

LEASE HERE

3821 W Charleston Blvd Las Vegas, NV 89103

Charleston Valley View

CVV

Downtown Adjacent
Centrally Located Creative
and Professional Offices
with Retail Appeal

Suites from
+/- 968 to 4,197 RSF

Shell and 2nd
Generation Turn Key
Spaces

Join these amenities:



Las Vegas Medical
District Adjacent
Location




CWV 3821

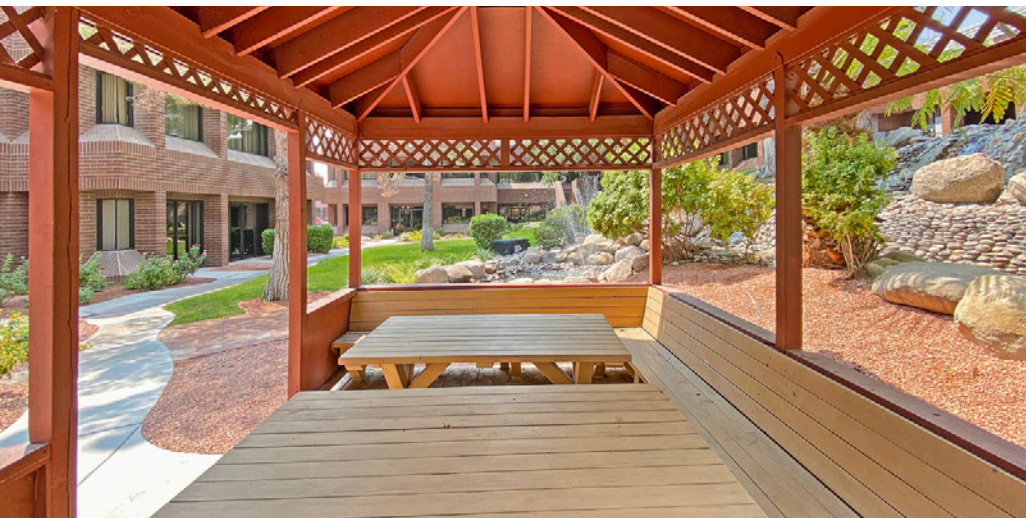
W Charleston Blvd
Las Vegas, NV 89103

Charleston Valley View

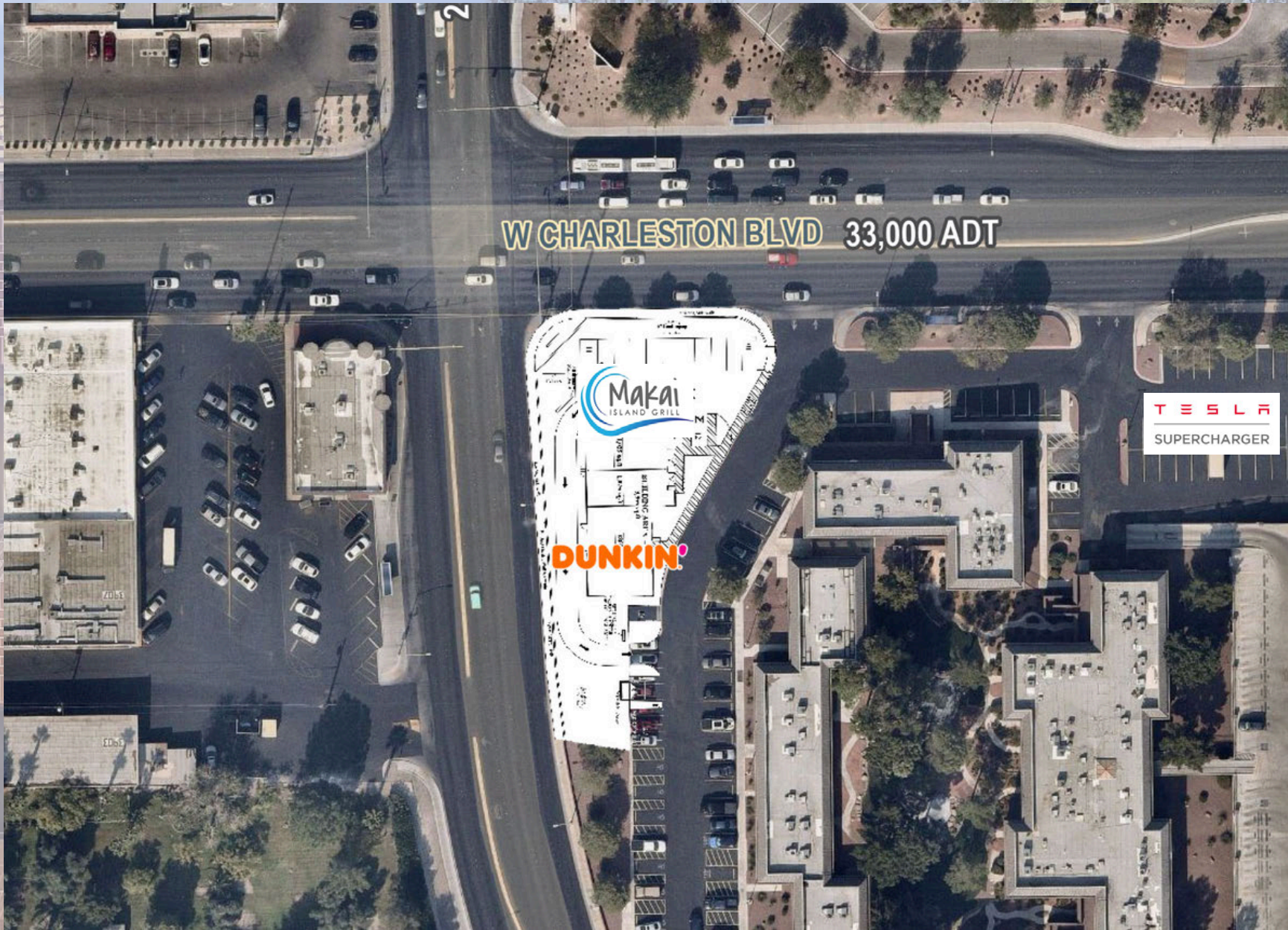


Charleston Valley View is a lushly landscaped Class B office and retail campus located centrally at the edge of the Las Vegas Medical District. This "island" property surrounded by 3 streets. The campus is only a 5 minute drive from Downtown Las Vegas, and only 14 minutes from the Airport & The Strip with fast access to I-15 and the 95 Freeway.

