



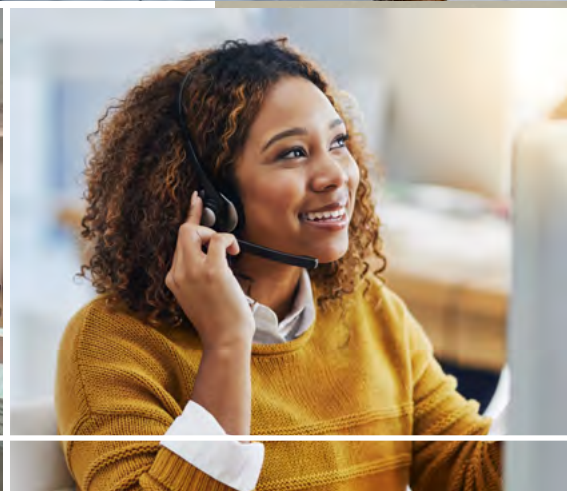
CUSHMAN &  
WAKEFIELD

71,624 SF PLUG & PLAY

CALL CENTER IN SUMMERLIN

# 10550 W CHARLESTON

CLICK HERE TO VIEW  
**PROPERTY VIDEO**



## PROPERTY HIGHLIGHTS



±71,624 SF office space



2 story building



Frontage on  
West Charleston Boulevard



Convenient access to numerous  
amenities including retail,  
restaurants, banks and shopping



508 parking stalls



Fully furnished: 473 work stations, 7  
conference rooms, 5 training rooms

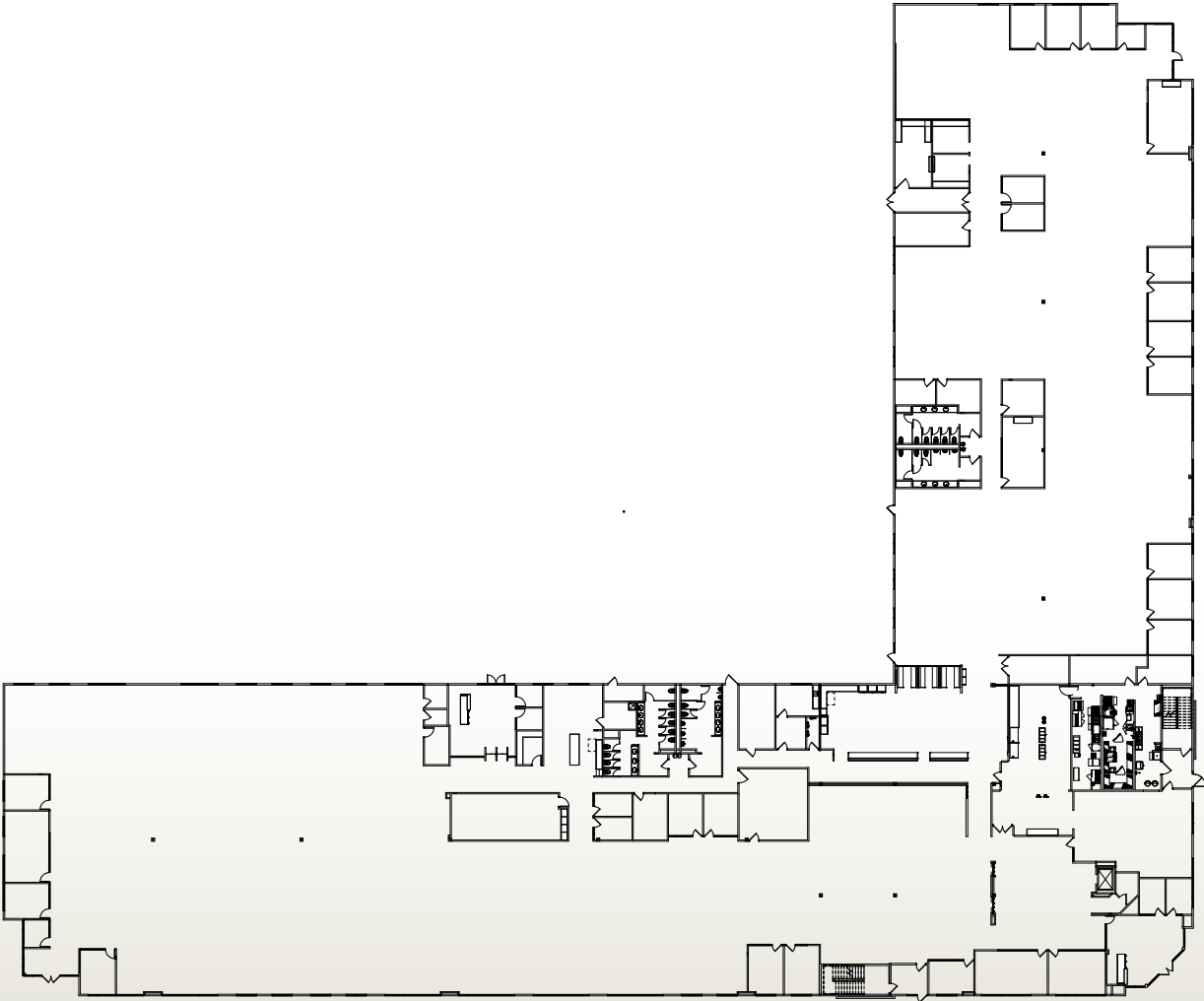


Emergency generator  
Caterpillar C32 1000kW

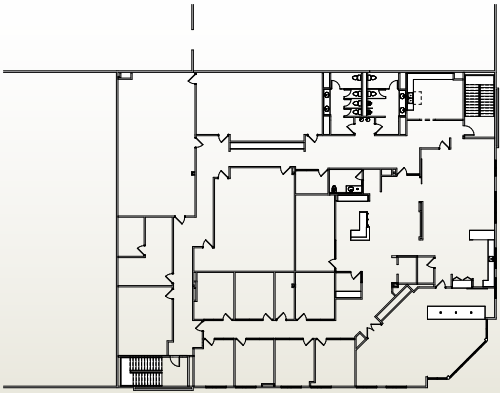
Generator runs 100% of the electrical needs of the  
building, including the HVAC system

