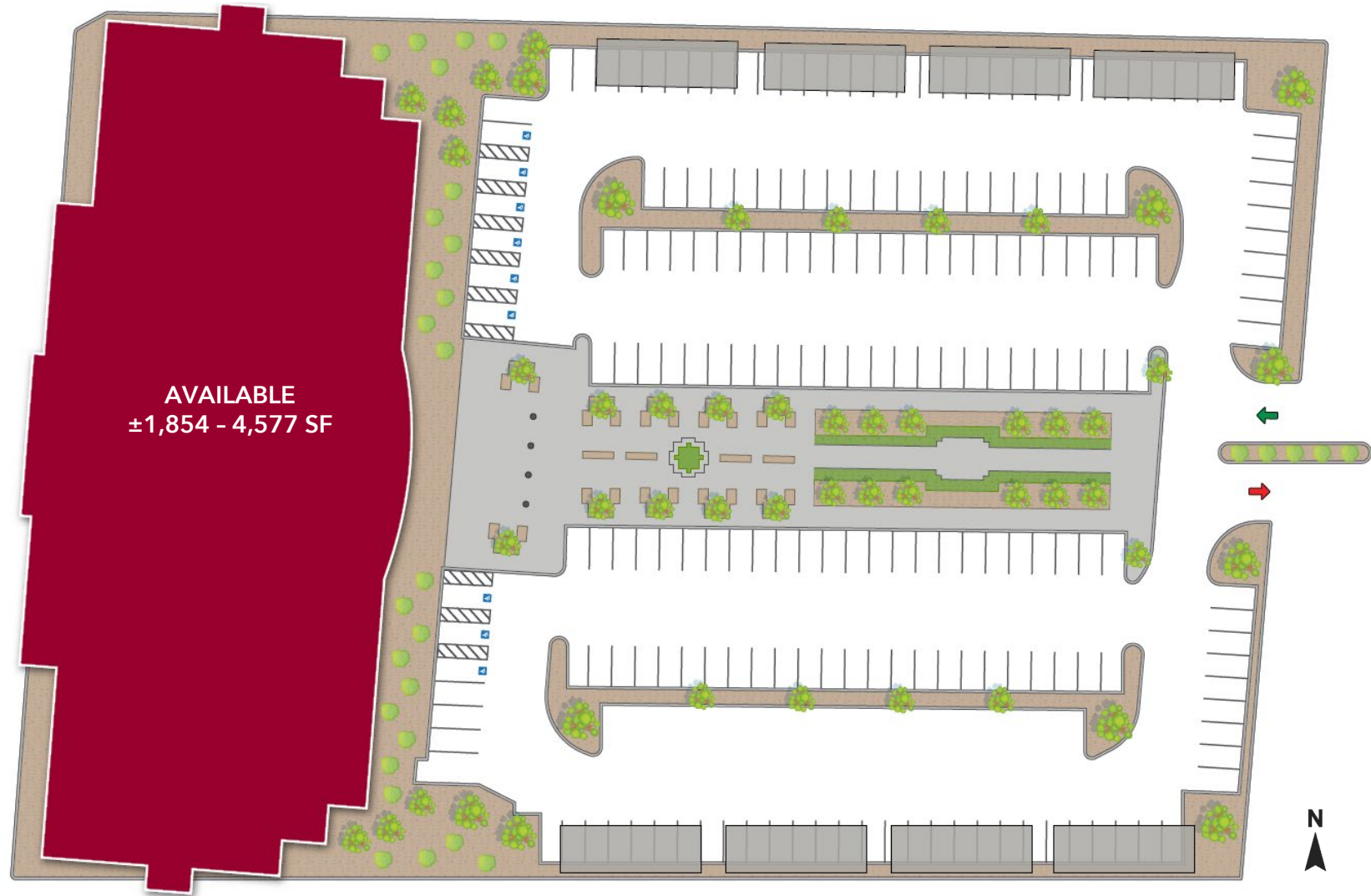


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	18,391	170,562	488,513
2024 AVERAGE HOUSEHOLD INCOME	\$92,920	\$96,670	\$97,779
2024 TOTAL HOUSEHOLDS	7,571	68,203	197,483

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SUITE 230 | ±1,854 SF

- Four private offices
- One office/conference area
- Large open office area
- Private Bathroom with Shower
- Private office with Balcony





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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