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 Central West Downtown Las Vegas	 Retail Frontage, Professional Office or Medical	 +/- 957 to 4,197 Rentable Square Feet	 C-1 Limited Commercial Zone (City of Las Vegas)	 \$2.50 Modified Gross (TI & FREE RENT AVAILABLE)
POWER	VISIBILITY	RESTROOMS	SIGNAGE	PARKING
 All buildings have robust power for service for medical imaging type uses	 Excellent visibility with 483' of frontage on W Charleston & 1,046' on S Valley View (22,700 CPD). W Charleston features 33,500 CPD (2022 Data)	 Common area with keycode, some suites feature en suite restrooms	 Building signage or new monument sign placement on the signalized corner	 Ample 4:1000 Parking with covered & garage parking available



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**Retail Appeal Suite with 122' of
Retail Frontage on W Charleston Blvd**

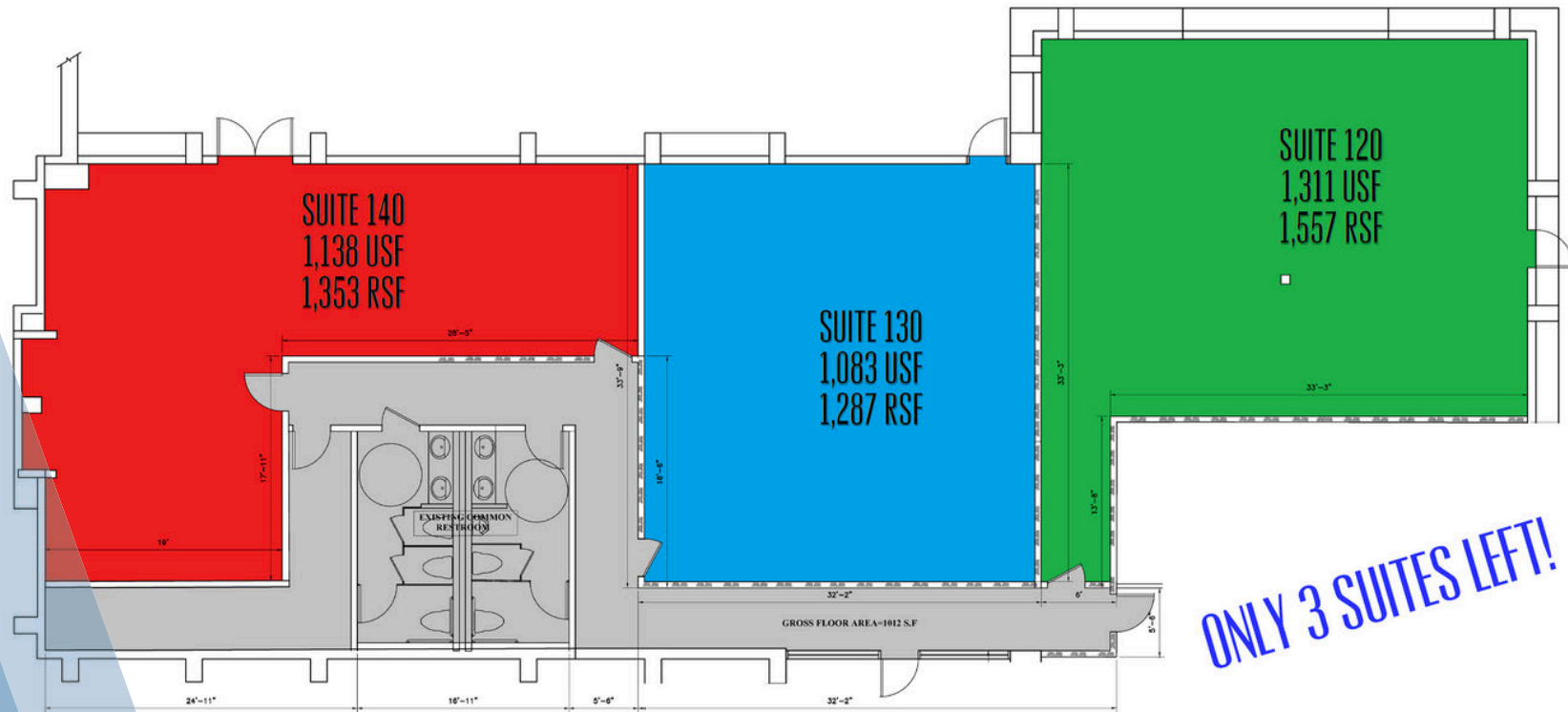




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3821 120, 130, 140



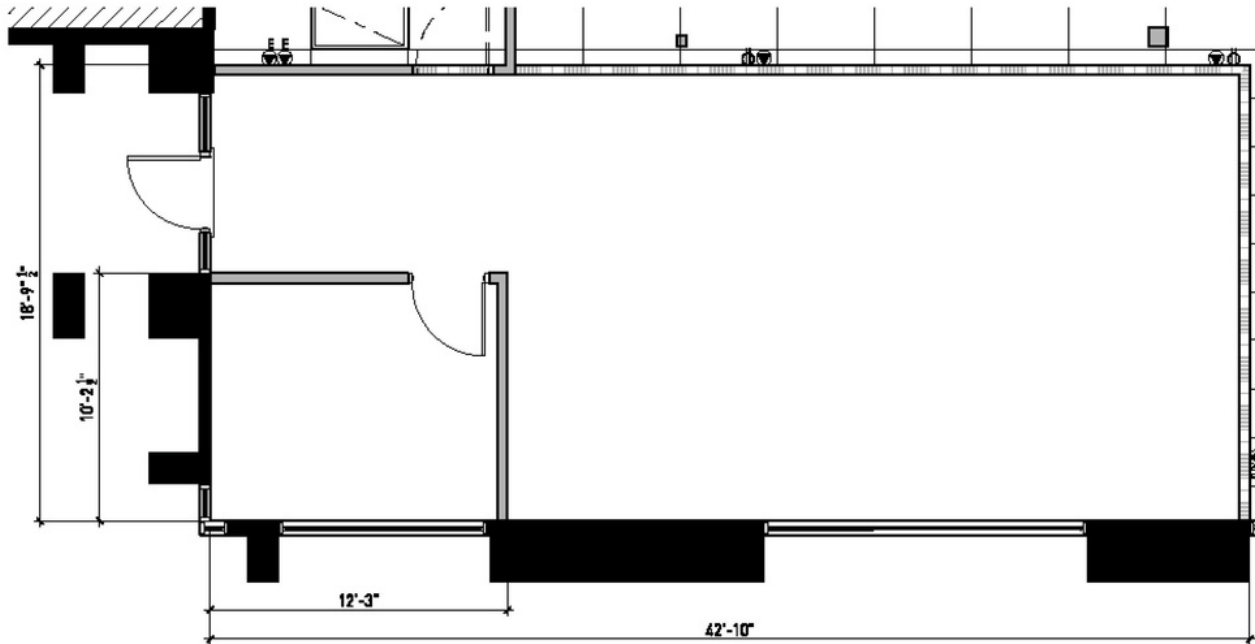
Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
3821 120-130-140	Frontage Retail Medical Office / Standard Office	4,197	3,532	18.8%	2.50 / SF NNN	N/A	\$10,492.50	Warm Shell space with polished concrete floors for efficient build out of open tech space, medical office exam rooms, or other uses. Landlord to build to suit (rate is based on standard finish package TBD)