[CLICK TO VIEW VIRTUAL TOUR](#)

# FLOOR PLAN



**LEVEL 1**



**LEVEL 2**

- FITNESS
- GROCERY STORE
- HOTEL
- RESTAURANT
- SHOPPING

- CANYON POINTE**
- Costco
  - Lowes
  - Best Buy
  - Hash House A Go Go
  - Olive Garden
  - Pei Wei
  - BJ's Restaurant & Brewhouse

- TIVOLI VILLAGE**
- Al Solito Posto
  - Echo & Rig
  - PKWY Tavern
  - El Dorado Cantina

- BOCA PARK**
- Target
  - REI
  - Living Spaces
  - Chinglish
  - Total Wine & More
  - The Cheesecake Factory

- RAMPART COMMONS**
- Flower Child
  - North Italia
  - Chico's
  - Snooze Eatery
  - Talbots
  - Williams Sonoma, Inc

- DOWNTOWN SUMMERLIN**
- Dillard's
  - Nordstrom Rack
  - GAP
  - Dave & Busters
  - Lululemon
  - Athletica
  - Apple
  - Shake Shack
  - White House Black Market
  - Anthropologie
  - Sephora
  - Sur La Table
  - California Pizza Kitchen
  - Maggiano's Little Italy
  - Macy's
  - True Food Kitchen

- CENTER POINTE PLAZA**
- Albertsons
  - CVS
  - Starbucks
  - See's Candies
  - Great Clips
  - Goodwill
  - Town and Country Bank
  - Bank of America
  - Chevron
  - McDonalds
  - Del Taco
  - Teriyaki Madness
  - Tropical Smoothie
  - UPS Store

- CANYON GATE PLAZA**
- Smith's Food & Drug Store
  - Black Bear Diner



10550  
W CHARLESTON



# PROXIMITY PERFECTED

Experience the best of urban convenience and suburban charm at 10550 W Charleston. Situated near the vibrant Downtown Summerlin, you'll have easy access to premier shopping, dining, and entertainment options. Stay active and healthy with a world-class fitness center at Lifetime Fitness just moments away. Plus, across the street, Center Pointe Plaza offers additional conveniences and services, making our location a prime choice for your business.

DEMOGRAPHICS

118,314

Total Daytime Workers

42

Median Age

\$114,813

Average Household Income

43%

of population is 45+

\*within 5 miles ESRI 2024

## LOCATION MAP



- 1** RED ROCK CASINO RESORT AND SPA  
0.5 MILES
- 2** DOWNTOWN SUMMERLIN  
1 MILE
- 3** DOWNTOWN LAS VEGAS  
13 MILES
- 4** RED ROCK NATIONAL CONSERVATION AREA  
3 MILES
- 5** T-MOBILE ARENA  
12 MILES
- 6** ALLEGIANT STADIUM  
17 MILES
- 7** HARRY REID INT'L AIRPORT  
20 MILES



# CORPORATE NEIGHBORS

Discover why Summerlin has become the preferred location for a myriad of call centers. Join the ranks and elevate your business by choosing Summerlin as your strategic headquarters.



# A THRIVING HUB FOR BUSINESS

Set your business apart by relocating to the dynamic community of Summerlin — the epicenter of Las Vegas’ premier talent pool. This carefully planned and well-established area offers advantages to elevate your business operations, enhance employee satisfaction, and boost your corporate profile. With more than 100,000 residents who live, work and play here, Summerlin is a vibrant community with endless business potential.

MILES	1	2	3
BUSINESSES	861	3,753	10,066
EMPLOYEES	13,754	48,941	105,636



# NEVADA TAX BENEFITS

## STANDARD ABATEMENTS

### Sales and Use Tax Abatement

- Sales and use tax abatement on qualified capital equipment purchases, with rate reductions as low as 2%

### Modified Business Tax Abatement

- An abatement of 50% of the 1.17% rate on quarterly wages exceeding \$50,000

### Personal Property Tax Abatement

- An abatement on personal property not to exceed 50% over a maximum of 10 years

### Real Property Tax Abatement for Recycling

- Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

## NEVADA'S TAX STRUCTURE:

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state. Nevada has...

- NO PERSONAL INCOME TAX
- NO INVENTORY TAX
- NO FRANCHISE TAX
- NO INHERITANCE TAX
- NO UNITARY TAX
- NO ESTATE TAX

## RECENT STATE RANKINGS

**#1** STATE FOR JOB GROWTH IN THE U.S.  
*Source: U.S. Bureau of Labor Statistics (June 2020 vs June 2022)*

**#1** BEST STATE FOR INFRASTRUCTURE  
*Source: U.S. News & World Report (2021)*

**#2** TOP MOVING DESTINATION IN THE U.S.  
*Source: Census Bureau (2020)*

**#5** BUSINESS COSTS  
*Source: Forbes (2020)*

**#5** MOST TAX-FRIENDLY STATES  
*Source: Kiplinger (2021)*





# 10550 W CHARLESTON

**71,624 SF PLUG & PLAY**

**CALL CENTER IN SUMMERLIN**

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