3821 120, 130, 140 Shell



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Suite #

Use Type

RSF

USF

Load
Factor

Base Rent

NNNs

Total Monthly

About This Space

3811 104D

Medical Office /
Standard Office

1,057

805

29%

2.50 / SF MG

N/A

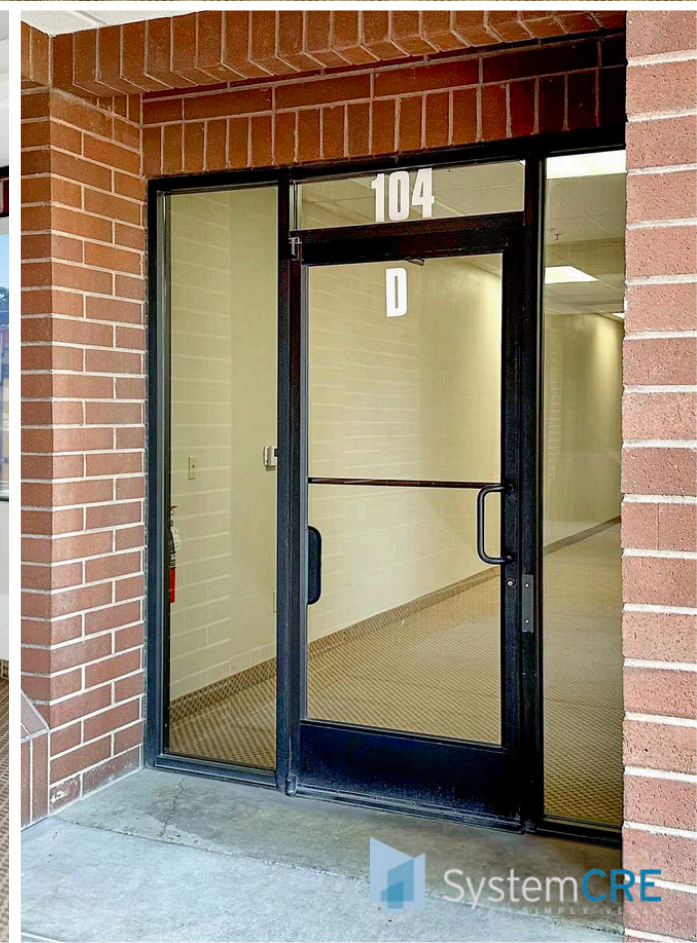
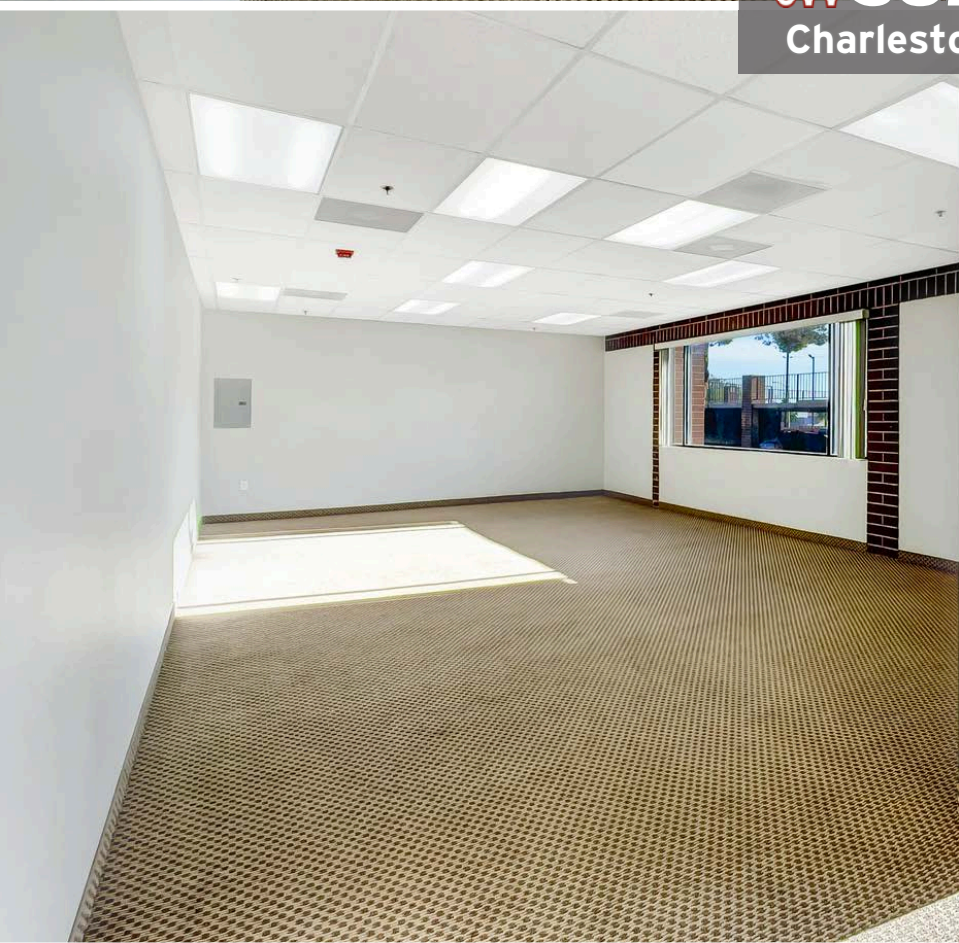
\$2,642.50

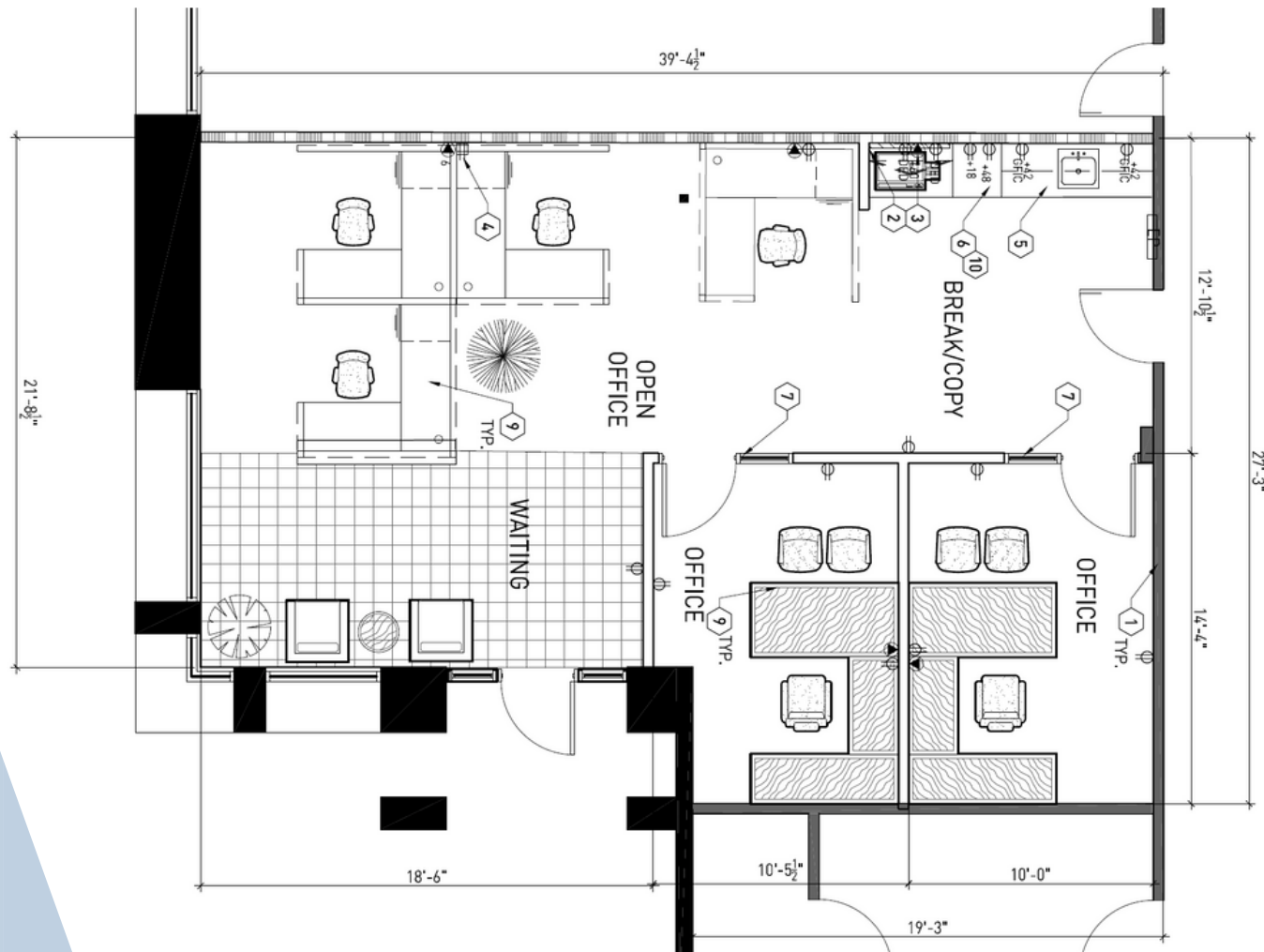
Open space with lots of natural light, east facing, single office. Direct access from parking area. Berber carpet.

3811 104D



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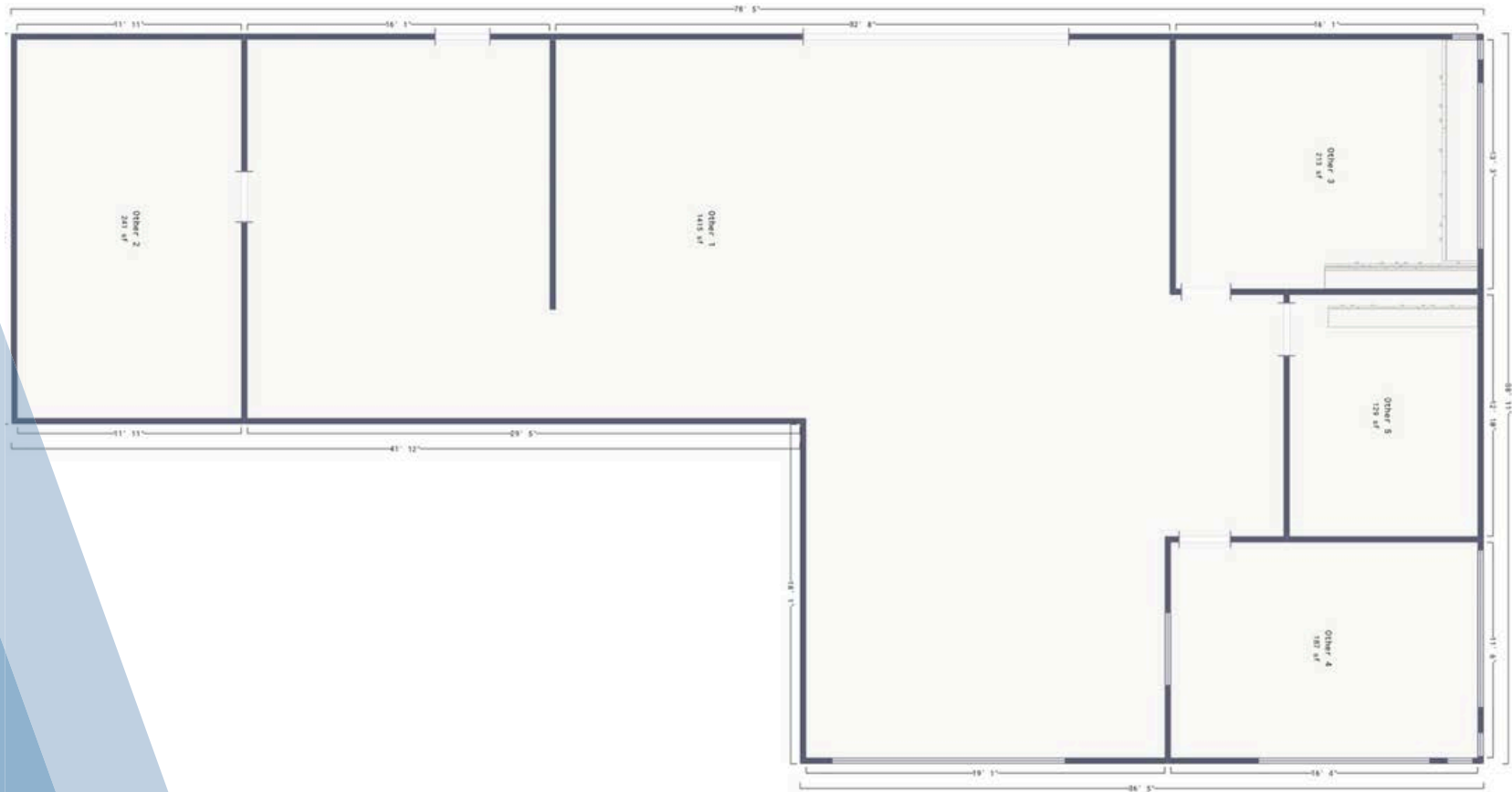
Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
3811 111	Medical Office / Standard Office	1,138	972	17%	2.50 / SF MG	N/A	\$2,845	Front and rear entry suite (building hallway, direct to garage) 2 offices, open space, break sink / built in cabinets. Beautiful brick elements. Former aesthetics studio

3811 111



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Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
3811 104	Retail Medical Office / Standard Office	2,717	2,291	19%	2.50 / SF MG	N/A	\$6,793	Frontage space facing Tesla Supercharger and Charleston Blvd. Open concept with three (3) entry points, 2 offices, break room. Retail appeal

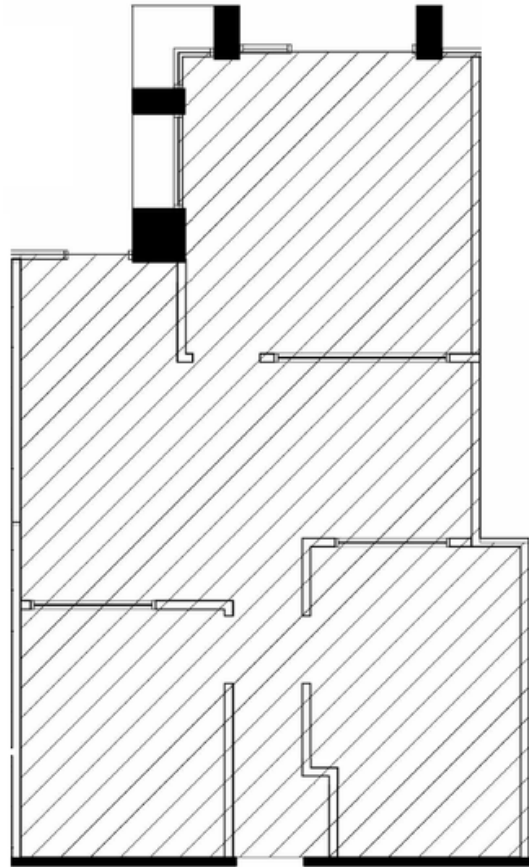
3811 104 FRONTAGE



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3811 106 - SUBLEASE



Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
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3811 106

Medical Office /
Standard Office

1,097

967

29%

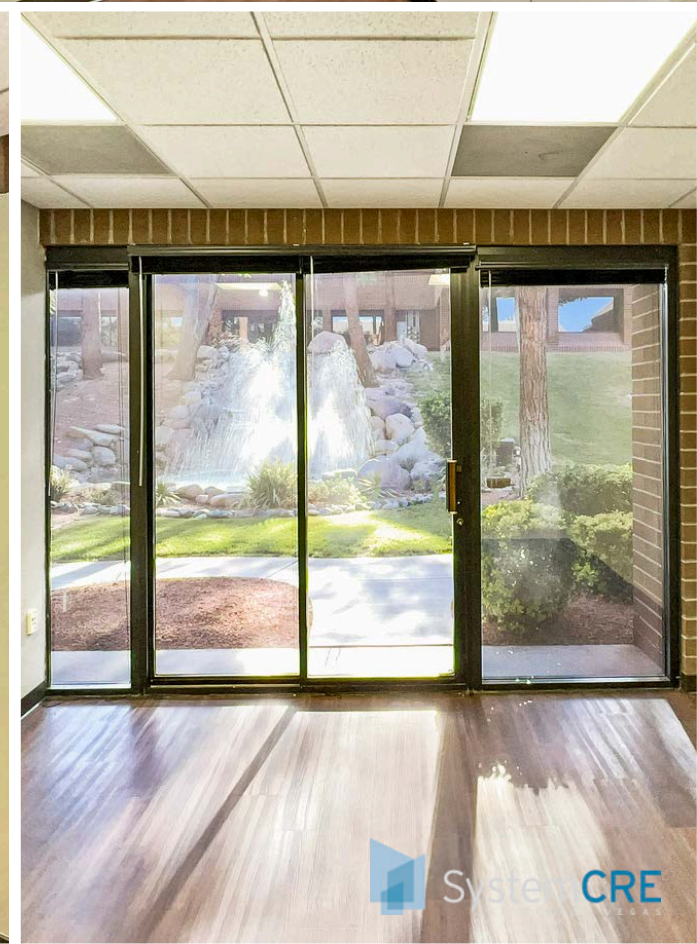
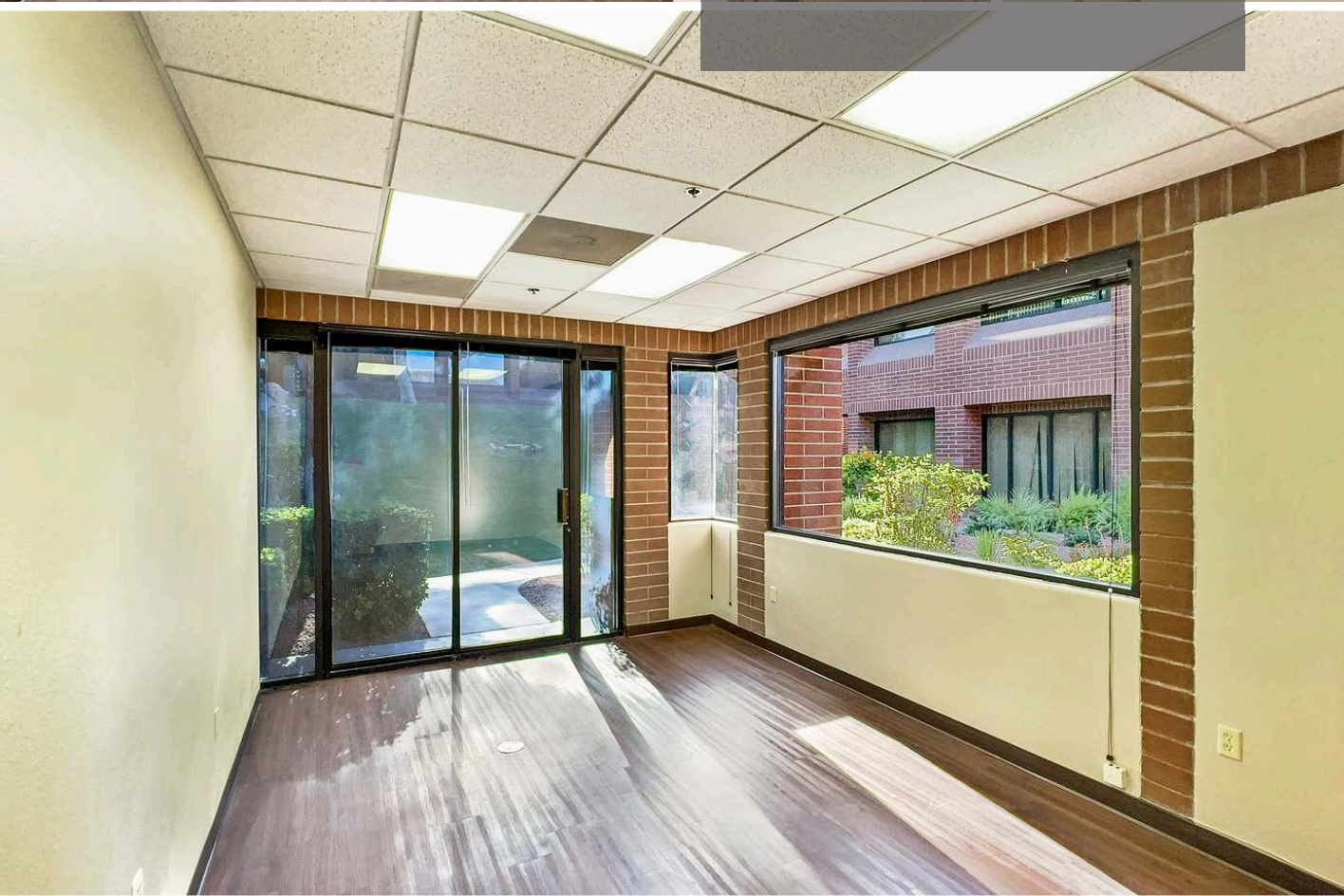
2.50 / SF MG

N/A

\$2,743

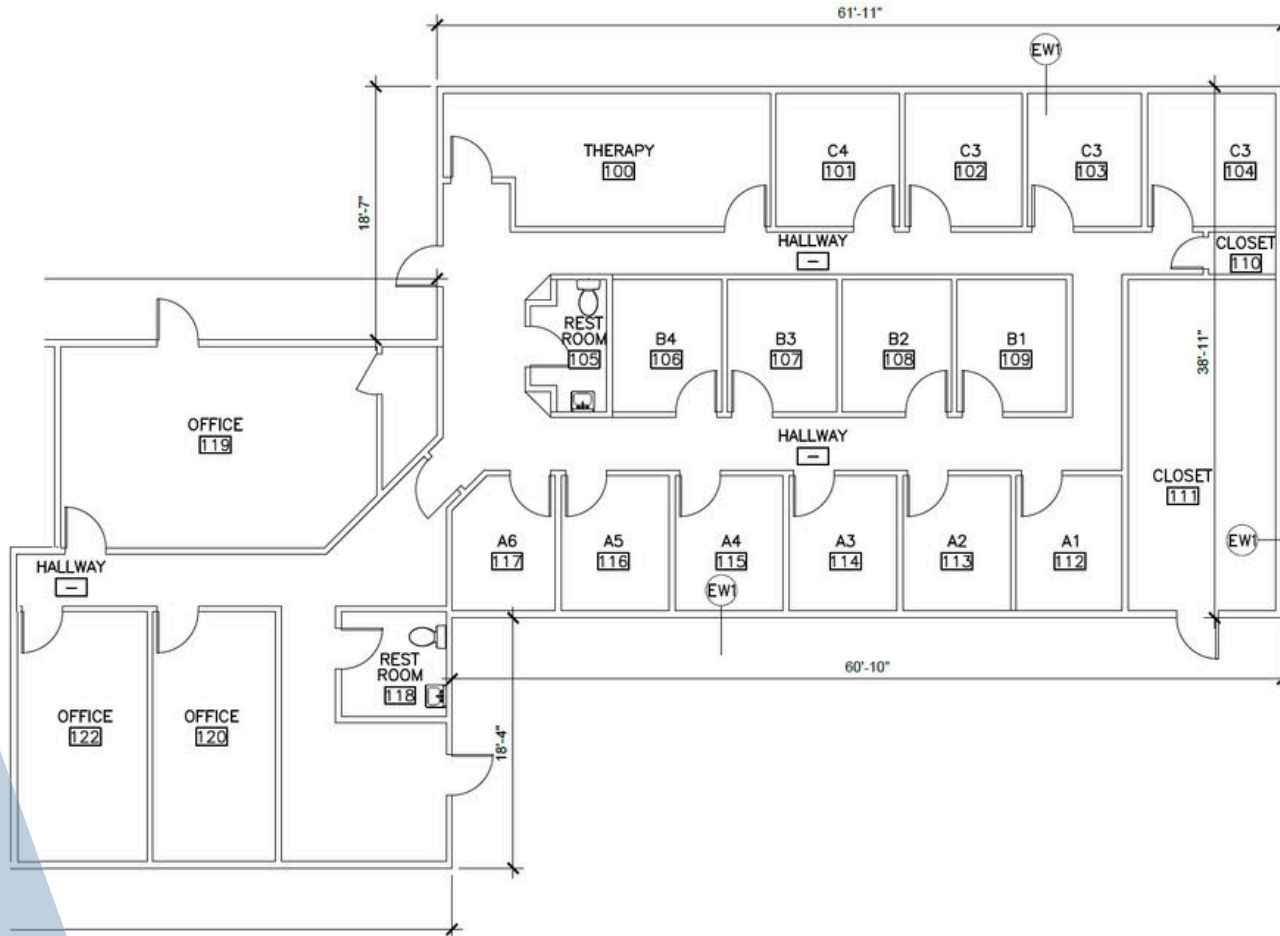
Entry corridor to left and right private offices, open work area with 2 nooks, large rear room. Faces courtyard with water feature, and features sliding door access and regular door access to common area restroom hallway.

3811 106 SUBLEASE





3831 South



Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
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3831 SOUTH / Suite 150

Medical Office /
Standard Office
/ Small Suites

3,568

3,568

0%

2.50 / SF MG

N/A

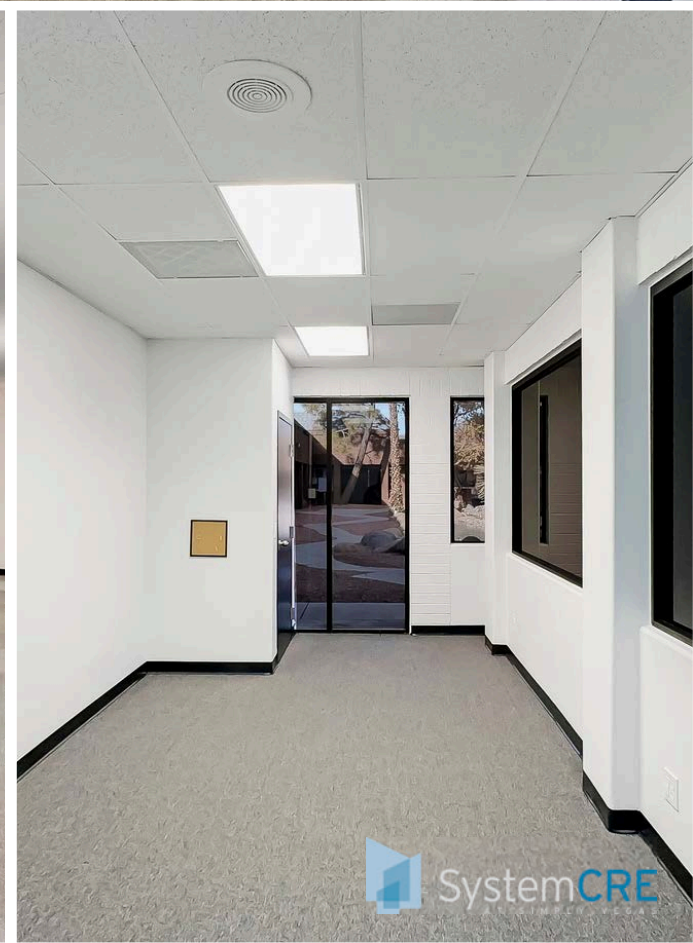
\$8,920

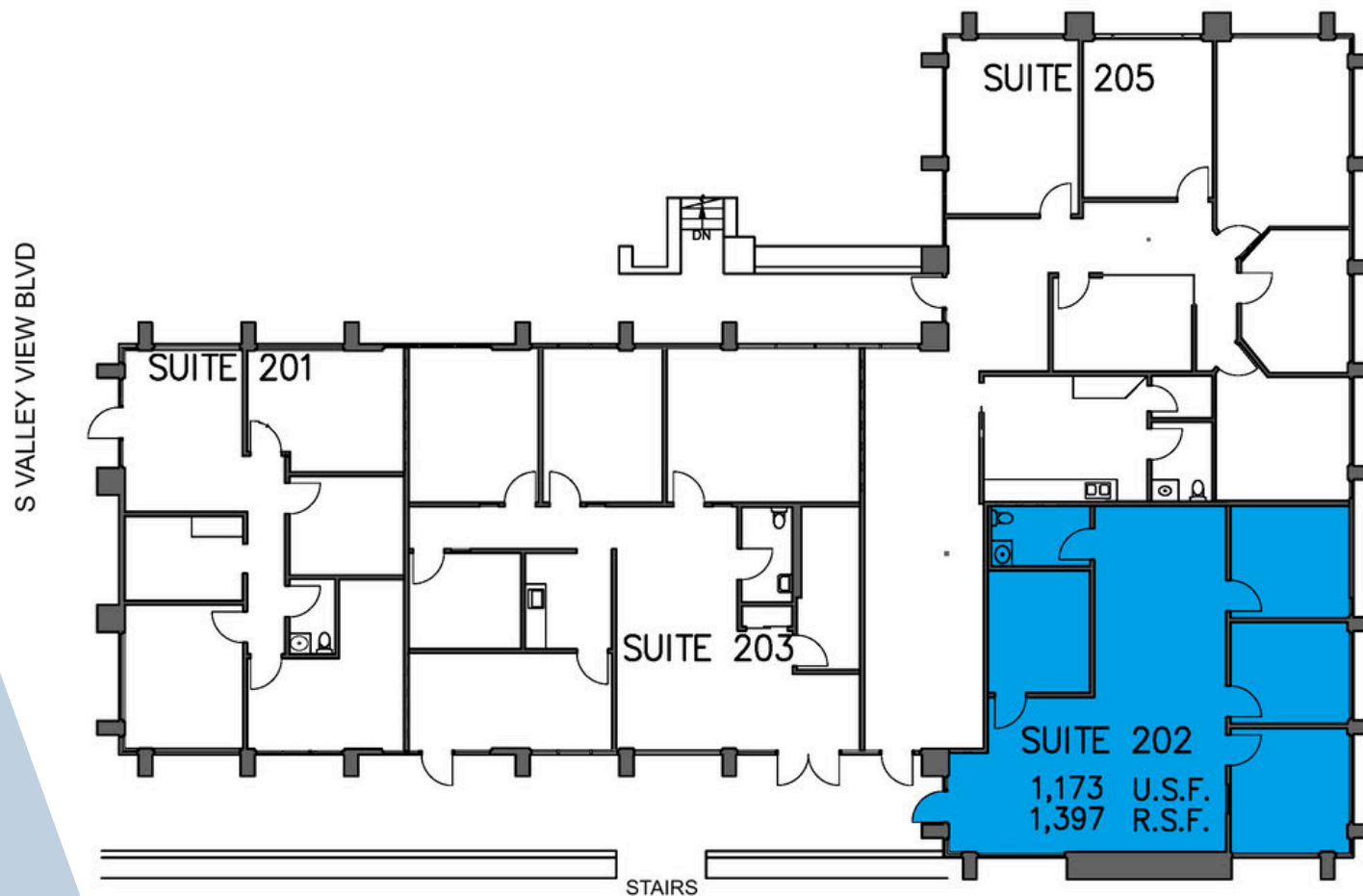
Former behavioral health office, fully renovated in 2023. Perfect for executive suites or salon suites. Entry reception facing Valley View with frontage. Internal restrooms and multiple water sources. View of courtyard.

3831 SOUTH



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Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
3841 202	Street Retail, Medical Office / Standard Office	1,397	1,173	17%	2.50 / SF MG	N/A	\$3,493	Corner suite with signage opportunities and Strip View, private offices, work rooms, open space, 1 private restroom, break room, and split level access to the south parking lot AND Valley View Blvd (Full ADA Access).

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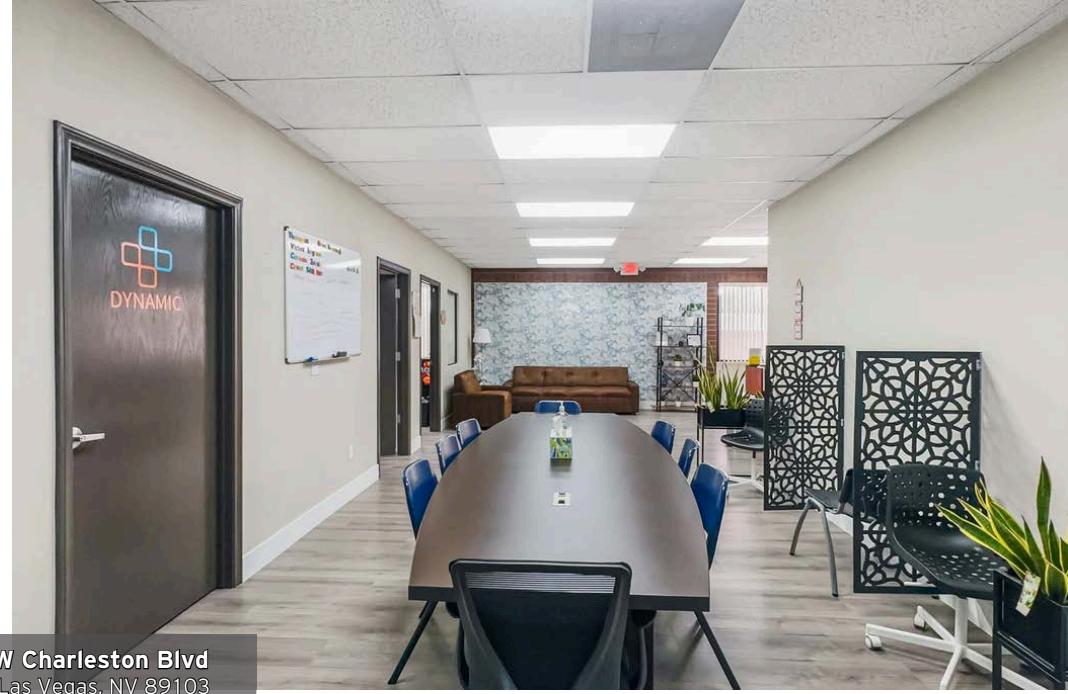
Charleston Valley View

Suite 3841 202
Retail Appeal and
Signage Opportunity



Strong corner visibility off S Valley View Blvd
(22,700 Cars Per Day, 2022)

3841 202



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3811 W Charleston Suite 209
+/- 2,831 USF



Suite #	Use Type	RSF	USF	Load Factor	Base Rent	NNNs	Total Monthly	About This Space
3811 209	Medical Office / Standard Office	3,048	2,831	7.6%	2.50 / SF MG	N/A	\$7,620	Open front area facing Valley View, private offices, work rooms, open space, 2 private restrooms, courtyard view and access as well as access to the south parking lot.

3811 209

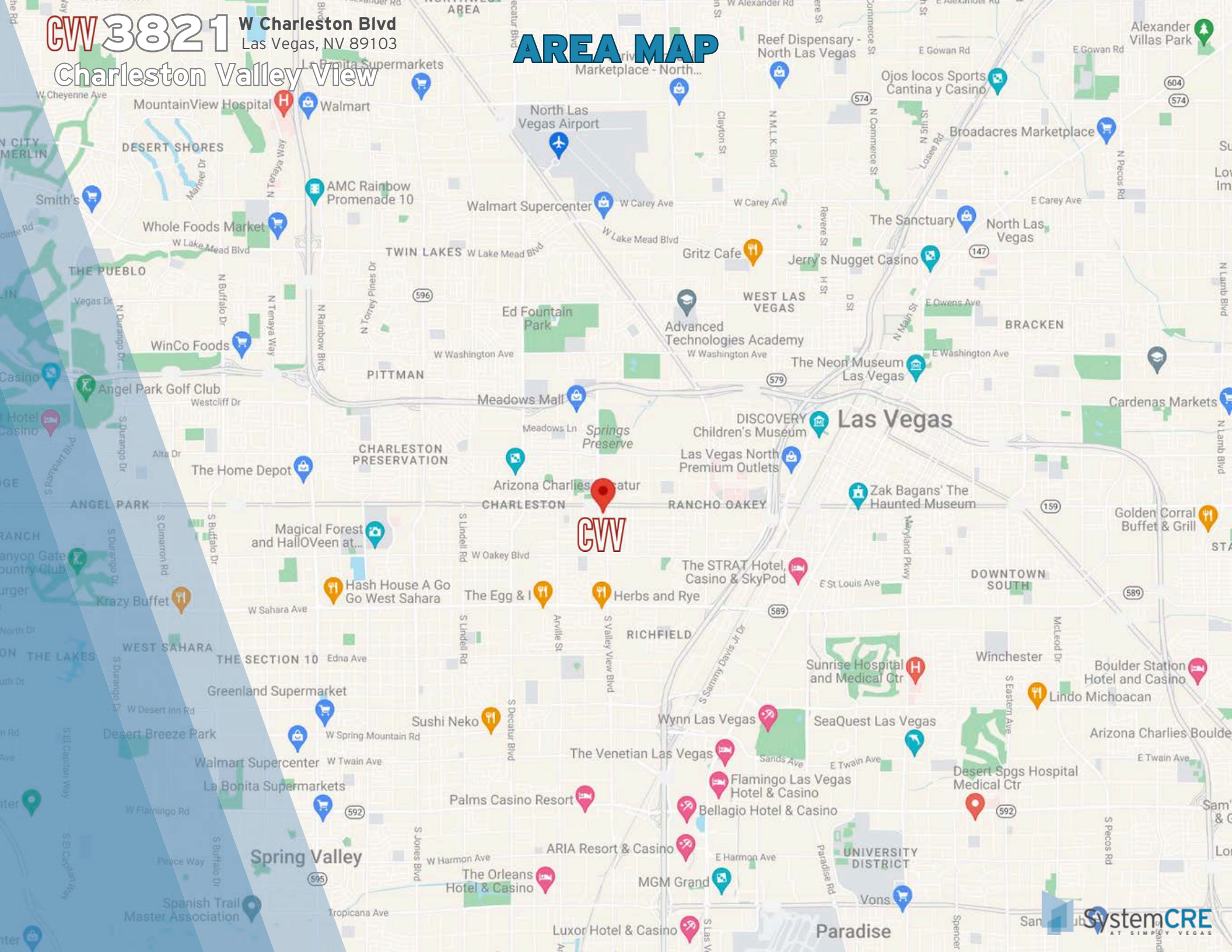


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Charleston Valley View

AREA MAP



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CVV

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